

**PLANNING COMMISSION
MEETING MINUTES
February 20, 2013
CITY COUNCIL CHAMBER
7:00 P.M.**

I. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

II. ROLL CALL

Present: R Johnson, G. Clark, M. Bullard, P. Hollifield, K. Weger

Absent: B. Lenart (excused) C. Zuellig (excused) M. Bullard (excused) R. Murphy (excused)

Staff: Bonnie Wessler, Planner I
Nan Schuette, Executive Secretary

III. APPROVAL OF MINUTES – January 16, 2012

Commissioner Clark moved to approve the minutes of January 16, 2013 as written (Support: P. Hollifield) and the motion carried unanimously.

IV. AUDIENCE PARTICIPATION

None

V. OLD BUSINESS

1. 834 Railroad

Commissioner Clark moved to remove this item from the table (Support: P. Hollifield) and the motion carried unanimously.

Ms. Wessler stated this application came before Planning Commission in December and was tabled due to lack of information on sidewalk, landscaping and parking as well as pursuing a conservation easement at the rear of the property. Since that time, staff has worked with the

applicant to revise the site plan and discuss a conservation easement and he has updated notes on all items as requested.

Commissioner Lautenbach asked if the applicant had seen the various waivers being requested and Ms. Wessler responded that she had emailed this information to him.

Commissioner Weger moved to open the public portion of the hearing (Support: D. Lautenbach) and the motion carried unanimously.

Daryl Mynes, WGAF Management, Inc. – stated he was in attendance to represent the owner requesting approval of their site plan and special use for a medical marijuana cultivation facility and office to occupy existing occupied multitenant industrial facility. Mr. Mynes agreed that he was aware of the staff report dated February 6, 2013, which included the requirement of a special use as well as site plan review. He was also asked about the various findings, conditions and waivers and escrow, to which he agreed. Commissioner Johnson read all of these to Mr. Mynes who indicated that he had discussed them this with staff and did not have any objections. He will work with staff on the various plantings.

Billy Salamay, owner of the property – stated that he had previously signed a blank form agreeing on the conservation easement but would be willing to sign another. Ms. Wessler will put together the information for both city staff and Mr. Salamay to sign for the record.

Commissioner Clark asked about signage and Mr. Mynes agreed to whatever was necessary although it was not a requirement by the city.

Commissioner Clark moved to close the public portion of the hearing (Support: D. Lautenbach) and the motion carried unanimously.

After further discussion, Commissioner Lautenbach moved that the Planning Commission recommend approval of the Special Use Permit for the Railroad Cultivation Facility at 834 Railroad Street with the following findings and conditions:

Findings: The application is substantially in compliance with Sec. 122-165(b)

Conditions:

1. Special use approval shall be subject to approval of site plan.
2. Special use permit shall expire and be of no effect if the use ceases operations for a period of 60 days or more per Sec. 122-815(9).

The motion was supported by Commissioner Clark. A roll call vote was taken and carried unanimously.

Commissioner Weger moved to approve the site plan for the Railroad Cultivation Facility at 834 Railroad Street with the following findings, waivers and conditions as noted in the staff report:

Findings: The application substantially complies with Sec. 122-127.

Waivers:

1. To accept proposed screening between land uses, with the finding that the benefit to be secured by Sec. 122-703, Screening Between Land Uses, will exist with less than the required screening; and significant benefits shall be accrued by locating plant material in an amount equal to the deficiency to the rear of the site.
2. To omit parking aisle protection, with the finding that the benefit to be secured by Sec. 122-704(b)(2), will exist without them.
3. To accept proposed foundation landscaping, with the finding that the benefit to be secured by Sec. 122-706, Foundation Landscaping, will exist with less than the required amount of plant material, and significant benefits shall be accrued by locating plant material in an amount equal to the deficiency to the rear of the site.
4. To omit in-ground irrigation, with the finding that the benefit to be secured by Sec. 122-712(e) shall exist without it.

Conditions:

1. Applicant to provide funds in amount equal to the estimated cost of constructing a sidewalk along Railroad Street at this location, per Sec. 122-647(b)(2), given the lack of nonmotorized facilities along Railroad Street and the dimensional constraints of a sidewalk or shared use path at this or other locations.
2. Applicant to plant a row of screening shrubs along the south property line; the site plan shall be updated accordingly.
3. A number of trees and shrubs equal to the deficiencies in screening, foundation, and off-street parking landscaping shall be planted in the rear of the site, and that species suited for a riparian buffer be selected. The site plan shall be updated accordingly.
4. Update site lighting in conformance with Sec. 122-641.
5. A Master Sign plan shall be submitted, should any change in signage on the site be proposed.
6. Note the Medical Marijuana conditions as outlined in Sec. 122-815 on the site plan and maintain compliance at all times.
7. Provide bicycle parking, in accordance with the goals outlined in the City's Nonmotorized Transportation Plan.
8. Provide to the City of Ypsilanti a conservation and access easement along the Huron River frontage, in accordance with the goals outlined in the City's Master Plan.

The motion was supported Commissioner Lautenbach. A roll call vote was taken and carried unanimously.

2. Water Street Update

Commissioner Johnson stated that a council work session had been held on February 19, 2013 on Family Dollar and there will be a public hearing on March 5th with city council. Ms. Wessler stated there was no further update from staff. Commissioner Johnson questioned if council agreed with the project, how soon would they get started. Ms. Wessler stated it could possibly be April or May since they all they have at this point is a letter of intent and there would be further discussions with the architect.

3. Master Plan Process Update

A meeting is scheduled next Monday for Steering Committee to discuss charrettes to be held in March, the week of March 11th. Commissioner Clark added that he had attending the focus meeting at Beezy's, which was sparsely attended. In lieu of absence of the City Planner, Nan Schuette stated there were 14 focus meetings scheduled – which were broken down into various groups, i.e. business, youth, social & religious, arts & events, SOMA, etc. The average attendance was about nine people.

4. Recreation Master Plan Update

Ms. Wessler stated she had no status update – hopes to have a draft ready by the end of March.

VI. COMMITTEE REPORTS

- Non-motorized - No report

VII. FUTURE BUSINESS DISCUSSION/UPDATES

Next month there are two applications – 75 Catherine (Medical Marijuana) and 1425 Washtenaw (former Pinter's Flowerland) for a deli restaurant.

VIII. ADJOURNMENT

Since there was no further business, Commissioner Lautenbach moved to adjourn the meeting (Support: G. Clark) and the motion carried unanimously. The meeting adjourned at 7:45 p.m.