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

I. Call to Order

II. Roll Call

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

III. Approval of Minutes

- November 20, 2019
  Motion to approve as amended
  Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Donnelly
  Approved: Yes – 5; No – 0; Absent – 2 (Talaga, Simmons)

IV. Audience Participation

Open for general public comment to Planning Commission on items for which a public hearing is not scheduled. Please limit to five minutes.

Motion to open Audience Participation:

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

Motion to close Audience Participation

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

V. Presentations and Public Hearing Items

- Adult-Use (Recreational) Marijuana Ordinance
  Zoning Ordinance Text Amendment

Motion for ***approval*** of the proposed text amendments to Chapter 122 Articles II, IV, and V, with the following findings:

(1) The proposed amendment is consistent with the guiding values of the Master Plan;
(2) The rezoning is consistent with description and purpose of the proposed district;
(3) The proposed amendment is consistent with the intent of this Zoning Ordinance;
(4) The proposed amendment will enhance the functionality, transportation network or character of the future development in the City;
(5) The proposed amendment will preserve the historic nature of the surrounding area and of the City;
(6) The proposed amendment will enhance the natural features and environmental sustainability of the City;
(7) The proposed amendment will protect the health, safety, and general welfare of the public;
(8) The proposed amendment will address a community need in physical or economic

conditions or development practices;
(9) The proposed amendment will not result in the creation of significant nonconformities in the City;
(10) The proposed amendment is needed to align with recent changes in State law.

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

VI. Old Business

VII. New Business

- Annual Report

Motion to adopt the Annual Report for transmittal

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

VIII. Future Business Discussion / Updates

IX. Committee Reports

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

X. Adjournment

Motion to adjourn.

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