

ACTION MINUTES
Planning Commission - Virtual Meeting
Wednesday, October 21, 2020 – 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 through the video conferencing application, or may submit e-mailed comments to aaamodt@cityofypsilanti.com by 4 pm, October 19.

I. Call to Order

II. Roll Call

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

III. Approval of Minutes

- September 16, 2020 Meeting
Motion to approve
Offered By: Commissioner Hollifield; Seconded By: Commissioner Jugenitz
Approved: Yes – 6; No – 0; Absent – 2 (Talaga, Davis Jr.)
- October 5, 2020 Joint Meeting with Sustainability Commission
Motion to approve
Offered By: Commissioner Donnelly; Seconded By: Commissioner Jugenitz
Approved: Yes – 6; No – 0; Absent – 2 (Talaga, Davis Jr.)

Agenda was amended to remove the Site Plan Review for 902 W. Michigan.

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.

Motion to open audience participation.

Offered By: Commissioner Jugenitz; Seconded By: Commissioner Donnelly
Approved: Yes – 6; No – 0; Absent – 2 (Talaga, Davis Jr.)

Motion to close audience participation.

Offered By: Commissioner Hollifield; Seconded By: Commissioner Donnelly
Approved: Yes – 6; No – 0; Absent – 2 (Talaga, Davis Jr.)

V. Committee Reports

VI. Presentations and Public Hearing Items

- Medical & Recreational Marihuana Zoning Text Amendments.
 - Public Hearing

Motion to open public hearing.

Offered By: Commissioner Hollifield; Seconded By: Commissioner Donnelly

Approved: Yes – 6; No – 0; Absent – 2 (Talaga, Davis Jr.)

Motion to close public hearing.

**Offered By: Commissioner Simmons; Seconded By: Commissioner Hollifield
Approved: Yes – 6; No – 0; Absent – 2 (Talaga, Davis Jr.)**

*Motion for the **approval** of the proposed text amendments to Chapter 122 Articles II, IV, and V, with the following findings:*

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

**Offered By: Commissioner Donnelly; Seconded By: Commissioner Hollifield
Approved: Yes – 5; No – 1 (Simmons); Absent – 2 (Talaga, Davis Jr.)**

- Special Use Permit & Site Plan Review: 201 N Park.
 - Public Hearing

Motion to open the public hearing.

**Offered By: Commissioner Jugenitz; Seconded By: Commissioner Hollifield
Approved: Yes – 6; No – 0; Absent – 2 (Talaga, Davis Jr.)**

Motion to close the public hearing.

**Offered By: Commissioner Jugenitz; Seconded By: Commissioner Simmons
Approved: Yes – 6; No – 0; Absent – 2 (Talaga, Davis Jr.)**

*Motion to **approve** the Special Use Permit for an 8 unit multiple family dwelling at 201 N. Park 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 Jugenitz; Seconded By: Commissioner Donnelly
Approved: Yes – 6; No – 0; Absent – 2 (Talaga, Davis Jr.)**

*Motion to **approve** the Site Plan for the site improvements at 201 N. Park with the following findings and conditions:*

Finding: *The application substantially complies with §122-311.*

Conditions:

- *Remove 75 to 90 degree parking off alley due to inadequate maneuvering lane width.*
- *Provide elevation drawing for ground floor transparency.*
- *Specify height of plantings in accordance with Sec. 122-675.*

- *Revise lighting plan to show compliance with Sec. 122-609.*
- *Provide dimensions of curbing or wheel stops to ensure no encroachment to landscaping.*
- *Increase parking space length to 19' when adjacent to wall.*
- *Provide at least four bike parking spaces or hoops.*
- *Screen the north property line in accordance with Sec. 122-634.*
- *Provide roof landscaping plan and details.*
- *Provide a truck turning plan.*
- *Re-design crosswalk in a manner that does not conflict with barrier-free parking space.*
- *Project requires detailed engineering review and right-of-way permits.*
- *Site Plan Approval is solely given to 201 N Park, not given to 202 N Lincoln building (Phase 2).*

**Offered By: Commissioner Jugenitz; Seconded By: Commissioner Hollifield
Approved: Yes – 6; No – 0; Absent – 2 (Talaga, Davis Jr.)**

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 – 2 (Talaga, Davis Jr.)**