

ACTION MINUTES
Planning Commission
Wednesday, 18 September 2019 – 7:00 P.M.
City Hall – Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

I. Call to Order

II. Roll Call

Matt Dunwoodie, Chair	P
Jared Talaga, Vice-Chair	P
Mike Davis, Jr	P
Jessica Donnelly	P
Phil Hollifield	P
Heidi Jugenitz	P
Michael Simmons	P

III. Approval of Minutes

- August 21, 2019
Offered By: Commissioner Hollifield; Seconded By: Commissioner Simmons
Approved: Yes – 7; No – 0; Absent – 0

IV. Audience Participation

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

V. Presentations and Public Hearing Items

- 1820 Washtenaw
Special Use/Site Plan
Motion to open public hearing:
Offered By: Commissioner Jugenitz; Seconded By: Commissioner Talaga
Approved: Yes – 7; No – 0; Absent – 0
Motion to close public hearing:
Offered By: Commissioner Jugenitz; Seconded By: Commissioner Hollifield
Approved: Yes – 7; No – 0; Absent – 0
Motion that the Planning Commission approve the Special Use Permit for the Indica Provisioning Center with the following findings and conditions:
Findings: The application is substantially in compliance with §122-324(b).
Conditions: Special use approval shall be subject to approval of site plan.
Offered By: Commissioner Jugenitz; Seconded By: Commissioner Hollifield
Approved: Yes – 6; No – 1 (Davis Jr.); Absent – 0

Motion that the Planning Commission approve the Limited Site Plan for the Indica Provisioning Center with the following findings, waivers, and conditions:

Findings

The application substantially complies with §122-311.

Waivers

A waiver for the southern portion of the site 122-634(d), with the finding that a 30-42" screening fence of at least 50% opacity when not within 20' of a building, in conformance with corner visibility requirements, beginning from the south parking lot through to the rear lot line, meets the intent of the zoning ordinance in general and this district in particular by preserving a sense of connectedness and existing

sightlines between properties.

Conditions

- Dimension parking spaces.
- Supply two handicap -placard parking spaces in front parking lot
- Provide off-street parking landscaping in conformance with 122-684
- Provide at least 2 bike hoops (4 spaces) on site, at least one per parking area, in conformance with 122-693.
- Provide sidewalk on Washtenaw. MDOT permit required.
- Repair the sidewalk on Whittier
- Repair the storm drain on the Whittier street frontage.
- Any new or changed lighting shall conform with the provisions of 122-609.
- Any dumpster/waste collection area to conform with screening requirements of 122-608
- Applicant to provide screening fence to east and west.
- Staff recommends that applicant to provide 2 trees in front yard & fee-in-lieu for remaining 3 trees, due to site constraints.
- Remove North/South sidewalk internal to the site, and gate it to prevent foot traffic within the site. The Washtenaw sidewalk should be offset at least 10 feet from the existing curb and should be continuous with the surrounding sidewalk on adjoining parcels.

Offered By: Commissioner Jugenitz; Seconded By: Commissioner Hollifield

Approved: Yes – 7; No – 0; Absent – 0

VI. Old Business

VII. New Business

- Master Plan/Sustainability Plan update

VIII. Future Business Discussion / Updates

IX. Committee Reports

- Non-motorized Committee Report
- Master Plan: Housing Affordability and Access Committee report

X. Adjournment

Motion to adjourn.

Offered By: Commissioner Simmons; Seconded By: Commissioner Jugenitz

Approved: Yes – 7; No – 0; Absent – 0