1. Agenda September 18 (Revised)

    Documents:

        01-SEPTEMBER 2019 AGENDA REVISED.PDF

2. Draft August PC Minutes

    Documents:

        2019-08-21 DRAFT MINUTES.PDF

3. 1820 Washtenaw - Staff Review

    Documents:

        1820 WASHTENAW- SPRSUP - 2014ZO.PDF

3.I. YPD Report On Sticky Ypsi Current Location

    Documents:

        YPD REPORT ON STICKY.PDF

3.II. 1820 Washtenaw Site Plan

    Documents:

        INDICA SITE PLAN.PDF

3.III. 1820 Washtenaw - Flier

    Documents:

        1820 WASHTENAW - FLIER.PDF

3.IV. 1822 Washtenaw - Intended Future Use

    Documents:

        1822 WASHTENAW.PDF

3.V. Public Comment - Currie

    Documents:

        PUBLIC COMMENT 2019-09-16 CURRIE.PDF

3.VI. Public Comment 2019-09-17 Osborne

    Documents:

        PUBLIC COMMENT 2019-09-17 OSBORNE.PDF

3.VII. Public Comment 2019-09-17 Church

Documents:

PUBLIC COMMENT 2019-09-17 CHURCH.PDF

4. Nonmotorized Minutes - August 2019

Documents:

NMAC MEETING MINUTES - AUGUST 2019.PDF

5. Nonmotorized Minutes - Draft September 2019

Documents:

NMAC MEETING MINUTES - SEPTEMBER 2019.PDF

6. Full Packet Updated 2019-08-18 5p

Documents:

PC FULL PACKET - SEPTEMBER 2019-UPDATED 20190918.PDF

Agenda
Planning Commission
Wednesday, 18 September 2019 – 7:00 P.M.
City Hall – Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

REVISED 09/18/2019 (updated roll call)

I. Call to Order

II. Roll Call

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

III. Approval of Minutes

- August 21, 2019

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

- 1820 Washtenaw
  Special Use/Site Plan

VI. Old Business

VII. New Business

- Master Plan/Sustainability Plan update

VIII. Future Business Discussion / Updates

IX. Committee Reports

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

X. Adjournment

City of Ypsilanti
Community & Economic Development Department

September 2019

Staff Review of Special Use Application
Proposed Provisioning Center
1820-22 Washtenaw

GENERAL INFORMATION

Applicant:	Indica LLC 1090 N Huron River Drive Ypsilanti, MI 48197
Project:	Indica Provisioning Center
Application Date:	August 19, 2019
Location:	Northwest corner of Washtenaw and Courtland
Zoning:	General Corridor
Action Requested:	Approval
Staff Recommendation:	Approval with Conditions

PROJECT AND SITE DESCRIPTION

Indica LLC is proposing a medical marijuana dispensary for the rear (north) building at 1820 Washtenaw, and potentially a related medical services office in the front (south) building (addressed separately as 1822 Washtenaw; see attached). The site's zoning of **General Corridor** allows for medical marijuana provisioning centers upon approval as a special land use, and in this case only a limited site plan ("sketch plan") was required, as the applicant is not proposing a change to the building footprint or to the overall layout of the site. Medical marijuana provisioning centers are regulated under §122-532 and special land use is regulated under Article V of the zoning code. The applicant has scheduled a public meeting for Thursday, September 12, at 6pm onsite, and has hand-distributed fliers to the adjacent neighborhood.

The parcel is 0.46 acres, and has frontages both on Washtenaw and on Whittier. There are two buildings on the project site. Both are accessed by the public from the parking lot on Washtenaw. There are two apartments in the rear of 1820 Washtenaw; these are proposed to remain and are accessed from the rear. 1822 Washtenaw, with an approximately 1000 square foot footprint, is only accessed from Washtenaw; 1820 Washtenaw, with an approximate square footage of 2100, has a public entrance from Washtenaw and a service/employee entrance from Whittier.

Figure 1: Subject Site Location

Figure 2: Site Aerial (2010)

Figure 3: photograph of site (Washtenaw)

Figure 4: photograph of site (Whittier)

Figure 5: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Single-family homes	R1
EAST	Single-family home (north-east) Vacant (south-east)	GC / NC
SOUTH	Strip mall	GC
WEST	Multifamily housing	GC

SPECIAL USE: CRITERIA AND REVIEW §122-324(b)

(1) The proposed use conforms with all the provisions and requirements of this chapter, including site plan or sketch plan review standards, as applicable, and the applicable site development standards for the specific use, as well as the spirit and intent of this chapter and the Master Plan. The location, scale, and intensity of the proposed use shall be compatible with adjacent uses and the zoning of the land. Height, location and size of buildings shall be compatible with uses and buildings on adjacent properties. The intensity of the proposed use, such as volume, frequency and times of operation, and its compatibility shall be considered. If nonconformities are present, all reasonable effort has been made to eliminate them.

COMMENTS: The use conforms generally to the provisions and requirements of the chapter. Small adjustments are required to bring the site "up to code," that is, to conform to current parking layout, screening, and landscaping codes. The site's two buildings are single-story as viewed from Washtenaw; from Whittier, the visible building bridges a scale difference between the westward multifamily housing and the single-family home to the east.

(2) The proposed use shall promote the use of land in a socially and economically sustainable manner and shall not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property or public welfare. Noise, odor, smoke and potential contamination of air, soil and water and its potential effect on neighboring uses, persons and property, as well as public welfare, shall be considered.

COMMENTS: There is some discussion locally, statewide, and federally as to the social and economic impact of marijuana in general in all its legal statuses and forms. However, medical marijuana has historically had local support, statewide support, and growing nationwide support. Medical marijuana has a growing acceptance in the medical field, primarily for palliative and compassionate care of terminal or chronic conditions. The use is not anticipated to cause any local negative impacts to air, soil, and water, nor is negative impact, apart from a potential local uptick in vehicle traffic from Washtenaw, anticipated by staff.

(3) The proposed special land use shall be designed, constructed, operated and maintained to assure long-term compatibility with surrounding land uses. Consideration shall be given to the placement, bulk, and height of structures; materials used in construction; location and screening of parking areas, driveways, outdoor storage areas, outdoor activity areas, and mechanical equipment; nature of landscaping and fencing; and hours of operation.

COMMENTS: The special use is primarily medical/retail in nature, and re-uses and existing medical-dental building constructed in the 1960s. Due to anticipated growth in the community, the building is smaller and placed further north than the current ordinance would dictate, however, serves the proposed use well as it draws traffic from Washtenaw rather than from Whittier.

(4) The proposed special land use shall not present unreasonable adverse impacts on the transportation system. Consideration shall be given to the estimated pedestrian, bicycle and vehicular traffic generated by such use, access to transit, proximity to major thoroughfares, proximity to intersections, required vehicular turning movements, and provisions for pedestrian and bicycle traffic.

COMMENTS: The site is located adjacent to Washtenaw, a high-traffic MDOT trunkline, and a bus stop is nearly adjacent, located at the neighboring apartments. A sidewalk adjacent to the property is required, as are repairs to the existing sidewalk to the north.

(5) The proposed use shall not create additional requirements at public cost for public facilities and services that will be detrimental to the economic sustainability of the community.

COMMENTS: None are anticipated.

CONDITIONS OF APPROVAL §122-326

"Reasonable conditions may be required in conjunction with an approval. The conditions may include conditions necessary to ensure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity, to conserve natural resources and energy, to ensure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner. Conditions imposed must do all of the following:

(1) Be designed to protect natural resources, the health, safety, and welfare, as well as the social and economic well-being.

(2) Be related to the valid exercise of police power and purposes which are affected by the proposed use or activity.

(3) Be necessary to meet the intent and purposes of this chapter, be related to standards established in this chapter, and be necessary to ensure compliance with those standards."

Items to be addressed: None.

SITE PLAN: CRITERIA AND REVIEW §122-311

For zoning compliance reviews, or plans where a Special Use permit is required but no site changes will likely be needed, the applicant may, at the determination of the City Planner, submit a sketch plan for review in lieu of a full site plan per §122-126(19).

STANDING §122-311(a)

The applicant is legally eligible to apply for site plan review, and all required information has been provided.

REQUIREMENTS §122-311(b)

"The proposed site plan conforms with all the provisions and requirements, as well as the spirit and intent of this chapter and the Master Plan. The proposed development will meet all the regulations of the zoning district in which it is located."

Figure 6: Requirements

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-477 BUILDING TYPE	Determined by lot size	Single story commercial	Unchanged
§122-532 USE-SPECIFIC	**Medical Marijuana Provisioning Centers.**		
	The facility shall operate at all times in compliance with the General Rules of the Michigan Department of Community Health, the MMMA, the MMFLA, the MTA, as well as any and all administrative rules or regulations contained or adopted under the authority therein;		The site meets the locational requirements of the ordinance. All other items will be noted on the site plan.
	The provisioning center shall not be located within one thousand (1,000) feet of a school, as measured from the outermost boundaries of the lot or parcel on which the provisioning center is located to the outermost boundaries of the lot or parcel on which the school is located;		

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
	The provisioning center shall not be located within one thousand (1,000) feet of a lawfully existing medical marijuana provisioning center, and five hundred (500) feet from other types of medical marijuana facilities as measured from the outermost boundaries of the lot or parcel on which the proposed medical marijuana facility and to the outermost boundaries of the lot or parcel on which the lawfully existing medical marijuana facility is located;		
	Use of medical marijuana is prohibited on the premises;		
	All activity related to the provisioning center shall be done indoors;		
	The premises shall be open for inspection upon request by the Building Official, the Fire Department, and law enforcement officials for compliance with all applicable laws and rules, during the stated hours of operation/use and as such other times as anyone is present on the premises.		
	Drive-through and walk-up or similar facilities shall be prohibited;		
	8) All medical marijuana shall be contained within the main building in an enclosed, locked facility in accordance with the General Rules of the Michigan Department of Community Health, the MMMA, the MMFLA, the MTA, as well as any and all administrative rules or regulations contained or adopted under the authority therein;		
	All provisioning centers must be registered with and licensed by the State Department of Licensing and Regulatory Affairs, as well as be permitted under Chapter 7 of the City Code of Ordinances;		
	Growing, cultivation, or processing of medical marijuana in a provisioning center is prohibited.		

Items to be Addressed: *None.*

BUILDING LOCATION AND SITE ARRANGEMENT §122-311(c)

"All elements of the site plan shall be harmoniously and efficiently organized in relation to the character of the proposed use, the size and type of lot, the size and type of buildings, and the character of the adjoining property. The site shall be so developed as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this chapter."

There are two buildings on the site, located slightly to the rear of this through lot. The businesses on the site are accessible by the public from Washtenaw, and the apartment, employee, and service access is from the rear. The residential uses and generally lighter traffic through the rear is a minimal conflict with the residential district; and the public traffic through the front is preferred.

Items to be Addressed: *None.*

SITE ACCESS, TRAFFIC, AND PARKING §122-311(d)

"With respect to vehicular and pedestrian circulation on the site, including walkways, interior drives, and parking; circulation shall to the extent possible create potential cross-and joint-access to adjacent parcels and the existing block layout. Special attention shall be given to the location, number and spacing of ingress and egress points; general interior circulation including turnaround areas; adequate provisions for delivery of services (trash removal, school buses, mail and parcel delivery); separation of pedestrian and vehicular traffic; avoidance of building corners next to access drives; identification of addresses; storage of plowed snow; and arrangement of parking areas that are safe and convenient, and insofar as practicable, do not detract from the design of the proposed buildings and structures, neighboring properties, pedestrian and bicyclist safety, access to transit and flow of traffic on adjacent streets. All buildings or groups of buildings shall be so arranged as to permit adequate access by emergency vehicles as required by the city building code."

Figure 7: Site access, traffic and parking

	ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-685	**PARKING Dimensions**	• 9'x18' minimum, exceptions if adjacent to wall or overhang provided • May have 20% small car (8'x16', signed) • May have 10% motorcycle (5x8', signed)	Undetermined due to site age/maintenance.	**Spaces undimensioned, appear conforming.**
§122-685	**BARRIER FREE**	Barrier free parking spaces must be provided in accordance with the state barrier free design requirements.	Undetermined due to site age/maintenance.	**One shown in rear parking lot. At least one required for front parking lot; two preferred due to clientele.**
§122-684	**Screening & Landscaping (external)**	Screened in accordance with 703 if abutting R1, MD, CN, CN-Mid, CN-SF	No screening existing	Abutting lots are zoned GC, none required.
		3'-4' screen 80% opacity where visible from ROW		**Screening required from Whittier and Washtenaw. Must conform to visibility requirements.**

ORDINANCE REFERENCE		REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-691	**Motor spaces**	Retail uses, not otherwise specified: *1 per 250 usable sf* Multiple Family Dwellings: *1.5 per unit* Medical clinics (&c): *1 per 300sf usable space, plus 1 for each patient area* --- ~1,000 sf usable area • 4 spaces ~1,000 sf potential area (1822 W) • 2+2 spaces 2 apartments • 3 spaces	22 spaces	22 to remain, existing nonconforming. This number may be adjusted downward as barrier-free spaces are added. *11 required.*
§122-693	**Bicycle spaces**	1 per 5 motor spaces, minimum of 2		**Applicant to provide bike parking.**
§122-692	**Parking discounts**	Transit	eligible	2 spaces removed from base requirement.
		Alternative Vehicles		
		Bicycle		
		PC discretion, special circumstances not listed above		
		Walkable Urban Districts: parking requirements automatically halved in C, NC, HC, CN, CN-Mid, CN-SF; PC may waive 50% in GC if walkable area		Staff does not recommend a waiver at this time, nor is one needed.
§122-672	**SIDEWALKS**	provide a sidewalk or shared-use path		**Applicant to provide sidewalk on Washtenaw frontage and repair sidewalk on Whittier frontage.**

	ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-675	**TRAFFIC VISIBILITY**	Maintain shrubs/other obstructions lower than 30" and trees/other obstructions higher than 8': At driveway: within a 10'x10' triangle formed by the street ROW line and the edge of the driveway At intersection: within a 25' x 25' triangle formed by an extension of the property lines, as measured from the pavement edges.		

Items to be Addressed:

- Dimension parking spaces.
- Supply two handicap -placard parking spaces in front parking lot
- Provide off-street parking landscaping in conformance with 122-684 and 122-675
- Provide at least 2 bike hoops (4 spaces) on site, at least one per parking area, in conformance with 122-693
- Provide sidewalk on Washtenaw. MDOT permit required.

SCREENING §122-311(h)

"The site plan shall provide reasonable visual and sound privacy for all dwelling units on or adjacent to the property. Fences, walks, barriers, and landscaping shall be used, as appropriate, for protection and enhancement of the property. All outdoor storage of materials, loading and unloading areas, and refuse containers shall be screened or located so as not to be a nuisance. Outdoor lighting shall be shielded so as to not adversely affect neighboring properties or traffic on adjacent streets."

Figure 8: Screening

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-609 Lighting	• Dark Sky compliant; may be full cutoff where affecting residential uses • not >0.5 fc @ lot line • not >16'in height • not < 0.3 fc		**No lighting changes proposed. Any new lighting to conform.**
§122-608 Refuse Containers	masonry enclosure 1' taller than dumpster (no less than 6'), in rear yard, 80% opaque swing door, on a concrete pad	Not shown	**No dumpster shown. Any dumpster/waste collection area to conform.**
§122-631 Landscape plan			
§122-634 Screening Between Land Uses *if conflicting use*	visual buffer of at least 80% opacity and 6' height	Chain-link fence to west	**Applicant to provide screening fence to east and west. Staff suggests that fencing, when not adjacent to/within 20' of a building on either side, be lowered to 30-42" with a permissible opacity of 50% to maintain sightlines.**
§122-636 Street Trees	1 tree per 30' of lineal frontage, centered between sidewalk and back of curb: 70'/30' = 2.3 trees *2 = 4.6 = 5	No trees. Significant utility conflicts on north/rear; planting bed conflicts to south/front.	**Applicant to provide 2 trees in front yard & fee-in-lieu for remaining 3 trees.**

Items to be Addressed:

- Any new or changed lighting shall conform with the provisions of 122-609.
- Any dumpster/waste collection area to conform with screening requirements of 122-608
- Applicant to provide screening fence to east and west. Staff suggests that fencing, when not adjacent to/within 20' of a building on either side, be lowered to 3-4' to maintain sightlines.
- Staff recommends that applicant to provide 2 trees in front yard & fee-in-lieu for remaining 3 trees, due to site constraints.

