

1. 7:00 P.M. Planning Commission May 6, 2020 Special Meeting (Virtual Meeting)

Documents:

01 - SPECIAL MEETING AGENDA.PDF
02 - PUBLIC NOTICE.PDF
03 - APRIL 2020 DRAFT MINUTES.PDF
04A - 1226 S. CONGRESS STAFF REPORT.PDF
04B - 1226 S. CONGRESS APPLICATION.PDF
05A - 50 ECORSE STAFF REPORT.PDF
05B - 50 ECORSE APPLICATION.PDF
06A - 580 S. MANSFIELD STAFF REPORT.PDF
06B - 580 S. MANSFIELD APPLICATION.PDF
FULL PACKET.PDF

**Special Meeting Agenda
Planning Commission
Wednesday, 6 May 2020 – 7:00 P.M.
Virtual Meeting**

Please be advised that due to COVID-19, City Hall will not be open to the public. This meeting will be held electronically on a video conferencing application in accordance with Governor Whitmer's Executive Order. The access code is posted in the Public Notice on www.cityofypsilanti.com and attached in the packet. The public may choose to participate during Audience Participation or a Public Hearing through the video conferencing application or may submit e-mailed comments to aaamodt@cityofypsilanti.com by 4 pm, May 6.

I. Call to Order

II. Roll Call

Matt Dunwoodie, Chair	P	A
Jared Talaga, Vice-Chair	P	A
Eric Bettis	P	A
Michael Borsellino	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

- April 15, 2020

IV. Audience Participation

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

V. Presentations and Public Hearing Items

- Special Use Permit & Limited Site Plan Review: Group Child Care Home, 1226 S. Congress St.
 - *Public Hearing*
- Special Use Permit & Limited Site Plan Review: Marihuana Retailer, 50 Ecorse Rd.
 - *Public Hearing*
- Special Use Permit & Limited Site Plan Review: Medical and Recreational Marihuana Growing/Processing Facility, 580 S. Mansfield St.
 - *Public Hearing*

VI. Old Business

VII. New Business

VIII. Future Business Discussion / Updates

IX. Committee Reports

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

X. Adjournment



**PUBLIC NOTICE
CITY OF YPSILANTI
PLANNING COMMISSION SPECIAL MEETING – VIRTUAL MEETING**

The Ypsilanti Planning Commission will hold a virtual special meeting on Wednesday, May 6, 2020 at 7 p.m. The special meeting will be held in accordance with Governor Whitmer's Executive Order 2020-48.

The Planning Commission special meeting is being held virtually in order to prevent the spread of COVID-19.

The special meeting can be attended through the below link, or through the below toll free numbers.

May 6, 2020 Planning Commission Special Meeting Virtual Access Link

<https://us02web.zoom.us/j/87089520277>

When prompted, enter **Meeting ID:** 870 8952 0277

May 6, 2020 Planning Commission Special Meeting Toll Free Phone Number Access

877 853 5257 US Toll-free
888 475 4499 US Toll-free

When prompted, enter the **Meeting ID:** 870 8952 0277, followed by the #, press # again to be connected.

The public will be able to make comment during *Audience Participation* or during the *Public Hearing(s)*. To address the Planning Commission, meeting participants will need to "raise their hand" to indicate they want to speak.

To raise your hand while participating online, click the "Raise Hand" icon at the bottom of the Zoom Screen or press *9 via phone. After you raise your hand you will be informed when it is your turn to speak, and your microphone will be unmuted at that time. Your microphone will be muted again when you have finished your comments or when your speaking time has expired.

Instructions for Persons with Disabilities

Persons with disabilities who need accommodations to effectively participate in the meeting should contact the City Clerk, Andrew Hellenga at ahellenga@cityofypsilanti.com by 5:00 p.m. on the day before the meeting to request assistance. Closed Captions will be provided during the meeting.

