

ACTION MINUTES
Ypsilanti Planning Commission
Wednesday, 19 February 2020 – 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	A
Michael Borsellino	P
Mike Davis Jr.	P
Jessica Donnelly	P
Phil Hollifield	P
Heidi Jugenitz	A
Michael Simmons	P

III. Approval of Minutes

- December 18, 2019
Motion to approve as presented.
Offered By: Commissioner Hollifield; Seconded By: Commissioner Davis Jr.
Approved: Yes – 6; No – 0; Absent – 2 (Talaga, Jugenitz)

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

- Special Use Permit & Limited Site Plan Review: Marihuana Retailer, 1090 N. Huron River Drive

Motion to open public comment:

Offered By: Commissioner Hollifield; Seconded By: Commissioner Donnelly

Motion to close public comment:

Offered By: Commissioner Hollifield; Seconded By: Commissioner Donnelly

Motion to approve the Special Use Permit for marihuana retailer use at 1090 N. Huron River Drive, with the following findings and conditions:

Findings:

- 1. The application is substantially in compliance with §122-324(b).*

Conditions:

- 1. Special use approval shall be subject to approval of site plan.*
- 2. Special use approval is effective February 20, 2020.*
- 3. Applicant utilizes line control measures such as bollard stanchions to ensure customer/pedestrian safety.*

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

Motion to approve the Limited Site Plan for 1090 N. Huron River Drive, with the following findings and conditions:

Findings:

- 1. The application substantially complies with §122-310.*
- 2. The existing building and site design are nonconforming under §122-352.*

Conditions:

- 1. Applicant utilizes line control measures such as bollard stanchions to ensure customer/pedestrian safety.*
- 2. Applicant provides an updated survey indicating sufficient parking meeting the requirements of §122-691.*

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

- Special Use Permit & Limited Site Plan Review: Marihuana Retailer, 539 S. Huron St.

Motion to open public comment:

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

Motion to close public comment:

Offered By: Commissioner Donnelly; Seconded By: Commissioner Hollifield

Motion to approve the Special Use Permit for marihuana retailer use at 539 S. Huron St. existing facility, with the following findings and conditions:

Findings:

- 1. The application is substantially in compliance with §122-324(b).*

Conditions:

- 1. Special use approval shall be subject to approval of site plan.*
- 2. Special use approval is effective February 20, 2020.*
- 3. Applicant utilizes line control measures such as bollard stanchions to ensure customer/pedestrian safety.*

**Offered By: Commissioner Donnelly; Seconded By: Commissioner Hollifield
Approved: Yes – 5; No – 0; Abstain – 1 (Simmons); Absent – 2 (Talaga, Jugenitz)**

Motion to approve the Limited Site Plan for 539 S. Huron St. existing facility, with the following findings and conditions:

Findings:

- 1. The application substantially complies with §122-310.*
- 2. The existing building and site design are nonconforming under §122-352.*

Conditions:

1. *Kramer driveway to remain blocked with no parking allowed.*
2. *Applicant utilizes line control measures such as bollard stanchions to ensure customer/pedestrian safety.*
3. *Applicant displays signage to prevent customer parking in the construction staging area.*

**Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Donnelly
Approved: Yes – 5; No – 0; Abstain – 1 (Simmons); Absent – 2 (Talaga, Jugenitz)**

VI. Old Business

VII. New Business

VIII. Future Business Discussion / Updates

- Adopted Ordinance: Adult-Use (Recreational) Marijuana Zoning Ordinance

IX. Committee Reports

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

X. Adjournment

Motion to adjourn.

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