OTHER DEPARTMENT AND AGENCY APPROVALS §122-311(j)

"Site plans shall conform to all applicable requirements of state and federal statutes, including health and pollution laws, fire or explosion hazards, toxic and hazardous materials, and barrier-free requirements. Site plan approval may be conditioned on the applicant receiving necessary county, state, or federal permits before a local building permit or occupancy permit is granted."

DEPARTMENT OF PUBLIC SERVICES

Coordination with DPS may be required for repair of the storm sewer or Whittier sidewalk.

MICHIGAN DEPARTMENT OF TRANSPORTATION

The applicant is responsible for obtaining permits from the Michigan Department of Transportation before beginning work on any portion of the State right-of-way, including sidewalks, curbs, and driveways on Washtenaw.

MASTER PLAN CONSIDERATIONS §122-311(k)

"An objective of site plan review shall be to protect and promote public health, safety, sustainability and general welfare. It is also the intent of site plan review to improve the quality of existing developments as they are expanded, contracted, or redeveloped in keeping with sound site development standards of this chapter and city master plan."

Great place to do business, especially green and creative. This new build helps with the potential growth of a local business in a convenient location.

STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends the Planning Commission **approve** the Special Use Permit for the Indica Provisioning Center 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.

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends the Planning Commission **approve** the Limited Site Plan for the Indica Provisioning Center with the following findings, waivers, and conditions:

Findings
The application substantially complies with §122-311.

Waivers
A waiver from 122-634(d), with the finding that a 30-42" screening fence of at least 50% opacity when not within 20' of a building, in conformance with corner visibility requirements, beginning from the south parking lot through to the rear lot line, meets the intent of the zoning ordinance in general and this district in particular by preserving a sense of connectedness and existing sightlines between properties.

Conditions
- Dimension parking spaces.
- Supply two handicap -placard parking spaces in front parking lot
- Provide off-street parking landscaping in conformance with 122-684
- Provide at least 2 bike hoops (4 spaces) on site, at least one per parking area, in conformance with 122-693.
- Provide sidewalk on Washtenaw. MDOT permit required.
- Any new or changed lighting shall conform with the provisions of 122-609.
- Any dumpster/waste collection area to conform with screening requirements of 122-608
- Applicant to provide screening fence to east and west.
- Staff recommends that applicant to provide 2 trees in front yard & fee-in-lieu for remaining 3 trees, due to site constraints.

Bonnie Wessler
City Planner, Community & Economic Development Department

CC File
Applicant

Bonnie Wessler

From: Tony DeGiusti
Sent: Wednesday, September 18, 2019 11:54 AM
To: Bonnie Wessler
Subject: Sticky's Info

Bonnie,

I checked our records and found that there have been no reported problems at Sticky's. They have also been cooperative during marijuana inspections and have addressed concerns in a timely manner.

Hope this is what you needed.

Tony

EXISTING CONDITIONS AND PROPOSED CONDITIONS

SITE DATA

1. PROPERTY INFORMATION:
   PARCEL #: 11-11-06-409-003

   SITE AREA: 20,069 SF (0.461 AC)

   OWNER: DA HOLDING, LLC
   1820 WASHTENAW AVE
   YPSILANTI, MI 48197

   DEVELOPER: INDICA, LLC
   1090 N HURTON RIVER
   YPSILANTI, MI 48197
   734-879-1204

2. ZONING:
   PROPERTY CURRENTLY ZONED GC GENERAL CORRIDOR

   ABUTTING PROPERTY CURRENTLY ZONED:
   NORTH: R-1 SINGLE FAMILY RESIDENTIAL
   SOUTH: GC GENERAL CORRIDOR
   EAST: NC NEIGHBORHOOD CORRIDOR
   WEST: GC GENERAL CORRIDOR

   PROPOSED LAND USE: PROVISIONING

3. SETBACKS:
   EXISTING BUILDING (GRANDFATHERED FACILITIES)
   FRONT = MAX 10' FROM WASHTENAW ROW, 0' MIN AND 15' MAX FROM ALL OTHER STREETS
   SIDES = 0
   REAR = 5'

4. PARKING:
   REQUIRED = (1) PARKING SPACE PER (250) SF. OF GROSS FLOOR AREA.

5. BUILDING:
   EXISTING BUILDINGS
   BUILDING 1: 2,100 SFT
   BUILDING 2: 916 SFT

6. LOT:
   MINIMUM LOT SIZE: 1,800 SFT
   MINIMUM LOT WIDTH: 15'
   LOT SIZE: 20,069 SFT (0.461 ACRES)
   LOT DIMENSIONS: 70' X 132'
   MAX LOT COVERAGE: 90%

GENERAL NOTES

1. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
2. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
3. ALL CURB RADII AND DIMENSIONS ARE TO FACE OF CURB. CURB TO BE PROVIDED WHERE SHOWN AND INTEGRAL WITH SIDEWALK AT PAVING EDGE.
4. SLOPE GRADES UNIFORMLY BETWEEN ELEVATIONS SHOWN. NOMINAL GRADING, SLOPE SIDEWALKS AWAY FROM BUILDING AT 1/4" PER FOOT ON ENTRY WALK.

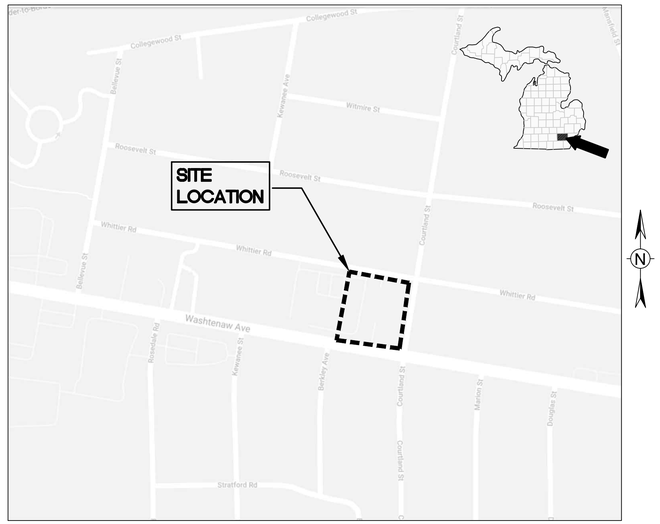
BENCHMARK INFORMATION

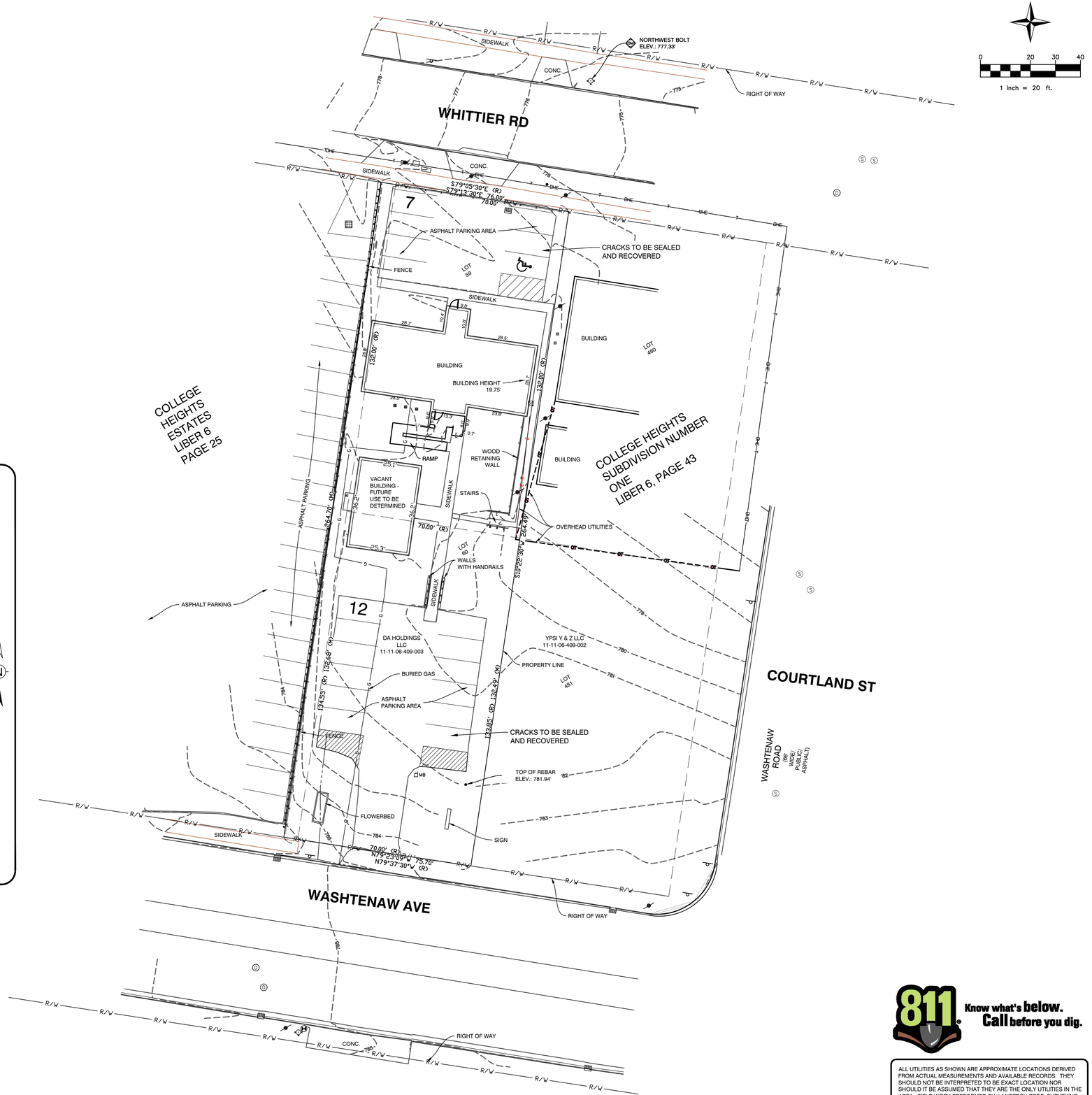
BM N
ELEV = 777.33
NW BOLT ON HYD.

BM S
ELEV = 781.94
TOP OF REBAR

LOCATION MAP

NOT TO SCALE





811 Know what's below. Call before you dig.

ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA. FIELD WORK PERFORMED BY: LANDTECH PROF. SURVEYING

PLANS PREPARED BY:

AR Engineering
Civil Engineers & Surveying
MICHIGAN | INDIANA | ILLINOIS | OHIO
269.217.8725 PHONE | 866.569.0604 FAX
www.arengineeringllc.com

DRAWN:	cn
CHECKED:	ASR

PRELIMINARY NOT FOR CONSTRUCTION

No.	ISSUED FOR:	DATE	BY
0	PRELIMINARY REVIEW	06/25/19	cn
1		.	.
2		.	.
3		.	.
4		.	.

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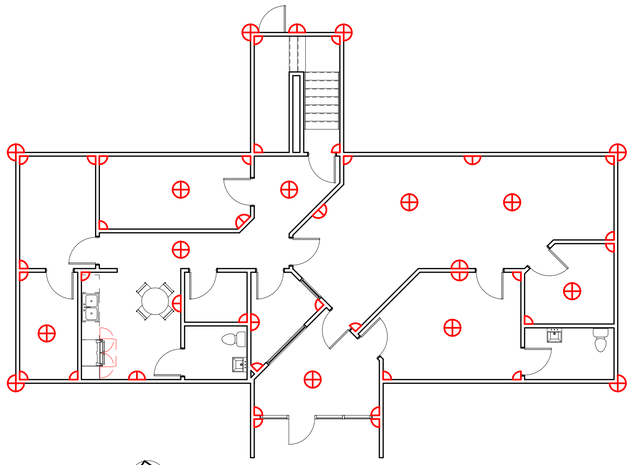
SHEET TITLE: SITE LAYOUT
PROJECT: YPSILANTI PROVISIONING
CLIENT: WESTWIND CONSTRUCTION

JOB NUMBER
1904151

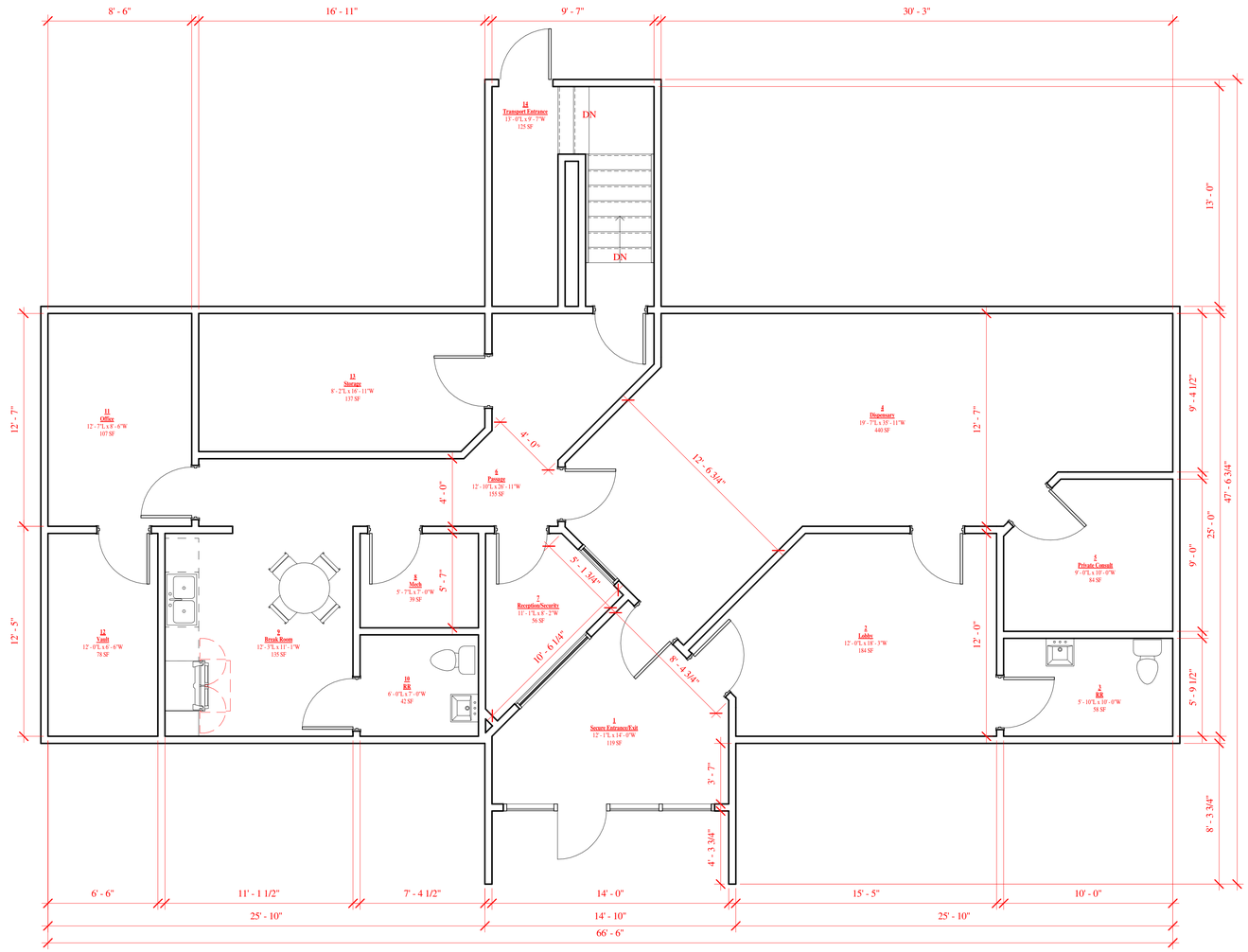
DATE
06/25/2019

SHEET NUMBER
C2.0



90 deg. View:	30
180 deg. View:	9
270 deg. View:	6
360 deg. View:	9

② Security
1/8" = 1'-0"



① Dispensary
1/4" = 1'-0"

R:\22 CRD Services\Studio x Ypsilanti\DESIGN\Revit\M EP Studio 20190719.rvt
2019/07/22 11:02:20 AM

WESTWIND
www.westwind.build | 616.842.2030
1435 Fulton • Second Floor • Grand Haven, MI 49417

Proposed Provisioning Center

1820 Washtenaw Ave.
Ypsilanti, Michigan

PROJECT NUMBER
TBD
DATE: 2019.07.22
DRAWN BY: NTH
CHECKED BY: TJ

Revision Schedule

No.	Description	Date

Conceptual

PLAN VIEW

A
101.1

Neighborhood Information Gathering Meeting

Sept. 12th at 6pm

Sticky Ypsi

The Sticky Ypsi team is excited to announce that we will be moving to our new Ypsilanti location! Ypsilanti is the home of our Flagship store and the community has supported us every step of the way.