City Clerk's Office
One South Huron Street
Ypsilanti, Michigan 48197
(734) 483-1100

Andrew Hellenga
City Clerk
Posted: April 30, 2020



March 18, 2020

**Staff Review of Special Use Application
Little Miracles Day Care Center
1226 S Congress**

GENERAL INFORMATION

Applicant: Tera Yates
Little Miracles Day Care Center
1226 S Congress
Ypsilanti, MI 48197

Project: 1226 S Congress – Group Childcare Home

Application Date: February 6, 2020

Location: 1226 S Congress

Zoning: R-1

Action Requested: Special Use Permit and Limited Site Plan Approval

Staff Recommendation: Approval with Conditions

PROJECT AND SITE DESCRIPTION

The application includes parcel 11-11-40-307-008, a 0.133-acre property that fronts on the north side of S Congress, one property east of N Mansfield. The property includes an ~816 square foot house. The rear yard is partially enclosed by wood and chain-link fencing. The application is for a Special Use Permit to operate a child care facility on the property.

Zoned **R-1- Single Family Residential**, which allows for a Group Child Care Home as a special use. Per Sec.122-421 and is subject to Section 122-521:

(a) all child care centers and group day care homes must be registered with licensed by the state department of social services and must comply with the minimum state standards for such facilities; and

(b) the square footage of outdoor recreation area required by the Building Code and licensing agency must be provided in the rear, side, or street side yard. Such outdoor space must be fenced and screened from any adjacent lot. The square footage requirement for outdoor play area in a group child care home is 600 square feet.

Figure 1: Site Aerial (2015 Imagery)



Figure 2: 1226 S Congress, facing northwest (March 2020)



Figure 3: 1226 S Congress, facing northeast (March 2020)



Table 1: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Single family residential	R-1
EAST	Single family residential	R-1
SOUTH	Church	R-1
WEST	Single family residential	R-1

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 location, scale, and intensity of the proposed is compatible with adjacent uses and the zoning of the land. Height, location and size of buildings are compatible with uses and buildings on adjacent properties.

- (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: The proposed use is not anticipated to 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 is not anticipated.

- (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 proposed special use is compatible with the surrounding land uses.

- (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: None are anticipated.

- (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:

1. Applicant to verify that the trampoline will be removed.

LIMITED SITE PLAN: CRITERIA AND REVIEW

§122-311

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."

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."

The building is oriented towards S Congress Street. Height and setbacks are compatible with the surrounding lots. State law requires at least 600 square feet of play area for Group Child Care facilities. This property well exceeds that with over 2,000 square feet in the rear yard. The property does include a trampoline, which could be considered a safety hazard.

Items to be Addressed: None.

1. Applicant to verify that the trampoline will be removed.

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."

The site has driveway access from S Congress Street. There is on-street parking available on both sides of S Congress. There are numerous sidewalks in the area.

Items to be Addressed: None.

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, walls, 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."

- Child care group homes require outdoor recreation space to be fenced and screened from any adjacent lot per §122-521.
- Current fencing includes a wood shadowbox fence along the rear west property boundary, and a chain link fence on the east property boundary. The north property boundary appears to have heavy vegetation, but not a fence.

Items to be Addressed:

1. The applicant must screen the two chain-link fenced areas; either by
 - a. Replacing the chain-link fence with an opaque fence, or
 - b. Planting coniferous trees or shrubs along the fence to achieve an 80% opacity.

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."

Diversity is our strength. This special use does not introduce or accommodate new economic, racial, or other diversity; however, it does sustain the existing economic diversity of the City and provides a needed service to the neighborhood.

Anyone, no matter what age or income, can find a place to call home in Ypsilanti. This special use provides additional childcare opportunities within the city.

STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends the Planning Commission approve the Special Use Permit for the group child care home 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: LIMITED SITE PLAN

Staff recommends the Planning Commission approve the site plan for the group child care home at 1226 S Congress with the following findings, and conditions:

Findings:

The application substantially complies with §122-310.

Conditions:

1. Child care centers and group day care homes must be registered by the State of Michigan Licensing and Regulatory Affairs and must comply with the minimum state standard for such facilities, including a minimum 600 square foot outdoor recreation area in the rear, side, or street side yard.
2. Such outdoor recreation area must be properly fenced and screened from any adjacent lot per §122-521.
3. Building must meet Building Code requirements.

Scott E. Slagor
Preservation Planner, Community & Economic Development Department

CC: File
Applicant - Tera Yates



**City of Ypsilanti
Planning & Development Department**

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646
www.cityofypsilanti.com

SPECIAL USE PERMIT APPLICATION

MUST BE SUBMITTED WITH SITE PLAN OR SKETCH PLAN APPLICATION

Applicant*

Name Tera Yates

Property

Name of project 1226 South Congress St Ypsilanti, 48197
Little Miracles Day Care Center

Current use:
Dwelling single family home

Proposed use :
Daycare Center/home to care
for and educate children in a
loving and safe environment.

