

Action Minutes
Planning Commission - Virtual Meeting
Wednesday, November 17, 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 virtually on Zoom. 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 Zoom application, or may submit e-mailed comments to aaamodt@cityofypsilanti.com by 4 pm, November 17.

I. Call to Order

II. Roll Call

Matt Dunwoodie, Chair	P	(City of Ypsilanti, Washtenaw County)
Michael Simmons, Vice-Chair	P	(City of Ypsilanti, Washtenaw County)
Marc Arthur	P	(City of Ypsilanti, Washtenaw County)
Eric Bettis	P	(City of Ypsilanti, Washtenaw County)
Mike Davis Jr.	P	(City of Ypsilanti, Washtenaw County)
Jessica Donnelly	P	(City of Ypsilanti, Washtenaw County)
Phil Hollifield	P	(City of Ypsilanti, Washtenaw County)
Carl Schier	P	(City of Ypsilanti, Washtenaw County)

III. Approval of Minutes

- October 20, 2021 Meeting
Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Simmons
Approved: Yes – 8; No – 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 three minutes.

Motion to open Audience Participation

Offered By: Commissioner Donnelly; Seconded By: Commissioner Simmons

Approved: Yes – 8; No – 0;

Motion to close Audience Participation

Offered By: Commissioner Simmons; Seconded By: Commissioner Bettis

Approved: Yes – 8; No – 0;

V. Committee Reports

- Non-motorized Advisory Committee

VI. Presentations and Public Hearing Items

- Special Use Permit and Limited Site Plan Review: Marijuana Retailer at 915 W Michigan Ave
 - *Public Hearing*
 -

Motion to open the public hearing.

Offered By: Commissioner Hollifield; Seconded By: Commissioner Bettis

Approved: Yes – 8; No – 0;

Motion to close the public hearing.

Offered By: Commissioner Hollifield; Seconded By: Commissioner Donnelly

Approved: Yes – 8; No – 0;

Motion to approve the Special Use Permit for 915 W. 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 Donnelly; Seconded By: Commissioner Bettis
Approved: Yes – 6; No – 2 (Hollifield, Simmons);

Motion to approve the Limited Site Plan for 915 W. Michigan Ave. with the following findings and conditions:

Findings:

1. The application substantially complies with §122-311.

Conditions:

1. Applicant shall confirm the W Michigan Ave and First Ave facades combine to create greater than 50% ground floor transparency to meet Thoroughfare Commercial private frontage requirements.
2. In the location of the former First Ave approach, applicant shall either curb, gutter, and landscape the right-of-way margin, or shall coordinate with Department of Public Services to install “no parking” signage, pavement markings, or other appropriate traffic control measures.
3. Applicant provide tactile warning surfaces on the sidewalk leading to the crosswalk.
4. Planter box screening shall comply with §122-684 and §122-675.
5. Applicant provide a lighting plan conforming with the provisions of 122-609 and provide dark sky compliant lighting fixtures.
6. Applicant provide a fee-in-lieu for street trees if utility constraints exist in accordance with 122-636, and comply with the street tree list.
7. Planter boxes shall be granted license to encroach the right-of-way by City Council.
8. Applicant shall meet parking lot requirements in §122-685 with staff’s administrative approval, or seek a variance for the maneuvering lane width, or seek an easement for shared parking spaces on adjacent properties.

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

VII. Old Business

VIII. New Business

IX. Future Business Discussion / Updates

X. Adjournment

Motion to Adjourn

Offered By: Commissioner Simmons; Seconded By: Commissioner Arthur
Approved: Yes – 8; No – 0;