So much so, that we need more space to meet the medicine needs of our patients. Please join us so that we can meet our neighbors, and answer any questions or concerns you may have.

***Light refreshments will be provided**

1820 Washtenaw
Ypsilanti MI 48197
StickyYpsi.com

Indica LLC
1090 N Huron River Dr
Ypsilanti, MI 48197

Bonnie Wessler, AICP
City Planner
Community Development Division, City of Ypsilanti
734/483.9646 (office)
bwessler@cityofypsilanti.com

RE: 1822 Washtenaw

Dear Bonnie,

It is the intent of Indica LLC is to open and operate an office for wholistic medical services in the existing medical offices at the site. Our partners would engage in the following services.

- Medical Cannabis recommendations for patients in accordance with state law. No provisioning planned in this facility. Recommendations would be available by appointment.

- CBD (no THC) consultations for patients. Sale of select high quality cbd products to support consultants recommendations.

- Body work. Massage, reiki, etc. for patients.

Please contact me with questions or concerns on this matter.

Best,

Joshua Burbridge
jpburbridge@gmail.com
(415) 747-2771 (c)

Bonnie Wessler

From: Sarah Stachnik
Sent: Monday, September 16, 2019 8:33 AM
To: Bonnie Wessler
Cc: Curtis, Rosie; Tim Rittinger; Alan Brown; Ann Curtis; Steve Wilcoxen; Beth Bashert
Subject: RE: 1820 Washtenaw

Hello Bonnie,

Please forward this email to Planning Commission.

Thank you,

From: Ann Curtis [mailto:[redacted]]
Sent: Saturday, September 14, 2019 1:40 PM
To: Steve Wilcoxen <swilcoxen@cityofypsilanti.com>; Sarah Stachnik <sstachnik@cityofypsilanti.com>; Beth Bashert <mayor@cityofypsilanti.com>
Cc: [redacted]
Subject: 1820 Washtenaw

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Beth, Steve, and Sarah,
I am a homeowner at 1450 Roosevelt in College Heights, and my daughter and her husband own a home at [redacted] Whittier.

Regarding the possibility of a marijuana dispensary opening at 1820 Washtenaw - while I do not feel I have a complete picture, my understanding is that the medical marijuana dispensary Sticky Ypsi has requested a variance of some sort from the Planning Commission to open. Here are my thoughts:
1) If the business is limited to the south facing structure (Washtenaw), and also limited to a medical dispensary (and not future recreational sales), I have no serious objections.
2) However, if the business also has activities on the north, Whittier-facing, part of the structure - across the street from many single family homes (including my daughter's), I strongly object.
3) I also object if Sticky Ypsi plans to sell recreational marijuana - I find it difficult to believe that a recreational dispensary will keep 8am-5pm hours (as dentist/medical practices have in the past and in similar buildings). Surely there have to be many other places on Washtenaw Ave or in Ypsilanti where what will (presumably) become a busy recreational dispensary could open, without backing on to a residential street?

1820 is a weird structure, sitting on a weird lot. We rely you and city government to adjust to each unique scenario, and look to the best interests of our neighborhood. I would ask that you please pass on this email to the Planning Commission.

Thank you,
Ann Curtis
1450 Roosevelt
[redacted]

Bonnie Wessler

From: Jannelle Osborne <[redacted]>
Sent: Tuesday, September 17, 2019 12:09 PM
To: Beth Bashert; Steve Wilcoxen; Bonnie Wessler; Sarah Stachnik
Subject: Dispensary

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

I am a resident of the College Heights neighborhood living directly across the street from the building being discussed as a possible marijuana dispensary. For now Sticky Ypsi is a medical dispensary but they plan to apply for a permit on 11/1/19 to be a recreational dispensary and will not deny the intent to open a social club with event planning services. I strongly object to any sort of permit that would allow any adult retail business to move into this property.

Although the address is Washtenaw, the building actually sits between 1801 and 1819 Whittier, lined up with the houses and apartment buildings, with entrances on both the Washtenaw and Whittier side. The rear entrance provides access for people living in the basement apartments and to the upper commercial area. The building itself is less than 8 feet from a family inhabited house on the east side and less than 10 feet from an apartment building full of families. With such a small amount of space around the building there is no way to build a buffer zone around it, as there is surrounding most retail areas along Washtenaw. I've attached ariel shots of the building showing how close it is to surrounding houses. It's also less than 1000 feet from Candy Cane park with its very popular baseball field, 2 in home daycares, less than 2500 feet from 4 schools, 2 home care facilities, and countless families. Many of these residents received little to no notice of plans for this building, including the actual building resident.

The front parking lot is very small, with only 12 spaces and the business is expected to increase exponentially when they begin selling recreationally. This will greatly increase traffic and parking issues along all the adjoining residential streets which are already busier than most residential streets in the area.

Finally, and most importantly, recent studies out of Colorado show a substantial increase in property crimes in neighborhoods when recreational dispensaries move in. (https://thecrimereport.org/2019/02/19/do-marijuana-dispensaries-cause-rise-in-crime/) (original study: https://www.tandfonline.com/doi/abs/10.1080/07418825.2019.1567807?journalCode=rjqy20) Anything that would cause 26-1,452% increases in property crime would significantly harm the College Heights neighborhood, cost the YPD quite a bit of money and thereby increasing taxes all around. Sticky Ypsi, being a company owned by Indica LLC out of Colorado, would not be bringing significant income back to the city in the form of profits to offset this.

Although I believe marijuana should be available recreationally as well as for those using it medically, it should not be retailed out of a building in the middle of a residential neighborhood where the presence of retail recreational stores, marijuana social clubs, and/or marijuana themed event planning would cause significant problems for residents and police.

Thank you for you time and consideration.

Sincerely,

Jannelle Osborne

Inhabited houses
Whittier Rd
amily friendly apartments
Inhabited houses
Courtland St
Covington Apartments
17
Washtenaw A

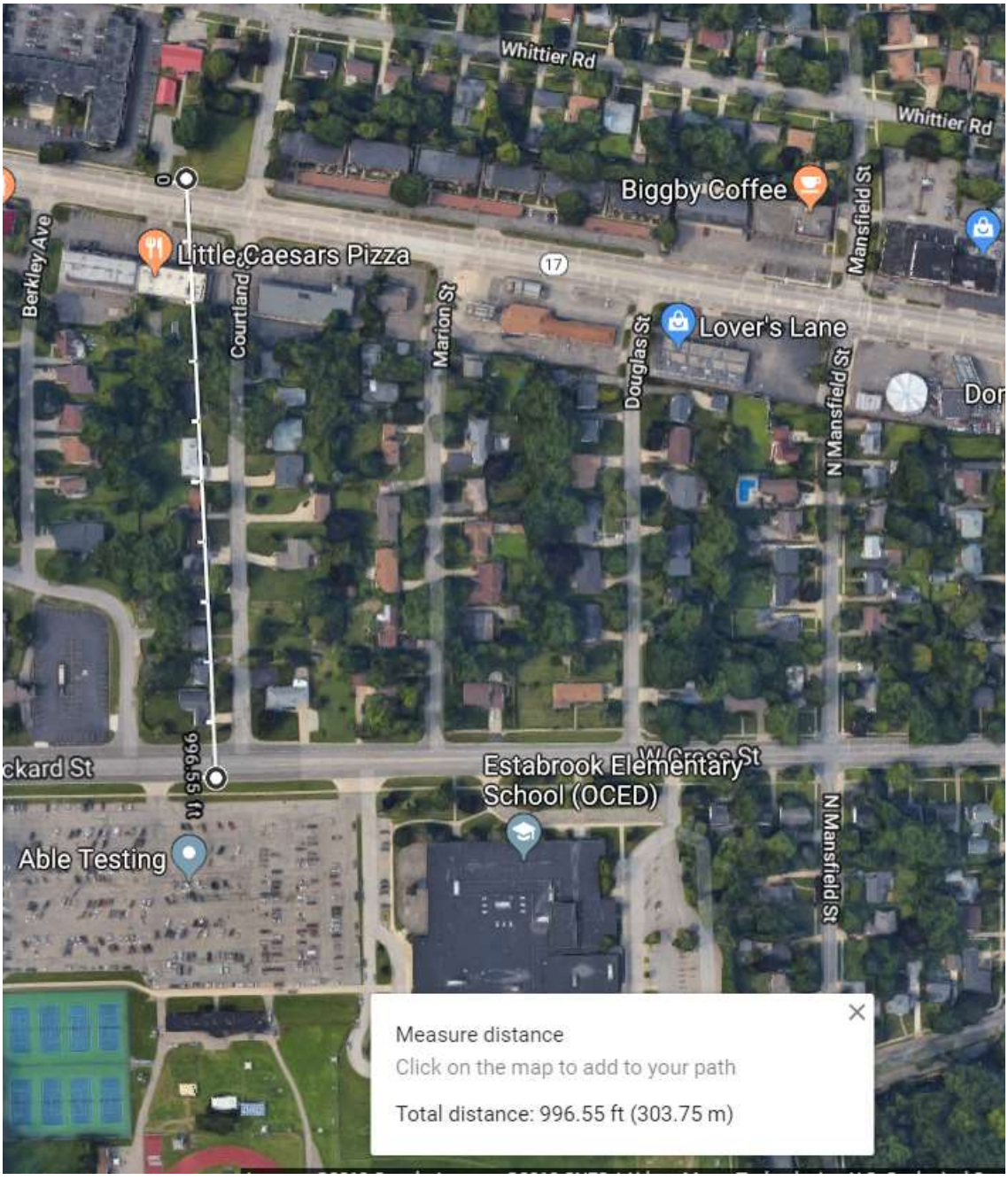
Bonnie Wessler

From: Peter Church <[redacted]>
Sent: Tuesday, September 17, 2019 2:57 PM
To: Bonnie Wessler; Sarah Stachnik; Jennifer Symanns; Steve Wilcoxen
Cc: [redacted]
Subject: My comments for tomorrow's planning commission meeting
Attachments: Marijuana_Dispensary.docx

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please include my comments for the meeting. I can be reached at [redacted] with any questions.

This application violates Section 122-532(b) – It is located 997 feet from Estabrook Elementary School and Ypsilanti Consolidated High School.

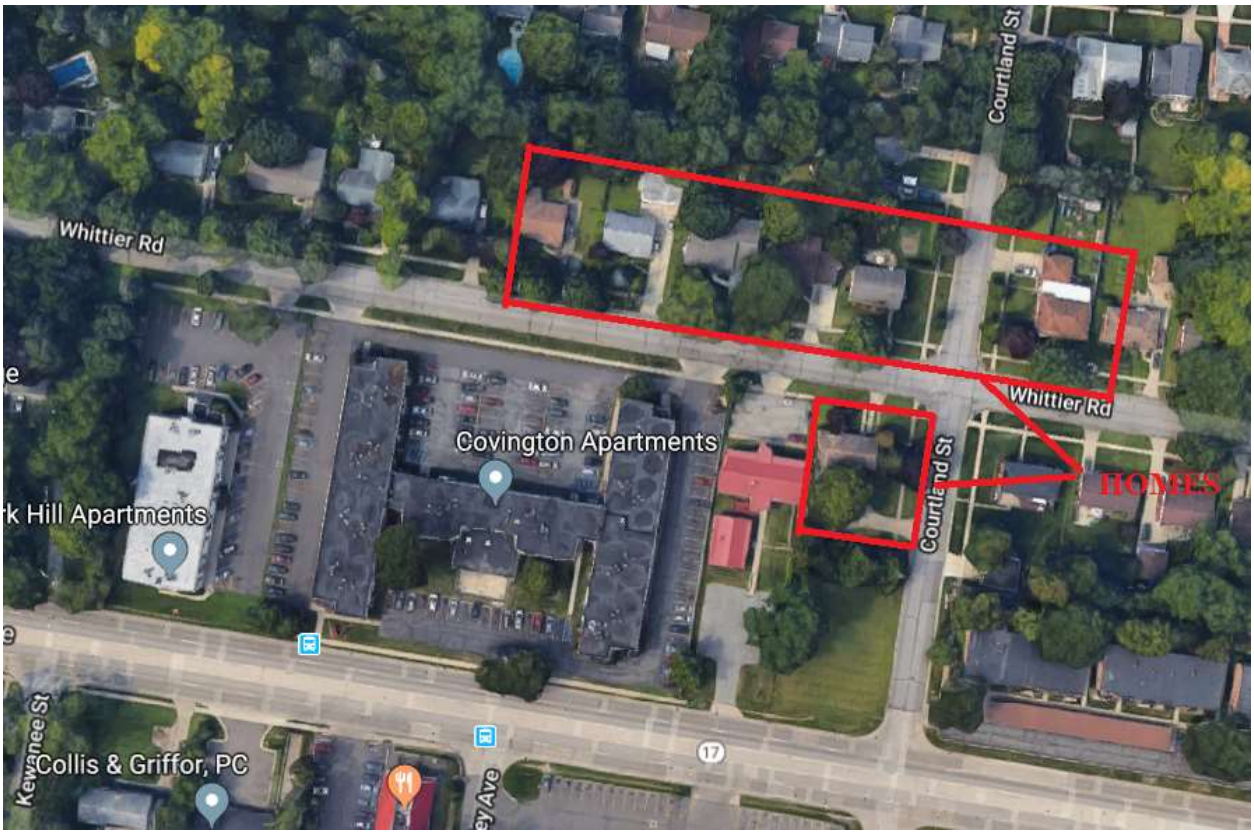


This application violates Section 122-324(b)(1) – to wit "The location, scale, and intensity of the proposed use shall be compatible with adjacent uses and the zoning of the land." The crux of our argument is that this particular location, in its current form, is incompatible with any retail establishment, and is in fact the very definition of poor planning practice. The facts are:

This property is surrounded on three sides by residential establishments consisting of single-family homes and apartments. On two sides, the zoning is single family residential. Inserting a retail marijuana operation among these homes and apartments will certainly effect their value and economic viability, through the rents that can be charged, and the appeal and value of the real estate itself.

