

ACTION MINUTES
Planning Commission - Virtual Meeting
Wednesday, August 18, 2021 – 7:00 P.M.

Please be advised that due to COVID-19, City Hall will not be open to the public. This meeting will be held electronically on a video conferencing application. The access code is posted in the Public Notice on www.cityofypsilanti.com and attached in the packet. The public may choose to participate during Audience Participation or the Public Hearing in the video conferencing application, or may submit e-mailed comments to aaamodt@cityofypsilanti.com by 4 pm, August 18.

I. Call to Order

II. Roll Call

Matt Dunwoodie, Chair	P
Michael Simmons, Vice-Chair	P
Eric Bettis	P
Mike Davis Jr.	P
Jessica Donnelly	P
Phil Hollifield	P
Jared Talaga	A

III. Approval of Minutes

- July 21, 2021 Meeting
Motion to approve the July 21, 2021 minutes as presented.
Offered By: Commissioner Simmons; Seconded By: Commissioner Donnelly
Approved: Yes – 6; No – 0; Absent – 1 (Talaga)

IV. Audience Participation

Open for general public comment to Planning Commission on items for which a public hearing is not scheduled. Please limit to three minutes.

Motion to open audience participation.

Offered By: Commissioner Donnelly; Seconded By: Commissioner Hollifield
Approved: Yes – 6; No – 0; Absent – 1 (Talaga)

One member of the public spoke.

Motion to close audience participation.

Offered By: Commissioner Donnelly; Seconded By: Commissioner Hollifield
Approved: Yes – 6; No – 0; Absent – 1 (Talaga)

V. Committee Reports

- Non-motorized Advisory Committee

VI. Presentations and Public Hearing Items

- Zoning Ordinance Text Amendment – Permissible uses modifications and dimensional modifications for residential zones

- Public Hearing*

Motion to open the public hearing.

Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Simmons
Approved: Yes – 6; No – 0; Absent – 1 (Talaga)

Four members of the public spoke.

Motion to close the public hearing.

**Offered By: Commissioner Donnelly; Seconded By: Commissioner Bettis
Approved: Yes – 6; No – 0; Absent – 1 (Talaga)**

Motion to recommend City Council adopt the proposed zoning ordinance text amendments to Chapter 122 sections 122-421, 122-422, 122-441, 122-468.HS, 122-469.CO, 122-470.TH, 122-471.AH, 122-472.CA, 122-473.AB, 122-474.CS as presented, with the following findings:

- 1. The proposed amendment is consistent with the guiding values of the Master Plan;*
- 2. The proposed amendment is consistent with the intent of this Zoning Ordinance;*
- 3. The proposed amendment will enhance the functionality, transportation network or character of the future development in the City;*
- 4. The proposed amendment will preserve the historic nature of the surrounding area and of the City;*
- 5. The proposed amendment will enhance the natural features and environmental sustainability of the City;*
- 6. The proposed amendment will protect the health, safety, and general welfare of the public;*
- 7. The proposed amendment will address a community need in physical or economic conditions or development practices;*
- 8. The proposed amendment will not result in the creation of significant nonconformities in the City;*

**Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Hollifield
Approved: Yes – 6; No – 0; Absent – 1 (Talaga)**

- Special Use Permit and Limited Site Plan Review: Marijuana Retailer at 121 E Michigan Ave
 - *Public Hearing*

Motion to open the public hearing.

**Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Donnelly
Approved: Yes – 6; No – 0; Absent – 1 (Talaga)**

Three members of the public spoke. Planning Commission acknowledged three written public comments.

Motion to close the public hearing.

**Offered By: Commissioner Donnelly; Seconded By: Commissioner Simmons
Approved: Yes – 6; No – 0; Absent – 1 (Talaga)**

Motion to approve the Special Use Permit for marijuana retailer use at 121 E Michigan Ave with the following findings and conditions:

Finding: The application is substantially in compliance with §122-324(b).

Condition: Special use approval shall be subject to approval of site plan.

**Offered By: Commissioner Hollifield; Seconded By: Commissioner Donnelly
Approved: Yes – 6; No – 0; Absent – 1 (Talaga)**

Motion to approve the Limited Site Plan for 121 E Michigan Ave with the following findings and conditions:

Findings:

- 1. The application substantially complies with §122-311.*
- 2. The applicant confirmed the landscaping provided in the Landscape Plan shall supersede the landscaping provided in the General Site Plan.*

Conditions:

- 1. The building's ground floor transparency shall not decrease.*
- 2. Provide proof of a shared-access easement with the adjoining 173 E Michigan Ave property for the use of the curb-cut.*
- 3. Provide no less than six bicycle parking spaces.*
- 4. Specify that evergreen shrubs and front landscaping shall be in conformance with 122-675.*
- 5. Plan for stormwater mitigation, such as planting of raingardens, swales, or other techniques*

to ensure no stormwater is being conveyed onto the adjoining properties.

6. *Any dumpster/waste collection areas shall conform with screening requirements of 122-608.*
7. *Provide a lighting plan conforming with the provisions of 122-609 and provide dark sky compliant lighting fixtures, if business is to be operated at night.*
8. *Screening between residential property to the north shall be screened with a planting buffer, with at least 80% opacity in accordance with 122-634. Screening shall also be provided along west property line in the form of fencing or planting buffer in accordance with 122-634.*
9. *Applicant shall obtain MDOT Right-of-Way permit for planting of street trees. Also shall obtain permission from 173 E Michigan Ave for the planting of three street trees.*

**Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Hollifield
Approved: Yes – 6; No – 0; Absent – 1 (Talaga)**

VII. Old Business

VIII. New Business

IX. Future Business Discussion / Updates

X. Adjournment

Motion to adjourn.

**Offered By: Commissioner Hollifield; Seconded By: Commissioner Donnelly
Approved: Yes – 6; No – 0; Absent – 1 (Talaga)**