

**ACTION MINUTES**  
**Planning Commission - Virtual Meeting**  
**Wednesday, December 16, 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](http://www.cityofypsilanti.com) and attached in the packet. The public may choose to participate during Audience Participation on the video conferencing application, or may submit e-mailed comments to [aaamodt@cityofypsilanti.com](mailto:aaamodt@cityofypsilanti.com) by 4 pm, December 16.

**I. Call to Order**

**II. Roll Call**

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

**III. Approval of Minutes**

- November 18, 2020 Meeting

*Motion to approve*

**Offered By: Commissioner Hollifield; Seconded By: Commissioner Davis Jr.**

**Approved: Yes – 6; No – 0; Absent – 2 (Donnelly; Simmons)**

**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.*

**V. Committee Reports**

**VI. Presentations and Public Hearing Items**

**VII. Old Business**

- Master Plan Update Draft

*RESOLVED BY THE CITY OF YPSILANTI PLANNING COMMISSION:*

*WHEREAS, the City of Ypsilanti adopted the Shape Ypsilanti Master Plan in 2013*

*which establishes guiding values and policy recommendations for the City;*

*WHEREAS, the Planning Commission determined in 2018 that a Master Plan update was necessary;*

*WHEREAS, the Ypsilanti Sustainability Commission drafted a Sustainability Plan in which the Planning Commission subsequently determined to incorporate into the Master Plan as a full chapter;*

*WHEREAS, the Citizen Committee on Housing Affordability and Accessibility drafted a Report and Recommendations;*

*WHEREAS, the Ypsilanti Planning Commission has the responsibility of developing a Master Plan and any updates;*

*NOW THEREFORE BE IT RESOLVED, that the Ypsilanti Planning Commission supports the Master Plan update draft as amended;*

*BE IT FURTHER RESOLVED THAT the Ypsilanti Planning Commission recommend the Ypsilanti City Council formally distribute the Master Plan update for public comment.*

**Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Hollifield**

**Approved: Yes – 6; No – 0; Absent – 2 (Donnelly; Simmons)**

## **VIII. New Business**

- Special Use Permit & Limited Site Plan Review: Medical marijuana provisioning center/recreational marijuana retailer at 80 Ecorse Rd.
  - Public Hearing

*Motion to open the public hearing.*

**Offered By: Commissioner Jugenitz; Seconded By: Commissioner Hollifield  
Approved: Yes – 6; No – 0; Absent – 2 (Donnelly; Simmons)**

*Motion to close the public hearing.*

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

*Motion to approve the Special Use Permit for medical marijuana provisioning center and recreational marijuana retailer use at 80 Ecorse Rd 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 Davis Jr.; Seconded By: Commissioner Hollifield  
Approved: Yes – 6; No – 0; Absent – 2 (Donnelly; Simmons)**

*Motion to approve the Limited Site Plan for 80 Ecorse Rd with the following findings and conditions:*

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

*Conditions:*

- *Provide at least 8 bike hoops/spaces on site, in conformance with §122-693.*
- *Provide landscaping area dimensions, along with planting type and height details, in conformance with §122-675 and §122-684.*
- *Add a sidewalk or surfacing materials to delineate where pedestrians can safely access the building from the public sidewalk.*
- *Curb and level the proposed sidewalk in the place of the former middle curb-cut.*
- *Add directional signage at the entry curb-cuts that differentiate delivery access versus customer access.*
- *Provide at least one additional street tree in front yard or fee-in-lieu.*
- *Applicant shall submit a lighting plan conforming with the provisions of §122-609.*

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

- Approval of 2021 Meeting Schedule  
*Motion to approve 2021 meeting schedule.*

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

## **IX. Future Business Discussion / Updates**

- Dissolution of Citizen Committee on Housing Affordability and Accessibility  
*Motion to dissolve the Citizen Committee on Housing Affordability and Accessibility.*  
**Offered By: Commissioner Hollifield; Seconded By: Commissioner Jugenitz  
Approved: Yes – 6; No – 0; Absent – 2 (Donnelly; Simmons)**

**X. Adjournment**

*Motion to adjourn.*

**Offered By: Commissioner Hollifield; Seconded By: Commissioner Talaga**

**Approved: Yes – 6; No – 0; Absent – 2 (Donnelly; Simmons)**