Unbelievably, this proposed marijuana dispensary is located 800 feet from home plate in Candy Cane Park. The Ypsi/Arbor Little League uses this location throughout the spring and early summer.

There also seems to be little hope of screening adjacent properties using landscaping and or fencing, since the apartment building is taller than the existing structure of the proposed marijuana dispensary.



This application violates Section 122-324(b)(2) – to wit "The proposed use shall promote the use of land in a socially and economically sustainable manner and shall not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property or public welfare." The facts are:

A facility selling and distributing marijuana, located and visible from a residence, will dissuade families looking for an apartment or rental home, in the same way that package liquor stores do. It will become necessary to charge rents below the prevailing average in order to fill the properties. Prospective tenants will then become biased toward persons whose income requires the acceptance of this compromise. The result is a downward spiral of the general neighborhood area due to the reduced purchasing power associated with lower incomes. This effect could be very pronounced in Ypsilanti, where the average income lags that of the county as a whole.

Ypsilanti Non-Motorized Advisory Committee Meeting Minutes - Thursday, August 1, 2019

1. Call to order - The meeting was called to order at 7:05pm, August 1, 2019 at the Ypsilanti District Library, 229 W. Michigan Avenue. Committee members attending were Helen Schulte, Lee Stimpson, Jared Walfish, Sarah Walsh and Bob Krzewinski. Also, City Planner Bonnie Wessler attended the meeting.

2. Introductions - Audience participation - Public input – None.

3. General business
    a. Agenda approval – A motion was made by Sarah, seconded by Helen, to approve the agenda, passing unanimously.
    b. Approval of June meeting minutes - A motion was made by Sarah, seconded by Helen, to approve the June minutes (there was no July meeting), passing unanimously.
    c. Additional Committee member recruitment - Lee Stimpson and Jared Walfish were both approved unanimously at the July 17th Planning Commission meeting for two-year terms on the Non-Motorized Advisory Committee.

4. Old & continuing business
    a. 2019 Committee priorities
        1. City Non-Motorized Plan – Jared Talaga could not make the meeting tonight but texted he is working on the Plan update and could meet with Bob and Bonnie next week.
        2. Sidewalk curb cut inventory & improvements
            - Top 10" list of curb cut needs and improvements – Bob circulated a list of curb cuts received through social media outreach. Another outreach effort will be made asking for curb cut input specifically on City-controlled streets versus Michigan Department of Transportation jurisdiction roads (Huron, Hamilton, Michigan, Washtenaw). A "top 10" list will be forwarded to City Public Services in the early fall for possible 2020 action.
        3. Pedestrian Improvements
            - Permanent radar speed signs – Bob will send out a notice on social media asking input on where permanent (i.e. solar powered) radar speed signs (i.e. "The speed limit is XXmph and your speed is XXmph") could be installed.
            - Discussed was the need for a speed limit sign on eastbound Cross approaching Depot Town and mid-block pedestrian crossing signage (indicating motorists must stop for pedestrians) of the Border To Border Trail on Cornell between Mayhew & Collegewood. Bonnie will look into this signage.
        4. Bike Lanes – A Ypsi Connect (click fix) input has gone in to repaint faded bike lanes on W. Cross Street, College Place and Forest. Also discussed was a desire to have bike lanes repainted in the spring so as to be effective during prime bicycling months.
        5. Communication – Bob will work on a draft quarterly Non-Motorized Committee newsletter in time for the next meeting.
        6. Non-Motorized City budget – Not discussed.
        7. Bike Boulevards – Bob discussed this concept of select, low-traffic-count streets that connect areas of the City that bicyclists and pedestrians could be encouraged to use. A good example would be Adams Street from Forest south to Harriet Street. Bob will email more information to Committee members.
        8. Border To Border Trail gap completion & improvements – Bonnie gave an update on Ypsilanti B2B work scheduled to start next year (Frog Island and Grove Trail improvements).
        9. Walk Friendly Community application – Will be applied for once the Non-Motorized Plan is updated.
        10. Sidewalk/Curb Cut snow & vegetation removal promotion – Social media request was made in July to neighborhoods to make sure sidewalks are accessible and not obscured by vegetation.
        11. Events – Bob was planning to set up a City Non-Motorized Committee/Border To Border Trail information table at the EMU Bike Rodeo on August 3rd. The Committee will have a table at the Parkridge Festival on August 24 (Saturday) from 12pm to 3pm. Other events where the Committee could do outreach are the Bike Ypsi Taco Tour (9/15) & Fall Ride, the downtown Halloween Festival (October 25) with possibly a B2B Trail walk on 10/25 after dark.
        12. Dockless bicycle/scooter policy by City – Complete (ordinance passed earlier in the year).

b. Parkridge bike repair station – An AARP grant request for a repair station at the Parkridge Community Center was not approved but Bob will contact the Washtenaw Bicycling & Walking Coalition to see if they would still be wilting to put up a 50% match ($800) if other funding sources can be found (Bonnie and Lee noted some possible options such as Park Bicycle Tools and the City Parks & Recreation Commission). Also, Bob will send out a list of approved AARP grant requests so as to give ideas for future possible AARP grant requests.

5. New Business
   a. Planning Department update – Bonnie gave an update of the MDOT Huron/Hamilton/Washtenaw repaving project (with non-motorized improvements) and while construction is planned for 2022, public input sessions are planned locally in late summer/early fall. Also, Bonnie has been working with the DDA to expand the number of bike racks in the business districts.
   b. Pedestrian Crossing Legislation – Discussed was Michigan HB 4738 introduced by Representative Ronnie Peterson. It was noted that this proposed legislation is similar to a defeated City of Ann Arbor ordinance proposal that would have scaled back current pedestrian crossing laws. Bob will gather more information about the ordinance and possibly meet with Representative Peterson.
   c. Other – The City has a new Public Services Director, Ron Akers.

6. Other Items – Announcements – Next meeting – September 5th.

7. Adjournment - A motion was made by Saran, seconded by Bob, to adjourn the meeting. The motion was approved unanimously, and the meeting was adjourned at 8:24pm. The next meeting will be Thursday, September 5, 7pm at the downtown Library.

Ypsilanti Non-Motorized Advisory Committee Meeting Minutes
Thursday, September 5, 2019

1. Call to order - The meeting was called to order at 7:01pm, September 5, 2019 at the Ypsilanti District Library, 229 W. Michigan Avenue. Committee members attending were Dylan Goings, Helen Schulte, Lee Stimpson, Jared Talaga, Jared Walfish, Sarah Walsh and Bob Krzewinski. Also, City Planner Bonnie Wessler attended the meeting.
2. Introductions - Audience participation - Public input - None
3. General business
    a. Agenda approval - A motion was made by Sarah, seconded by Helen, to approve the agenda, passing unanimously.
    b. Approval of August meeting minutes - A motion was made by Helen, seconded by Sarah, to approve the August minutes, passing unanimously.
    c. Additional Committee member recruitment – Additional members always welcome.
4. Old & continuing business
    a. 2019 Committee priorities
        1. City Non-Motorized Plan – Complete update Jared Talaga will be working with Bonnie to complete a draft document. A review was done on the process of completing the Plan, in that it would be approved by the Committee, then on to Planning Commission and City Council approval. Thought was given to one more public input session on the Plan prior to a Planning Commission meeting.
        2. Sidewalk curb cut inventory & improvements
            - "Top 10" list of curb cut needs and improvements – Bob sent out another request on social media for public input for curb cut priorities <u>not</u> involving Michigan Department of Transportation (MDOT) controlled streets (Hamilton/Huron/Washtenaw). It was also noted that in August, City Council approved approximately $50,000 for curb cut work for the remainder of 2019 (streets affected are in the Committee Fall Newsletter). Jared Walfish requested the southwest corner of Whittier and Bellevue be included in the list.
        3. Pedestrian Improvements – Signage, road markings, permanent radar speed signs at select locations, traffic calming
            - Permanent radar speed signs – The Committee reviewed possible locations of permanent (i.e. solar powered) radar speed sign including southbound Prospect at Holmes, westbound Cross approaching Depot Town, eastbound Washtenaw at Normal Lowell Street and Mansfield Street near the school. Bob will gather public input through the Committee's Facebook page.
            - Speed limit sign on eastbound Cross approaching Depot Town. Bonnie indicated this sign was ordered and should be installed soon.
            - Mid-block pedestrian crossing signage of the Border To Border Trail on Cornell between Collegewood and Mayhew - Bonnie indicated this sign was ordered and should be installed soon.

4. Bike Lanes – West Cross Street (Wallace west to City limit) still on track for a road diet, bike lanes, vehicle parking on the south side and a center turn lane at Mansfield in this planned 2021 project. Bob also turned in a request to City Public Services for repainting existing bike lanes.
5. Communication – A draft quarterly Fall Non-Motorized Committee Newsletter was distributed for review with Bob making changes with Bonnie helping review the final document for accuracy. The Newsletter will be promoted using the Committee's Facebook page, a link on the Mayor's newsletter and other avenues.
6. Non-Motorized City budget – Bonnie reviewed the City budget process, including the Capital Improvement Plan (CIP). Roughly the City sets aside $50,000 yearly for non-motorized items. Bonnie recommended the Committee have it's 2020 goals/projects completed by November as the CIP process begins in October and/or November and the City budget process begins in January. .
7. Neighborhood Connectors (formerly "Bike Boulevards") – Local streets, with lower traffic volume where pedestrians, the disabled and bicyclists are encouraged. – Bob will send out an information sheet to Committee members.
8. Border To Border Trail – No new updates. Frog Island and Grove Road should still be seeing construction in 2020.
9. Walk Friendly Community application – Will be submitted after Non-Motorized Plan update is completed. Note: Bike Friendly Community award up for renewal in November 2021.
10. Sidewalk/Curb Cut vegetation (summer) snow removal (winter) promotion – Bob will send out another request to trim back vegetation over sidewalks.
11. Events – Parkridge Festival (8/24) the Committee bike/walk information table, and free bike helmets, were well received. Downtown Halloween Festival (10/25-5:30 to 7pm) – Bob will attend with Committee table & AAATA-donated wrist lights. Border To Border Trail night walk possibly the end of October. Bob will give cold weather biking talks in November and December.
12. Dockless bicycle/scooter policy by City – Completed in early 2019.

b. Parkridge bike repair station – Bob will reapply with the Washtenaw Bicycling & Walking Coalition for a matching grant for a repair station. Bonnie, Lee and Bob will be researching other grant opportunities.
c. Pedestrian Crossing Legislation – Michigan HB 4738 (Representative Ronnie Peterson) – No update.
d. Other - Bob discussed adding sharrows where bike lanes end/begin.

5. New Business
   a. Planning Department update – Contained in agenda items above.
6. Other Items – Announcements – None.
7. Adjournment - A motion was made by Lee, seconded by Dylan, to adjourn the meeting. The motion was approved unanimously, and the meeting was adjourned at 8:18pm. The next meeting will be Thursday, October 3, 7pm at the downtown Library.

Agenda
Planning Commission
Wednesday, 18 September 2019 – 7:00 P.M.
City Hall – Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

REVISED 09/18/2019 (updated roll call)

I. Call to Order

II. Roll Call

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

III. Approval of Minutes

- August 21, 2019

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

- 1820 Washtenaw
  Special Use/Site Plan

VI. Old Business

VII. New Business

- Master Plan/Sustainability Plan update

VIII. Future Business Discussion / Updates

IX. Committee Reports

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

X. Adjournment

MINUTES
Planning Commission
Wednesday, 21 August 2019 – 7:00 P.M.
City Hall – Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

DRAFT

I. Call to Order

II. Roll Call

Matt Dunwoodie, Chair	P
Jared Talaga, Vice-Chair	P
Jessica Donnelly	P
Phil Hollifield	P
Heidi Jugenitz	A
Jelani McGadney	A
Michael Simmons	A

III. Approval of Minutes

· July 17, 2019

Offered By: Commissioner Hollifield; Seconded By: Commissioner Talaga
Approved: Yes – 4; No – 0; Absent – 3 (Jugenitz, McGadney, Simmons)

IV. Audience Participation

Motion to open the public comment:
Offered By: Commissioner Hollifield; Seconded By: Commissioner Donnelly
Approved: Yes – 4; No – 0; Absent – 3 (Jugenitz, McGadney, Simmons)

Cynthia Herrmann- proposing to turn Photo Street into private residential parking from the corner of Ninde St. to the dead end adjacent to Cultivate. Residents are fixing up the landscaping, but the cars parking there currently have created a 3x16 inch ditch. People dont know that its a dead end, and pull into yards to pull out. Would like a sign posted “no outlet” at the front of the street as well.

Janelle Sterling - 32 Photo - Stated opinion on proposed dumpster location. It would be right outside her house and right across the street from another house. This could cause rodents, noise and other issues. There are current issues with the dumpster overflowing. Asks that the proposed screening would allow drivers to see parking spaces and keep drivers from continuing further down Photo St. Believes that a dead end sign is necessary because people fly down the street thinking there is a cut-through on the other end, but then have to turn around in peoples yards.

Mike Davis- 905 Grant - Came to introduce himself the commission. He is on the next council agenda for appointment to the Planning Commission.

Motion to close the public comment:
Offered By: Commissioner Hollifield; Seconded By: Commissioner Talaga
Approved: Yes – 4; No – 0; Absent – 3 (Jugenitz, McGadney, Simmons)

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

· 422 N Hamilton

Special Use/Site Plan Review

Staff presentation by Bonnie Wessler. 422 N. Hamilton is a former family home zoned CN-Mid. It had been converted and used as four units in the past, but its certificate of occupancy was revoked and the special use was abandoned following a foreclosure in 2012. The applicant is proposing to turn it back into four units including an accessory dwelling unit in the garage in the rear, and to fully pave the backyard into parking spaces. Because it is more than two units they are required to get a special use permit. Right now the backyard is largely vegetated with a walk from the alley. Staff recommends approval as well as recommending that they take full advantage of every single parking discount, and to only provide two parking spaces thus avoiding having to incur a lot of the storm water drainage regulations because no stormwater specifications were provided for on site. To add one street tree, and to provide a lighting plan, a survey, and bicycle parking. The ADU is not connected by any paved path and staff recommends that this is provided.
Clarification that no additional parking is required for ADU's.

Applicant - Karl Staffeld 431 Cory Rd. Ann Arbor, and owner of 422 N. Hamilton. Would like to have as much parking available for tenants as possible. He's had eight cars in the back that can move easily. He requests at least five spaces, one for each unit.

Motion to open the public hearing.
Offered By: Commissioner Donnelly; Seconded By: Commissioner Hollifield
Approved: Yes – 4; No – 0; Absent – 3 (Jugenitz, McGadney, Simmons)

Seeing none.

Motion to close the public hearing.
Offered By: Commissioner Talaga; Seconded By: Commissioner Donnelly
Approved: Yes – 4; No – 0; Absent – 3 (Jugenitz, McGadney, Simmons)

Commissioner Dunwoodie spoke about stormwater management hurdles and parking maneuverability.

Motion that the Planning Commission approve the Special Use Permit for 422 N Hamilton Renovation 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. Applicant shall remove all but 2-5 off-street parking spaces and replace with landscaped area and at least 6 covered bike parking spaces.

Offered By: Commissioner Talaga; Seconded By: Commissioner Hollifield
Approved: Yes – 4; No – 0; Absent – 3 (Jugenitz, McGadney, Simmons)

DRAFT

Motion that the Planning Commission approve the Site Plan for 422 N Hamilton Renovation with the following findings, waivers, and conditions:
Findings: The application substantially complies with §122-310.
Conditions:
1. Applicant to provide a landscaping plan for administrative review and approval. This shall include provision of at least one street tree.
2. Applicant to provide a lighting plan for administrative review and approval.
3. Applicant to provide a survey.
4. Applicant to provide bike parking per requirement of special use permit. Bike parking shall be connected to sidewalk or front walk with a paved path.
5. Applicant to provide updated plan for 2-5 parking spaces. Parking shall be connected to sidewalk or walkway with a paved path.
6. Applicant to connect ADU to front sidewalk and parking area via a paved path.

Offered By: Commissioner Hollifield; Seconded By: Commissioner Talaga
Approved: Yes – 4; No – 0; Absent – 3 (Jugenitz, McGadney, Simmons)

· 315 Washtenaw

Special Use/Site Plan

DRAFT

Staff Review- Bonnie Wessler- 315 Washtenaw was once a three unit building. It is a very small lot, less than a tenth of an acre. Its certificate of occupancy had been revoked in 2008, and the applicant is proposing converting it to six units. Three efficiencies and three one bedroom units. Four stacked parking spaces are proposed in the driveway to the side. Property is zoned CN. Staff is recommending approval but removing all the parking. Our zoning ordinance does not allow stacked parking. Staff is recommending up to one parking space, return the rest to grass, provide bike parking, provide a lighting plan, landscaping plan, provide information on how refuse will be handled, and a survey.

Applicant- Applicant - Karl Staffeld 431 Cory Rd. Ann Arbor. People are using their driveway to get to the alley behind the house. That driveway can handle three cars. He understands the issue with the fourth car being too close to the front of the yard.

Motion to open the public hearing:
Offered By: Commissioner Hollifield; Seconded By: Commissioner Donnelly
Approved: Yes – 4; No – 0; Absent – 3 (Jugenitz, McGadney, Simmons)
Seeing None.
Motion to close the public hearing:
Offered By: Commissioner Hollifield; Seconded By: Commissioner Donnelly
Approved: Yes – 4; No – 0; Absent – 3 (Jugenitz, McGadney, Simmons)

Commissioner Dunwoodie pointed out that stacking parking is not within the commission's authority to offer anything far beyond what staff is recommending. Does not see any way of getting two parking spots side to side on the property.

Azar Staffeld- owner of property. Stated that the alley behind the house is double parked for all the houses on that block. She is worried about work trucks being ticketed for doing

work if a parking space is not approved. The building needs six spots, and there are six spaces. Asked for the driveway not to be taken away.

In response to that comment, Commissioner Dunwoodie said that we do have to look at the current zoning ordinance since we're issuing a new special use permit and site plan. Cars parked that are not supposed to be parked there are more of an enforcement. Landscaping design could make it clear that there is only one parking spot. The driveway needs to extend to the side of the house, but no parking is permitted in front of the house.

Motion that the Planning Commission approve the Special Use Permit for 315 Washtenaw Renovation 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. Applicant shall remove proposed off-street parking and replace with landscaped area and at least 6 covered bike parking spaces with the exception of 0-1 parking spaces .
Offered By: Commissioner Hollifield; Seconded By: Commissioner Talaga
Approved: Yes – 4; No – 0; Absent – 3 (Jugenitz, McGadney, Simmons)

Motion that the Planning Commission approve the Site Plan for 315 Washtenaw Renovation with the following findings, waivers, and conditions:
Findings: The application substantially complies with §122-310.
Waivers: From 20% of the base parking requirement, due to the limitations of the site, per 122-692.
Conditions:
1. Applicant to provide a landscaping plan for administrative review and approval. This shall include provision of at least one street tree and removal of graveled area.
2. Applicant to provide a lighting plan for administrative review and approval.
3. Applicant to provide a survey.
4. Applicant to provide bike parking per requirement of special use permit. Bike parking shall be connected to sidewalk or front walk with a paved path.
Offered By: Commissioner Donnelly; Seconded By: Commissioner Hollifield
Approved: Yes – 4; No – 0; Absent – 3 (Jugenitz, McGadney, Simmons)

DRAFT

VI. Old Business

VII. New Business

· 307 N River / Cultivate ***Site Plan Review***

Staff review - Scott Slagor. 307 N. River, known as Cultivate. This project has been before the planning commission before and the site plan has been revised. The parking area has been moved from the north side of the property to the rear of the property and the beer garden has moved from the rear of the property to surrounding the primary property. Staff is recommending approval with conditions and waivers as provided to the commission.

Applicant- Mark Wright architect representing the owner. Civil engineer did not see issues with the storm water, and photometric plans will be provided. The screening is required to be 30 inches. The goal is to block headlights but still be able to see over. Commissioner Dunwoodie mentioned that maneuverability challenges prohibit moving the dumpster elsewhere.

Planning Commission approve the Site Plan for the Cultivate Coffee and Tap House with the following findings, waivers, and conditions:

Findings

1. The application substantially complies with §122-310, pending recommended conditions.

Waivers

1. Waiver requested per 122-608(a) to allow placement of dumpster in street side yard, due to maneuverability challenges.
2. On the N River frontage, 3 trees are required. One tree present, with extensive canopy. Waiver of one tree requested; applicant to plant one additional tree, with a finding that the planting bed area is limited.
3. On the Photo frontage, 9-10 trees are required: Three street trees proposed. Waiver of six trees requested, with a finding that the planting bed area is limited.
4. A waiver for fee-in-lieu of sidewalk construction on Photo from Ninde westward, with a finding that there is little connectivity to be gained.

Conditions

The site may be approved with the condition that the applicant address the following items:

1. Submit details on height and profile of “low iron fence” for administrative review. Fencing must be explicitly permitted per planning commission §122-447 (b).
2. If pedestrian entrance is to be gated, gate to be shown.
3. Pedestrian access to the dumpster enclosure shall be provided so that workers are not required to walk in Photo Street or cut through the landscaped area.
4. Indicate accessibility of primary building’s primary entrance.
5. A second barrier-free space shall be added.
6. All barrier-free spaces must meet State barrier-free code.
7. Provide a lighting plan and photometric for administrative review.
8. Curb parking lot islands or to incorporate them in stormwater control.
9. Relocate at least half of the proposed bike racks to elsewhere on-site to minimize interference with the River St fire hydrant & existing tree roots.
10. Provide surfacing for beer garden in accordance with both Michigan Barrier-Free Code/State Building Code and the Washtenaw County Water Resources Commissioner’s Standards.
11. Note on plan that the hedge shall be maintained per §122-675.
12. Screening trees along the west property boundary should be staggered to maximize opacity.
13. Work with Fire Department & City Engineers to ensure hydrants are adequately

DRAFT

protected and clearance maintained.
14. Applicant to address all comments contained in the Engineer's review letter.

Offered By: Commissioner Talaga; Seconded By: Commissioner Hollifield
Approved: Yes – 4; No – 0; Absent – 3 (Jugenitz, McGadney, Simmons)

- Master Plan/Sustainability Plan update

Wrapping up greenhouse gas inventory. Visioning session had about 25 attendees, good input from ward 3 targeted meeting. Ward 2 and 1 meetings are coming up. Site installations for master plans will be going out next week. Looking forward to a joint meeting in November.

VIII. Future Business Discussion / Updates

1820 Washtenaw
Road Diet Project

IX. Committee Reports

- Non-motorized Committee Report

  Minutes will be in the packet next month

- Master Plan: Housing Affordability and Access Committee report

  Working on a report and a survey.

X. Adjournment

Offered By: Commissioner Talaga; Seconded By: Commissioner Donnelly
Approved: Yes – 4; No – 0; Absent – 3 (Jugenitz, McGadney, Simmons)

DRAFT

City of Ypsilanti
Community & Economic Development Department

September 2019

Staff Review of Special Use Application
Proposed Provisioning Center
1820-22 Washtenaw

GENERAL INFORMATION

Applicant:	Indica LLC 1090 N Huron River Drive Ypsilanti, MI 48197
Project:	Indica Provisioning Center
Application Date:	August 19, 2019
Location:	Northwest corner of Washtenaw and Courtland
Zoning:	General Corridor
Action Requested:	Approval
Staff Recommendation:	Approval with Conditions

PROJECT AND SITE DESCRIPTION

Indica LLC is proposing a medical marijuana dispensary for the rear (north) building at 1820 Washtenaw, and potentially a related medical services office in the front (south) building (addressed separately as 1822 Washtenaw; see attached). The site's zoning of **General Corridor** allows for medical marijuana provisioning centers upon approval as a special land use, and in this case only a limited site plan ("sketch plan") was required, as the applicant is not proposing a change to the building footprint or to the overall layout of the site. Medical marijuana provisioning centers are regulated under §122-532 and special land use is regulated under Article V of the zoning code. The applicant has scheduled a public meeting for Thursday, September 12, at 6pm onsite, and has hand-distributed fliers to the adjacent neighborhood.

The parcel is 0.46 acres, and has frontages both on Washtenaw and on Whittier. There are two buildings on the project site. Both are accessed by the public from the parking lot on Washtenaw. There are two apartments in the rear of 1820 Washtenaw; these are proposed to remain and are accessed from the rear. 1822 Washtenaw, with an approximately 1000 square foot footprint, is only accessed from Washtenaw; 1820 Washtenaw, with an approximate square footage of 2100, has a public entrance from Washtenaw and a service/employee entrance from Whittier.

Figure 1: Subject Site Location

Figure 2: Site Aerial (2010)

Figure 3: photograph of site (Washtenaw)

Figure 4: photograph of site (Whittier)

Figure 5: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Single-family homes	R1
EAST	Single-family home (north-east) Vacant (south-east)	GC / NC
SOUTH	Strip mall	GC
WEST	Multifamily housing	GC

SPECIAL USE: CRITERIA AND REVIEW §122-324(b)

(1) The proposed use conforms with all the provisions and requirements of this chapter, including site plan or sketch plan review standards, as applicable, and the applicable site development standards for the specific use, as well as the spirit and intent of this chapter and the Master Plan. The location, scale, and intensity of the proposed use shall be compatible with adjacent uses and the zoning of the land. Height, location and size of buildings shall be compatible with uses and buildings on adjacent properties. The intensity of the proposed use, such as volume, frequency and times of operation, and its compatibility shall be considered. If nonconformities are present, all reasonable effort has been made to eliminate them.

COMMENTS: The use conforms generally to the provisions and requirements of the chapter. Small adjustments are required to bring the site "up to code," that is, to conform to current parking layout, screening, and landscaping codes. The site's two buildings are single-story as viewed from Washtenaw; from Whittier, the visible building bridges a scale difference between the westward multifamily housing and the single-family home to the east.

(2) The proposed use shall promote the use of land in a socially and economically sustainable manner and shall not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property or public welfare. Noise, odor, smoke and potential contamination of air, soil and water and its potential effect on neighboring uses, persons and property, as well as public welfare, shall be considered.

COMMENTS: There is some discussion locally, statewide, and federally as to the social and economic impact of marijuana in general in all its legal statuses and forms. However, medical marijuana has historically had local support, statewide support, and growing nationwide support. Medical marijuana has a growing acceptance in the medical field, primarily for palliative and compassionate care of terminal or chronic conditions. The use is not anticipated to cause any local negative impacts to air, soil, and water, nor is negative impact, apart from a potential local uptick in vehicle traffic from Washtenaw, anticipated by staff.

(3) The proposed special land use shall be designed, constructed, operated and maintained to assure long-term compatibility with surrounding land uses. Consideration shall be given to the placement, bulk, and height of structures; materials used in construction; location and screening of parking areas, driveways, outdoor storage areas, outdoor activity areas, and mechanical equipment; nature of landscaping and fencing; and hours of operation.

COMMENTS: The special use is primarily medical/retail in nature, and re-uses and existing medical-dental building constructed in the 1960s. Due to anticipated growth in the community, the building is smaller and placed further north than the current ordinance would dictate, however, serves the proposed use well as it draws traffic from Washtenaw rather than from Whittier.

(4) The proposed special land use shall not present unreasonable adverse impacts on the transportation system. Consideration shall be given to the estimated pedestrian, bicycle and vehicular traffic generated by such use, access to transit, proximity to major thoroughfares, proximity to intersections, required vehicular turning movements, and provisions for pedestrian and bicycle traffic.

COMMENTS: The site is located adjacent to Washtenaw, a high-traffic MDOT trunkline, and a bus stop is nearly adjacent, located at the neighboring apartments. A sidewalk adjacent to the property is required, as are repairs to the existing sidewalk to the north.

(5) The proposed use shall not create additional requirements at public cost for public facilities and services that will be detrimental to the economic sustainability of the community.

COMMENTS: None are anticipated.

CONDITIONS OF APPROVAL §122-326

"Reasonable conditions may be required in conjunction with an approval. The conditions may include conditions necessary to ensure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity, to conserve natural resources and energy, to ensure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner. Conditions imposed must do all of the following:

(1) Be designed to protect natural resources, the health, safety, and welfare, as well as the social and economic well-being.

(2) Be related to the valid exercise of police power and purposes which are affected by the proposed use or activity.

(3) Be necessary to meet the intent and purposes of this chapter, be related to standards established in this chapter, and be necessary to ensure compliance with those standards."

Items to be addressed: None.

SITE PLAN: CRITERIA AND REVIEW §122-311

For zoning compliance reviews, or plans where a Special Use permit is required but no site changes will likely be needed, the applicant may, at the determination of the City Planner, submit a sketch plan for review in lieu of a full site plan per §122-126(19).

STANDING §122-311(a)

The applicant is legally eligible to apply for site plan review, and all required information has been provided.

REQUIREMENTS §122-311(b)

"The proposed site plan conforms with all the provisions and requirements, as well as the spirit and intent of this chapter and the Master Plan. The proposed development will meet all the regulations of the zoning district in which it is located."

Figure 6: Requirements

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-477 BUILDING TYPE	Determined by lot size	Single story commercial	Unchanged
§122-532 USE-SPECIFIC	**Medical Marijuana Provisioning Centers.**		
	The facility shall operate at all times in compliance with the General Rules of the Michigan Department of Community Health, the MMMA, the MMFLA, the MTA, as well as any and all administrative rules or regulations contained or adopted under the authority therein;		The site meets the locational requirements of the ordinance. All other items will be noted on the site plan.
	The provisioning center shall not be located within one thousand (1,000) feet of a school, as measured from the outermost boundaries of the lot or parcel on which the provisioning center is located to the outermost boundaries of the lot or parcel on which the school is located;		

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
	The provisioning center shall not be located within one thousand (1,000) feet of a lawfully existing medical marijuana provisioning center, and five hundred (500) feet from other types of medical marijuana facilities as measured from the outermost boundaries of the lot or parcel on which the proposed medical marijuana facility and to the outermost boundaries of the lot or parcel on which the lawfully existing medical marijuana facility is located;		
	Use of medical marijuana is prohibited on the premises;		
	All activity related to the provisioning center shall be done indoors;		
	The premises shall be open for inspection upon request by the Building Official, the Fire Department, and law enforcement officials for compliance with all applicable laws and rules, during the stated hours of operation/use and as such other times as anyone is present on the premises.		
	Drive-through and walk-up or similar facilities shall be prohibited;		
	8) All medical marijuana shall be contained within the main building in an enclosed, locked facility in accordance with the General Rules of the Michigan Department of Community Health, the MMMA, the MMFLA, the MTA, as well as any and all administrative rules or regulations contained or adopted under the authority therein;		
	All provisioning centers must be registered with and licensed by the State Department of Licensing and Regulatory Affairs, as well as be permitted under Chapter 7 of the City Code of Ordinances;		
	Growing, cultivation, or processing of medical marijuana in a provisioning center is prohibited.		

Items to be Addressed: *None.*

BUILDING LOCATION AND SITE ARRANGEMENT §122-311(c)

"All elements of the site plan shall be harmoniously and efficiently organized in relation to the character of the proposed use, the size and type of lot, the size and type of buildings, and the character of the adjoining property. The site shall be so developed as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this chapter."

There are two buildings on the site, located slightly to the rear of this through lot. The businesses on the site are accessible by the public from Washtenaw, and the apartment, employee, and service access is from the rear. The residential uses and generally lighter traffic through the rear is a minimal conflict with the residential district; and the public traffic through the front is preferred.

Items to be Addressed: *None.*

SITE ACCESS, TRAFFIC, AND PARKING §122-311(d)

"With respect to vehicular and pedestrian circulation on the site, including walkways, interior drives, and parking; circulation shall to the extent possible create potential cross-and joint-access to adjacent parcels and the existing block layout. Special attention shall be given to the location, number and spacing of ingress and egress points; general interior circulation including turnaround areas; adequate provisions for delivery of services (trash removal, school buses, mail and parcel delivery); separation of pedestrian and vehicular traffic; avoidance of building corners next to access drives; identification of addresses; storage of plowed snow; and arrangement of parking areas that are safe and convenient, and insofar as practicable, do not detract from the design of the proposed buildings and structures, neighboring properties, pedestrian and bicyclist safety, access to transit and flow of traffic on adjacent streets. All buildings or groups of buildings shall be so arranged as to permit adequate access by emergency vehicles as required by the city building code."

Figure 7: Site access, traffic and parking

	ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-685	**PARKING Dimensions**	• 9'x18' minimum, exceptions if adjacent to wall or overhang provided • May have 20% small car (8'x16', signed) • May have 10% motorcycle (5x8', signed)	Undetermined due to site age/maintenance.	**Spaces undimensioned, appear conforming.**
§122-685	**BARRIER FREE**	Barrier free parking spaces must be provided in accordance with the state barrier free design requirements.	Undetermined due to site age/maintenance.	**One shown in rear parking lot. At least one required for front parking lot; two preferred due to clientele.**
§122-684	**Screening & Landscaping (external)**	Screened in accordance with 703 if abutting R1, MD, CN, CN-Mid, CN-SF	No screening existing	Abutting lots are zoned GC, none required.
		3'-4' screen 80% opacity where visible from ROW		**Screening required from Whittier and Washtenaw. Must conform to visibility requirements.**

ORDINANCE REFERENCE		REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-691	**Motor spaces**	Retail uses, not otherwise specified: *1 per 250 usable sf* Multiple Family Dwellings: *1.5 per unit* Medical clinics (&c): *1 per 300sf usable space, plus 1 for each patient area* --- ~1,000 sf usable area • 4 spaces ~1,000 sf potential area (1822 W) • 2+2 spaces 2 apartments • 3 spaces	22 spaces	22 to remain, existing nonconforming. This number may be adjusted downward as barrier-free spaces are added. *11 required.*
§122-693	**Bicycle spaces**	1 per 5 motor spaces, minimum of 2		**Applicant to provide bike parking.**
§122-692	**Parking discounts**	Transit	eligible	2 spaces removed from base requirement.
		Alternative Vehicles		
		Bicycle		
		PC discretion, special circumstances not listed above		
		Walkable Urban Districts: parking requirements automatically halved in C, NC, HC, CN, CN-Mid, CN-SF; PC may waive 50% in GC if walkable area		Staff does not recommend a waiver at this time, nor is one needed.
§122-672	**SIDEWALKS**	provide a sidewalk or shared-use path		**Applicant to provide sidewalk on Washtenaw frontage and repair sidewalk on Whittier frontage.**

	ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-675	**TRAFFIC VISIBILITY**	Maintain shrubs/other obstructions lower than 30" and trees/other obstructions higher than 8': At driveway: within a 10'x10' triangle formed by the street ROW line and the edge of the driveway At intersection: within a 25' x 25' triangle formed by an extension of the property lines, as measured from the pavement edges.		

Items to be Addressed:

- Dimension parking spaces.
- Supply two handicap -placard parking spaces in front parking lot
- Provide off-street parking landscaping in conformance with 122-684 and 122-675
- Provide at least 2 bike hoops (4 spaces) on site, at least one per parking area, in conformance with 122-693
- Provide sidewalk on Washtenaw. MDOT permit required.

SCREENING §122-311(h)

"The site plan shall provide reasonable visual and sound privacy for all dwelling units on or adjacent to the property. Fences, walks, barriers, and landscaping shall be used, as appropriate, for protection and enhancement of the property. All outdoor storage of materials, loading and unloading areas, and refuse containers shall be screened or located so as not to be a nuisance. Outdoor lighting shall be shielded so as to not adversely affect neighboring properties or traffic on adjacent streets."

Figure 8: Screening

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-609 Lighting	• Dark Sky compliant; may be full cutoff where affecting residential uses • not >0.5 fc @ lot line • not >16'in height • not < 0.3 fc		**No lighting changes proposed. Any new lighting to conform.**
§122-608 Refuse Containers	masonry enclosure 1' taller than dumpster (no less than 6'), in rear yard, 80% opaque swing door, on a concrete pad	Not shown	**No dumpster shown. Any dumpster/waste collection area to conform.**
§122-631 Landscape plan			
§122-634 Screening Between Land Uses *if conflicting use*	visual buffer of at least 80% opacity and 6' height	Chain-link fence to west	**Applicant to provide screening fence to east and west. Staff suggests that fencing, when not adjacent to/within 20' of a building on either side, be lowered to 30-42" with a permissible opacity of 50% to maintain sightlines.**
§122-636 Street Trees	1 tree per 30' of lineal frontage, centered between sidewalk and back of curb: 70'/30' = 2.3 trees *2 = 4.6 = 5	No trees. Significant utility conflicts on north/rear; planting bed conflicts to south/front.	**Applicant to provide 2 trees in front yard & fee-in-lieu for remaining 3 trees.**

Items to be Addressed:

- Any new or changed lighting shall conform with the provisions of 122-609.
- Any dumpster/waste collection area to conform with screening requirements of 122-608
- Applicant to provide screening fence to east and west. Staff suggests that fencing, when not adjacent to/within 20' of a building on either side, be lowered to 3-4' to maintain sightlines.
- Staff recommends that applicant to provide 2 trees in front yard & fee-in-lieu for remaining 3 trees, due to site constraints.

OTHER DEPARTMENT AND AGENCY APPROVALS §122-311(j)

"Site plans shall conform to all applicable requirements of state and federal statutes, including health and pollution laws, fire or explosion hazards, toxic and hazardous materials, and barrier-free requirements. Site plan approval may be conditioned on the applicant receiving necessary county, state, or federal permits before a local building permit or occupancy permit is granted."

DEPARTMENT OF PUBLIC SERVICES

Coordination with DPS may be required for repair of the storm sewer or Whittier sidewalk.

MICHIGAN DEPARTMENT OF TRANSPORTATION

The applicant is responsible for obtaining permits from the Michigan Department of Transportation before beginning work on any portion of the State right-of-way, including sidewalks, curbs, and driveways on Washtenaw.

MASTER PLAN CONSIDERATIONS §122-311(k)

"An objective of site plan review shall be to protect and promote public health, safety, sustainability and general welfare. It is also the intent of site plan review to improve the quality of existing developments as they are expanded, contracted, or redeveloped in keeping with sound site development standards of this chapter and city master plan."

Great place to do business, especially green and creative. This new build helps with the potential growth of a local business in a convenient location.

STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends the Planning Commission **approve** the Special Use Permit for the Indica Provisioning Center 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.

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends the Planning Commission **approve** the Limited Site Plan for the Indica Provisioning Center with the following findings, waivers, and conditions:

Findings
The application substantially complies with §122-311.

Waivers
A waiver from 122-634(d), with the finding that a 30-42" screening fence of at least 50% opacity when not within 20' of a building, in conformance with corner visibility requirements, beginning from the south parking lot through to the rear lot line, meets the intent of the zoning ordinance in general and this district in particular by preserving a sense of connectedness and existing sightlines between properties.

Conditions
- Dimension parking spaces.
- Supply two handicap -placard parking spaces in front parking lot
- Provide off-street parking landscaping in conformance with 122-684
- Provide at least 2 bike hoops (4 spaces) on site, at least one per parking area, in conformance with 122-693.
- Provide sidewalk on Washtenaw. MDOT permit required.
- Any new or changed lighting shall conform with the provisions of 122-609.
- Any dumpster/waste collection area to conform with screening requirements of 122-608
- Applicant to provide screening fence to east and west.
- Staff recommends that applicant to provide 2 trees in front yard & fee-in-lieu for remaining 3 trees, due to site constraints.

Bonnie Wessler
City Planner, Community & Economic Development Department

CC File
Applicant

Indica LLC
1090 N Huron River Dr
Ypsilanti, MI 48197

Bonnie Wessler, AICP
City Planner
Community Development Division, City of Ypsilanti
734/483.9646 (office)
bwessler@cityofypsilanti.com

RE: 1822 Washtenaw

Dear Bonnie,

It is the intent of Indica LLC is to open and operate an office for wholistic medical services in the existing medical offices at the site. Our partners would engage in the following services.

- Medical Cannabis recommendations for patients in accordance with state law. No provisioning planned in this facility. Recommendations would be available by appointment.

- CBD (no THC) consultations for patients. Sale of select high quality cbd products to support consultants recommendations.

- Body work. Massage, reiki, etc. for patients.

Please contact me with questions or concerns on this matter.

Best,

Joshua Burbridge
jpburbridge@gmail.com
(415) 747-2771 (c)

Neighborhood Information Gathering Meeting

Sept. 12th at 6pm

Sticky Ypsi

The Sticky Ypsi team is excited to announce that we will be moving to our new Ypsilanti location! Ypsilanti is the home of our Flagship store and the community has supported us every step of the way.

So much so, that we need more space to meet the medicine needs of our patients. Please join us so that we can meet our neighbors, and answer any questions or concerns you may have.

***Light refreshments will be provided**

1820 Washtenaw
Ypsilanti MI 48197
StickyYpsi.com

EXISTING CONDITIONS AND PROPOSED CONDITIONS

SITE DATA

1. PROPERTY INFORMATION:
   PARCEL #: 11-11-06-409-003

   SITE AREA: 20,069 SF (0.461 AC)

   OWNER: DA HOLDING, LLC
   1820 WASHTENAW AVE
   YPSILANTI, MI 48197

   DEVELOPER: INDICA, LLC
   1090 N HURTON RIVER
   YPSILANTI, MI 48197
   734-879-1204

2. ZONING:
   PROPERTY CURRENTLY ZONED GC GENERAL CORRIDOR

   ABUTTING PROPERTY CURRENTLY ZONED:
   NORTH: R-1 SINGLE FAMILY RESIDENTIAL
   SOUTH: GC GENERAL CORRIDOR
   EAST: NC NEIGHBORHOOD CORRIDOR
   WEST: GC GENERAL CORRIDOR

   PROPOSED LAND USE: PROVISIONING

3. SETBACKS:
   EXISTING BUILDING (GRANDFATHERED FACILITIES)
   FRONT = MAX 10' FROM WASHTENAW ROW, 0' MIN AND 15' MAX FROM ALL OTHER STREETS
   SIDES = 0
   REAR = 5'

4. PARKING:
   REQUIRED = (1) PARKING SPACE PER (250) SF. OF GROSS FLOOR AREA.

5. BUILDING:
   EXISTING BUILDINGS
   BUILDING 1: 2,100 SFT
   BUILDING 2: 916 SFT

6. LOT:
   MINIMUM LOT SIZE: 1,800 SFT
   MINIMUM LOT WIDTH: 15'
   LOT SIZE: 20,069 SFT (0.461 ACRES)
   LOT DIMENSIONS: 70' X 132'
   MAX LOT COVERAGE: 90%

GENERAL NOTES

1. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
2. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
3. ALL CURB RADII AND DIMENSIONS ARE TO FACE OF CURB. CURB TO BE PROVIDED WHERE SHOWN AND INTEGRAL WITH SIDEWALK AT PAVING EDGE.
4. SLOPE GRADES UNIFORMLY BETWEEN ELEVATIONS SHOWN. NOMINAL GRADING, SLOPE SIDEWALKS AWAY FROM BUILDING AT 1/4" PER FOOT ON ENTRY WALK.

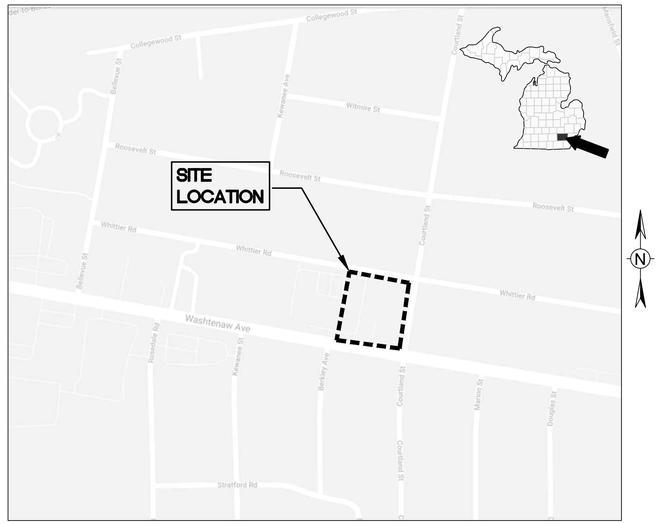
BENCHMARK INFORMATION

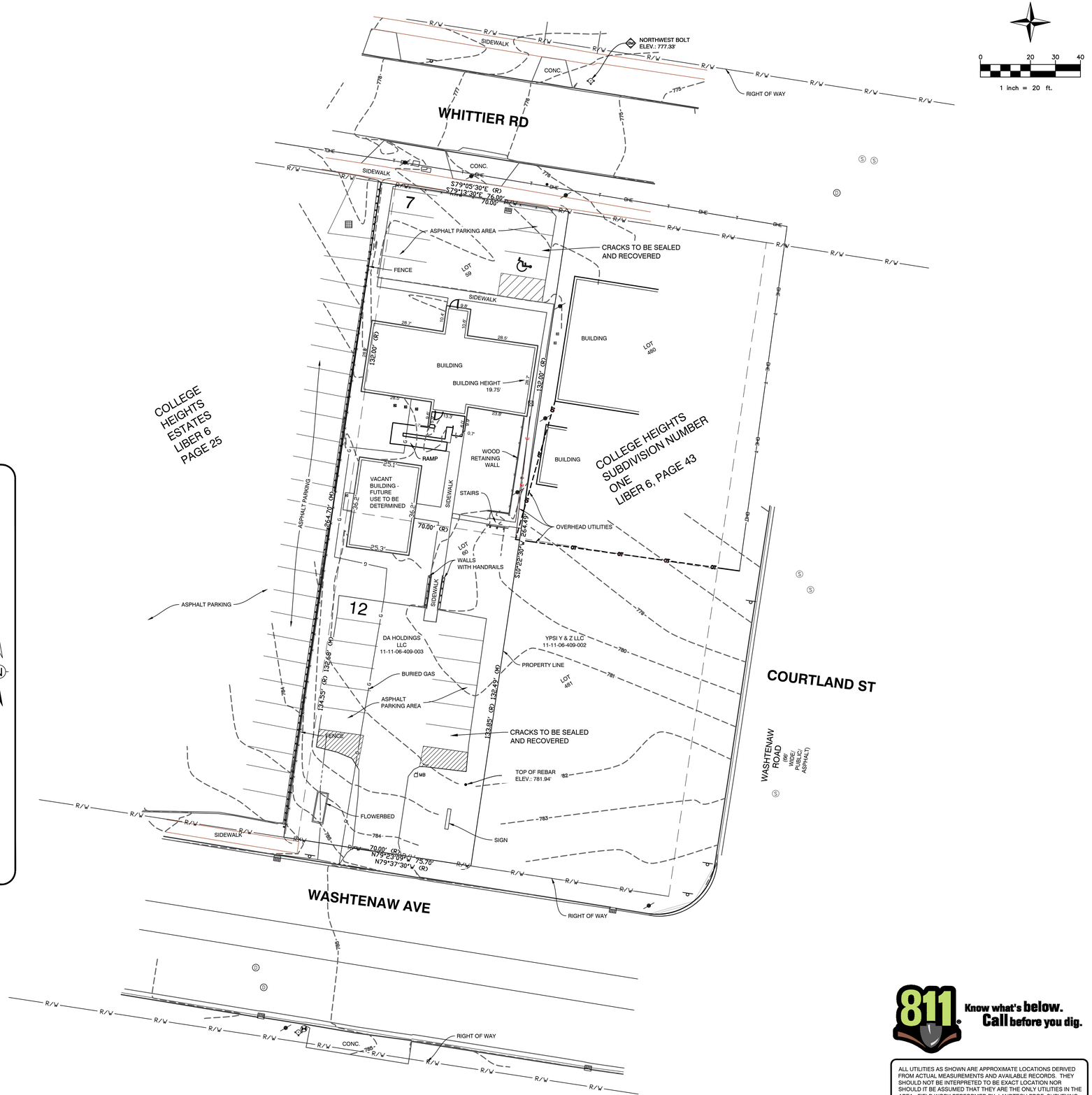
BM N
ELEV = 777.33
NW BOLT ON HYD.

BM S
ELEV = 781.94
TOP OF REBAR

LOCATION MAP

NOT TO SCALE





811 Know what's below. Call before you dig.

ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA. FIELD WORK PERFORMED BY: LANDTECH PROF. SURVEYING

PLANS PREPARED BY:

AR Engineering
Civil Engineers & Surveying
MICHIGAN | INDIANA | ILLINOIS | OHIO
269.217.8725 PHONE | 866.569.0604 FAX
www.arengineeringllc.com

DRAWN:	cn
CHECKED:	ASR

PRELIMINARY NOT FOR CONSTRUCTION

No.	ISSUED FOR:	DATE	BY
0	PRELIMINARY REVIEW	06/25/19	cn
1		.	.
2		.	.
3		.	.
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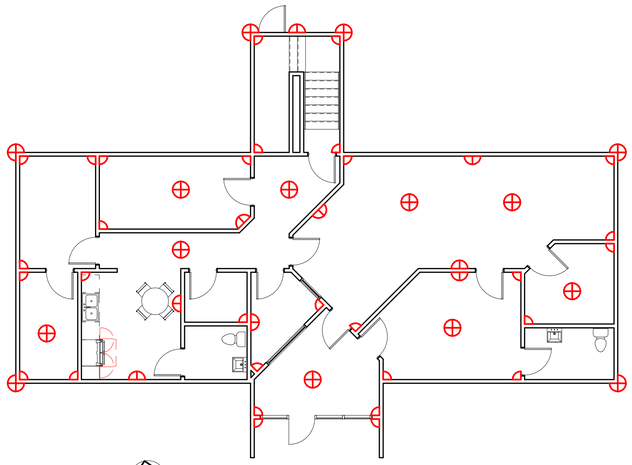
SHEET TITLE: SITE LAYOUT
PROJECT: YPSILANTI PROVISIONING
CLIENT: WESTWIND CONSTRUCTION

JOB NUMBER
1904151

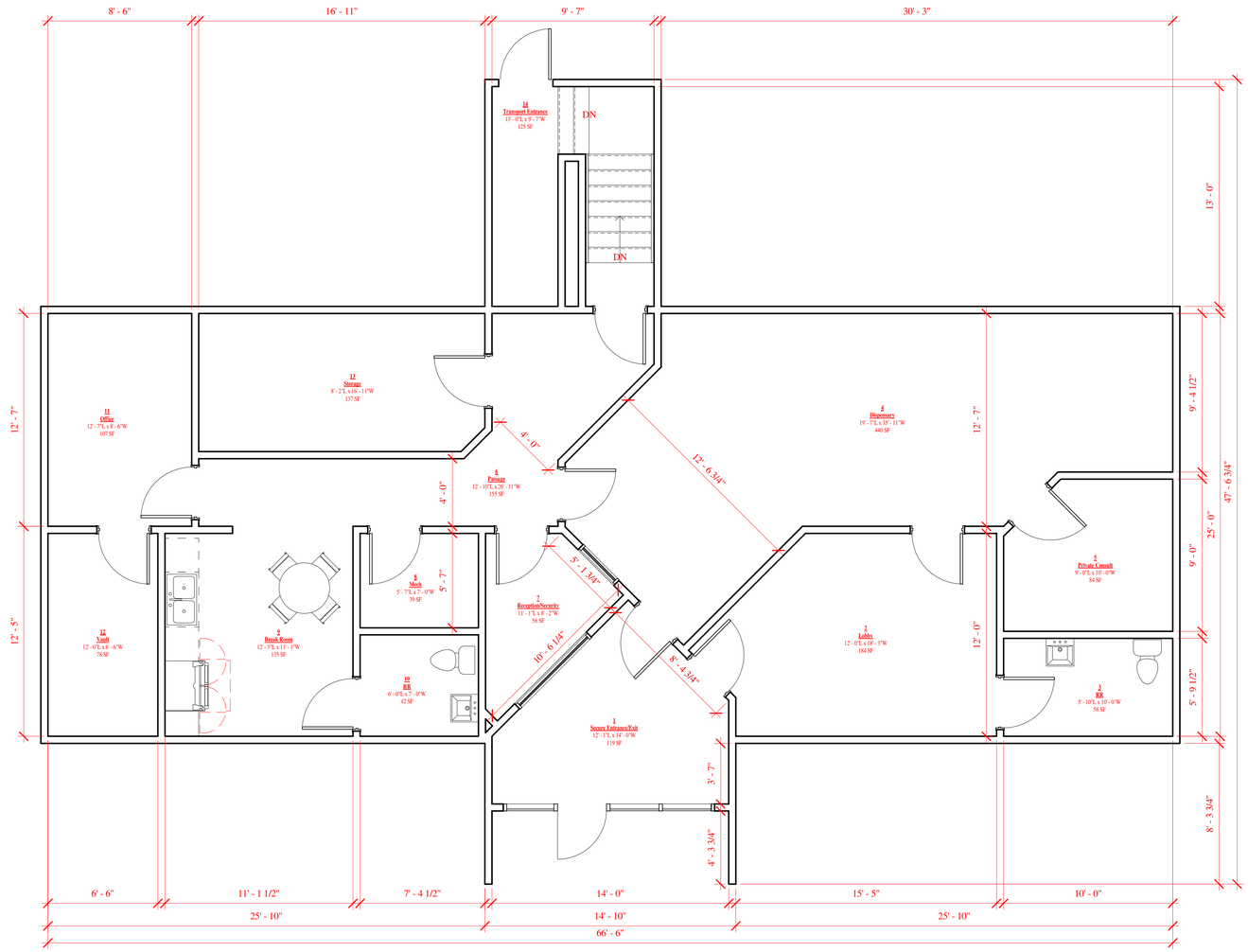
DATE
06/25/2019

SHEET NUMBER
C2.0



90 deg. View:	30
180 deg. View:	9
270 deg. View:	6
360 deg. View:	9

② Security
1/8" = 1'-0"



① Dispensary
1/4" = 1'-0"

R:\22 CRD Services\Studio x Ypsilanti\DESIGN\Revit\M EP Studio 20190719.rvt
2019/07/22 11:02:20 AM

WESTWIND
www.westwind.build | 616.842.2030
1435 Fulton • Second Floor • Grand Haven, MI 49417

Proposed Provisioning Center

1820 Washtenaw Ave.
Ypsilanti, Michigan

PROJECT NUMBER
TBD
DATE: 2019.07.22
DRAWN BY: NTH
CHECKED BY: TJ

Revision Schedule

No.	Description	Date

Conceptual

PLAN VIEW

A
101.1

Bonnie Wessler

From: Sarah Stachnik
Sent: Monday, September 16, 2019 8:33 AM
To: Bonnie Wessler
Cc: Curtis, Rosie; Tim Rittinger; Alan Brown; Ann Curtis; Steve Wilcoxen; Beth Bashert
Subject: RE: 1820 Washtenaw

Hello Bonnie,

Please forward this email to Planning Commission.

Thank you,

From: Ann Curtis [mailto:[redacted]]
Sent: Saturday, September 14, 2019 1:40 PM
To: Steve Wilcoxen <swilcoxen@cityofypsilanti.com>; Sarah Stachnik <sstachnik@cityofypsilanti.com>; Beth Bashert <mayor@cityofypsilanti.com>
Cc: [redacted]
Subject: 1820 Washtenaw

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Beth, Steve, and Sarah,
I am a homeowner at 1450 Roosevelt in College Heights, and my daughter and her husband own a home at [redacted] Whittier.

Regarding the possibility of a marijuana dispensary opening at 1820 Washtenaw - while I do not feel I have a complete picture, my understanding is that the medical marijuana dispensary Sticky Ypsi has requested a variance of some sort from the Planning Commission to open. Here are my thoughts:
1) If the business is limited to the south facing structure (Washtenaw), and also limited to a medical dispensary (and not future recreational sales), I have no serious objections.
2) However, if the business also has activities on the north, Whittier-facing, part of the structure - across the street from many single family homes (including my daughter's), I strongly object.
3) I also object if Sticky Ypsi plans to sell recreational marijuana - I find it difficult to believe that a recreational dispensary will keep 8am-5pm hours (as dentist/medical practices have in the past and in similar buildings). Surely there have to be many other places on Washtenaw Ave or in Ypsilanti where what will (presumably) become a busy recreational dispensary could open, without backing on to a residential street?

1820 is a weird structure, sitting on a weird lot. We rely you and city government to adjust to each unique scenario, and look to the best interests of our neighborhood. I would ask that you please pass on this email to the Planning Commission.

Thank you,
Ann Curtis
1450 Roosevelt
[redacted]

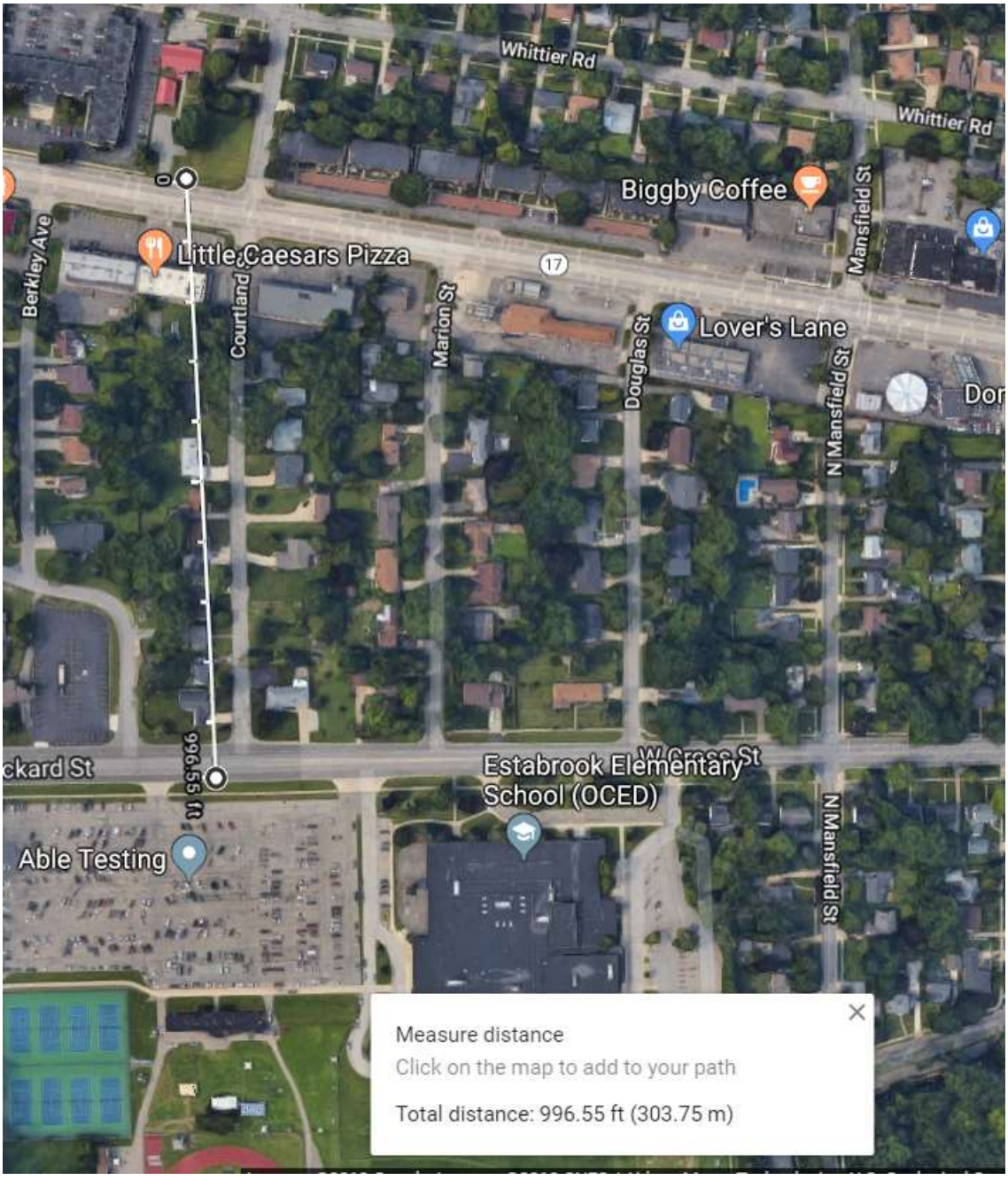
Bonnie Wessler

From: Peter Church <[redacted]>
Sent: Tuesday, September 17, 2019 2:57 PM
To: Bonnie Wessler; Sarah Stachnik; Jennifer Symanns; Steve Wilcoxen
Cc: [redacted]
Subject: My comments for tomorrow's planning commission meeting
Attachments: Marijuana_Dispensary.docx

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please include my comments for the meeting. I can be reached at [redacted] with any questions.

This application violates Section 122-532(b) – It is located 997 feet from Estabrook Elementary School and Ypsilanti Consolidated High School.

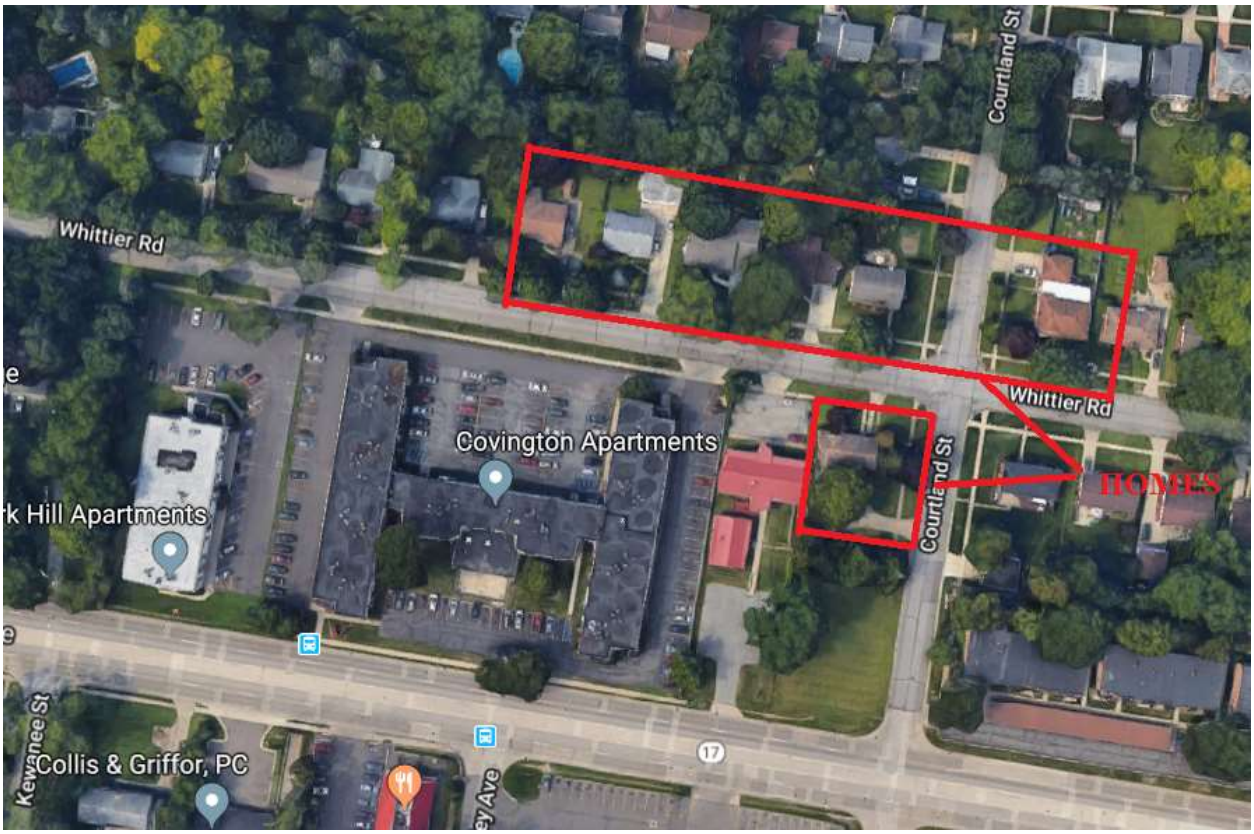


This application violates Section 122-324(b)(1) – to wit "The location, scale, and intensity of the proposed use shall be compatible with adjacent uses and the zoning of the land." The crux of our argument is that this particular location, in its current form, is incompatible with any retail establishment, and is in fact the very definition of poor planning practice. The facts are:

This property is surrounded on three sides by residential establishments consisting of single-family homes and apartments. On two sides, the zoning is single family residential. Inserting a retail marijuana operation among these homes and apartments will certainly effect their value and economic viability, through the rents that can be charged, and the appeal and value of the real estate itself.

Unbelievably, this proposed marijuana dispensary is located 800 feet from home plate in Candy Cane Park. The Ypsi/Arbor Little League uses this location throughout the spring and early summer.

There also seems to be little hope of screening adjacent properties using landscaping and or fencing, since the apartment building is taller than the existing structure of the proposed marijuana dispensary.



This application violates Section 122-324(b)(2) – to wit "The proposed use shall promote the use of land in a socially and economically sustainable manner and shall not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property or public welfare." The facts are:

A facility selling and distributing marijuana, located and visible from a residence, will dissuade families looking for an apartment or rental home, in the same way that package liquor stores do. It will become necessary to charge rents below the prevailing average in order to fill the properties. Prospective tenants will then become biased toward persons whose income requires the acceptance of this compromise. The result is a downward spiral of the general neighborhood area due to the reduced purchasing power associated with lower incomes. This effect could be very pronounced in Ypsilanti, where the average income lags that of the county as a whole.

Bonnie Wessler

From: Jannelle Osborne <[redacted]>
Sent: Tuesday, September 17, 2019 12:09 PM
To: Beth Bashert; Steve Wilcoxen; Bonnie Wessler; Sarah Stachnik
Subject: Dispensary

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

I am a resident of the College Heights neighborhood living directly across the street from the building being discussed as a possible marijuana dispensary. For now Sticky Ypsi is a medical dispensary but they plan to apply for a permit on 11/1/19 to be a recreational dispensary and will not deny the intent to open a social club with event planning services. I strongly object to any sort of permit that would allow any adult retail business to move into this property.

Although the address is Washtenaw, the building actually sits between 1801 and 1819 Whittier, lined up with the houses and apartment buildings, with entrances on both the Washtenaw and Whittier side. The rear entrance provides access for people living in the basement apartments and to the upper commercial area. The building itself is less than 8 feet from a family inhabited house on the east side and less than 10 feet from an apartment building full of families. With such a small amount of space around the building there is no way to build a buffer zone around it, as there is surrounding most retail areas along Washtenaw. I've attached ariel shots of the building showing how close it is to surrounding houses. It's also less than 1000 feet from Candy Cane park with its very popular baseball field, 2 in home daycares, less than 2500 feet from 4 schools, 2 home care facilities, and countless families. Many of these residents received little to no notice of plans for this building, including the actual building resident.

The front parking lot is very small, with only 12 spaces and the business is expected to increase exponentially when they begin selling recreationally. This will greatly increase traffic and parking issues along all the adjoining residential streets which are already busier than most residential streets in the area.

Finally, and most importantly, recent studies out of Colorado show a substantial increase in property crimes in neighborhoods when recreational dispensaries move in. (https://thecrimereport.org/2019/02/19/do-marijuana-dispensaries-cause-rise-in-crime/) (original study: https://www.tandfonline.com/doi/abs/10.1080/07418825.2019.1567807?journalCode=rjqy20) Anything that would cause 26-1,452% increases in property crime would significantly harm the College Heights neighborhood, cost the YPD quite a bit of money and thereby increasing taxes all around. Sticky Ypsi, being a company owned by Indica LLC out of Colorado, would not be bringing significant income back to the city in the form of profits to offset this.

Although I believe marijuana should be available recreationally as well as for those using it medically, it should not be retailed out of a building in the middle of a residential neighborhood where the presence of retail recreational stores, marijuana social clubs, and/or marijuana themed event planning would cause significant problems for residents and police.

Thank you for you time and consideration.

Sincerely,

Jannelle Osborne

Inhabited houses
Whittier Rd
amily friendly apartments
Inhabited houses
Courtland St
Covington Apartments
17
Washtenaw A

Ypsilanti Non-Motorized Advisory Committee Meeting Minutes - Thursday, August 1, 2019

1. Call to order - The meeting was called to order at 7:05pm, August 1, 2019 at the Ypsilanti District Library, 229 W. Michigan Avenue. Committee members attending were Helen Schulte, Lee Stimpson, Jared Walfish, Sarah Walsh and Bob Krzewinski. Also, City Planner Bonnie Wessler attended the meeting.

2. Introductions - Audience participation - Public input – None.

3. General business
    a. Agenda approval – A motion was made by Sarah, seconded by Helen, to approve the agenda, passing unanimously.
    b. Approval of June meeting minutes - A motion was made by Sarah, seconded by Helen, to approve the June minutes (there was no July meeting), passing unanimously.
    c. Additional Committee member recruitment - Lee Stimpson and Jared Walfish were both approved unanimously at the July 17th Planning Commission meeting for two-year terms on the Non-Motorized Advisory Committee.

4. Old & continuing business
    a. 2019 Committee priorities
        1. City Non-Motorized Plan – Jared Talaga could not make the meeting tonight but texted he is working on the Plan update and could meet with Bob and Bonnie next week.
        2. Sidewalk curb cut inventory & improvements
            - Top 10" list of curb cut needs and improvements – Bob circulated a list of curb cuts received through social media outreach. Another outreach effort will be made asking for curb cut input specifically on City-controlled streets versus Michigan Department of Transportation jurisdiction roads (Huron, Hamilton, Michigan, Washtenaw). A "top 10" list will be forwarded to City Public Services in the early fall for possible 2020 action.
        3. Pedestrian Improvements
            - Permanent radar speed signs – Bob will send out a notice on social media asking input on where permanent (i.e. solar powered) radar speed signs (i.e. "The speed limit is XXmph and your speed is XXmph") could be installed.
            - Discussed was the need for a speed limit sign on eastbound Cross approaching Depot Town and mid-block pedestrian crossing signage (indicating motorists must stop for pedestrians) of the Border To Border Trail on Cornell between Mayhew & Collegewood. Bonnie will look into this signage.
        4. Bike Lanes – A Ypsi Connect (click fix) input has gone in to repaint faded bike lanes on W. Cross Street, College Place and Forest. Also discussed was a desire to have bike lanes repainted in the spring so as to be effective during prime bicycling months.
        5. Communication – Bob will work on a draft quarterly Non-Motorized Committee newsletter in time for the next meeting.
        6. Non-Motorized City budget – Not discussed.
        7. Bike Boulevards – Bob discussed this concept of select, low-traffic-count streets that connect areas of the City that bicyclists and pedestrians could be encouraged to use. A good example would be Adams Street from Forest south to Harriet Street. Bob will email more information to Committee members.
        8. Border To Border Trail gap completion & improvements – Bonnie gave an update on Ypsilanti B2B work scheduled to start next year (Frog Island and Grove Trail improvements).
        9. Walk Friendly Community application – Will be applied for once the Non-Motorized Plan is updated.
        10. Sidewalk/Curb Cut snow & vegetation removal promotion – Social media request was made in July to neighborhoods to make sure sidewalks are accessible and not obscured by vegetation.
        11. Events – Bob was planning to set up a City Non-Motorized Committee/Border To Border Trail information table at the EMU Bike Rodeo on August 3rd. The Committee will have a table at the Parkridge Festival on August 24 (Saturday) from 12pm to 3pm. Other events where the Committee could do outreach are the Bike Ypsi Taco Tour (9/15) & Fall Ride, the downtown Halloween Festival (October 25) with possibly a B2B Trail walk on 10/25 after dark.
        12. Dockless bicycle/scooter policy by City – Complete (ordinance passed earlier in the year).

b. Parkridge bike repair station – An AARP grant request for a repair station at the Parkridge Community Center was not approved but Bob will contact the Washtenaw Bicycling & Walking Coalition to see if they would still be wilting to put up a 50% match ($800) if other funding sources can be found (Bonnie and Lee noted some possible options such as Park Bicycle Tools and the City Parks & Recreation Commission). Also, Bob will send out a list of approved AARP grant requests so as to give ideas for future possible AARP grant requests.

5. New Business
   a. Planning Department update – Bonnie gave an update of the MDOT Huron/Hamilton/Washtenaw repaving project (with non-motorized improvements) and while construction is planned for 2022, public input sessions are planned locally in late summer/early fall. Also, Bonnie has been working with the DDA to expand the number of bike racks in the business districts.
   b. Pedestrian Crossing Legislation – Discussed was Michigan HB 4738 introduced by Representative Ronnie Peterson. It was noted that this proposed legislation is similar to a defeated City of Ann Arbor ordinance proposal that would have scaled back current pedestrian crossing laws. Bob will gather more information about the ordinance and possibly meet with Representative Peterson.
   c. Other – The City has a new Public Services Director, Ron Akers.

6. Other Items – Announcements – Next meeting – September 5th.

7. Adjournment - A motion was made by Saran, seconded by Bob, to adjourn the meeting. The motion was approved unanimously, and the meeting was adjourned at 8:24pm. The next meeting will be Thursday, September 5, 7pm at the downtown Library.

Ypsilanti Non-Motorized Advisory Committee Meeting Minutes
Thursday, September 5, 2019

1. Call to order - The meeting was called to order at 7:01pm, September 5, 2019 at the Ypsilanti District Library, 229 W. Michigan Avenue. Committee members attending were Dylan Goings, Helen Schulte, Lee Stimpson, Jared Talaga, Jared Walfish, Sarah Walsh and Bob Krzewinski. Also, City Planner Bonnie Wessler attended the meeting.
2. Introductions - Audience participation - Public input - None
3. General business
    a. Agenda approval - A motion was made by Sarah, seconded by Helen, to approve the agenda, passing unanimously.
    b. Approval of August meeting minutes - A motion was made by Helen, seconded by Sarah, to approve the August minutes, passing unanimously.
    c. Additional Committee member recruitment – Additional members always welcome.
4. Old & continuing business
    a. 2019 Committee priorities
        1. City Non-Motorized Plan – Complete update Jared Talaga will be working with Bonnie to complete a draft document. A review was done on the process of completing the Plan, in that it would be approved by the Committee, then on to Planning Commission and City Council approval. Thought was given to one more public input session on the Plan prior to a Planning Commission meeting.
        2. Sidewalk curb cut inventory & improvements
            - "Top 10" list of curb cut needs and improvements – Bob sent out another request on social media for public input for curb cut priorities <u>not</u> involving Michigan Department of Transportation (MDOT) controlled streets (Hamilton/Huron/Washtenaw). It was also noted that in August, City Council approved approximately $50,000 for curb cut work for the remainder of 2019 (streets affected are in the Committee Fall Newsletter). Jared Walfish requested the southwest corner of Whittier and Bellevue be included in the list.
        3. Pedestrian Improvements – Signage, road markings, permanent radar speed signs at select locations, traffic calming
            - Permanent radar speed signs – The Committee reviewed possible locations of permanent (i.e. solar powered) radar speed sign including southbound Prospect at Holmes, westbound Cross approaching Depot Town, eastbound Washtenaw at Normal Lowell Street and Mansfield Street near the school. Bob will gather public input through the Committee's Facebook page.
            - Speed limit sign on eastbound Cross approaching Depot Town. Bonnie indicated this sign was ordered and should be installed soon.
            - Mid-block pedestrian crossing signage of the Border To Border Trail on Cornell between Collegewood and Mayhew - Bonnie indicated this sign was ordered and should be installed soon.

4. Bike Lanes – West Cross Street (Wallace west to City limit) still on track for a road diet, bike lanes, vehicle parking on the south side and a center turn lane at Mansfield in this planned 2021 project. Bob also turned in a request to City Public Services for repainting existing bike lanes.
5. Communication – A draft quarterly Fall Non-Motorized Committee Newsletter was distributed for review with Bob making changes with Bonnie helping review the final document for accuracy. The Newsletter will be promoted using the Committee's Facebook page, a link on the Mayor's newsletter and other avenues.
6. Non-Motorized City budget – Bonnie reviewed the City budget process, including the Capital Improvement Plan (CIP). Roughly the City sets aside $50,000 yearly for non-motorized items. Bonnie recommended the Committee have it's 2020 goals/projects completed by November as the CIP process begins in October and/or November and the City budget process begins in January. .
7. Neighborhood Connectors (formerly "Bike Boulevards") – Local streets, with lower traffic volume where pedestrians, the disabled and bicyclists are encouraged. – Bob will send out an information sheet to Committee members.
8. Border To Border Trail – No new updates. Frog Island and Grove Road should still be seeing construction in 2020.
9. Walk Friendly Community application – Will be submitted after Non-Motorized Plan update is completed. Note: Bike Friendly Community award up for renewal in November 2021.
10. Sidewalk/Curb Cut vegetation (summer) snow removal (winter) promotion – Bob will send out another request to trim back vegetation over sidewalks.
11. Events – Parkridge Festival (8/24) the Committee bike/walk information table, and free bike helmets, were well received. Downtown Halloween Festival (10/25-5:30 to 7pm) – Bob will attend with Committee table & AAATA-donated wrist lights. Border To Border Trail night walk possibly the end of October. Bob will give cold weather biking talks in November and December.
12. Dockless bicycle/scooter policy by City – Completed in early 2019.

b. Parkridge bike repair station – Bob will reapply with the Washtenaw Bicycling & Walking Coalition for a matching grant for a repair station. Bonnie, Lee and Bob will be researching other grant opportunities.
c. Pedestrian Crossing Legislation – Michigan HB 4738 (Representative Ronnie Peterson) – No update.
d. Other - Bob discussed adding sharrows where bike lanes end/begin.

5. New Business
   a. Planning Department update – Contained in agenda items above.
6. Other Items – Announcements – None.
7. Adjournment - A motion was made by Lee, seconded by Dylan, to adjourn the meeting. The motion was approved unanimously, and the meeting was adjourned at 8:18pm. The next meeting will be Thursday, October 3, 7pm at the downtown Library.