Rationale for request:
To provide a safe environment for children
to thrive and develop & grow in.

Signature

I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

Sig [Redacted Signature] Date: 2-6-2020

Print Name Tera Yates

Trampoline will
be moved

A = swing set

B = veggie garden

C = sand box

~~B~~

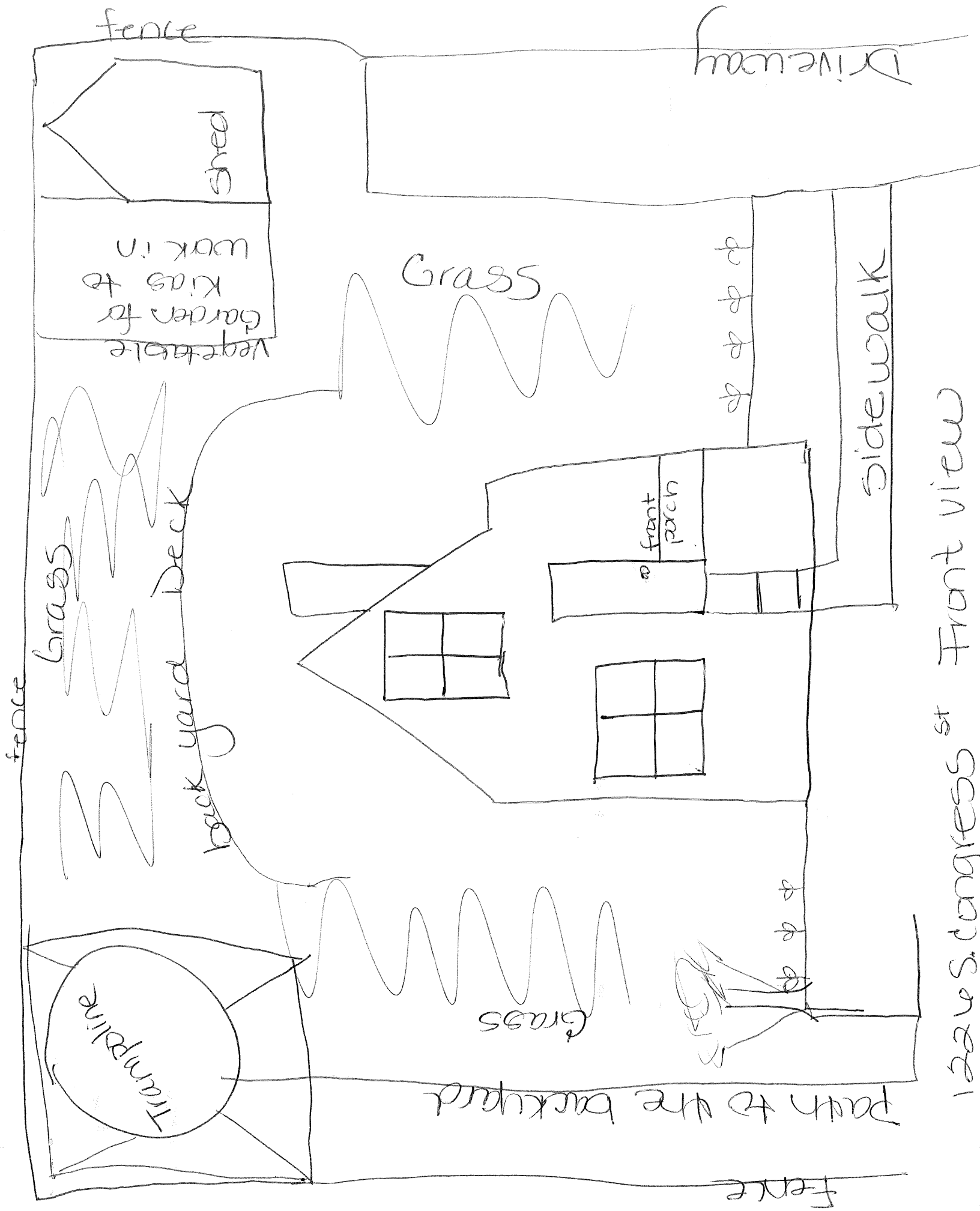
(A)

(C)

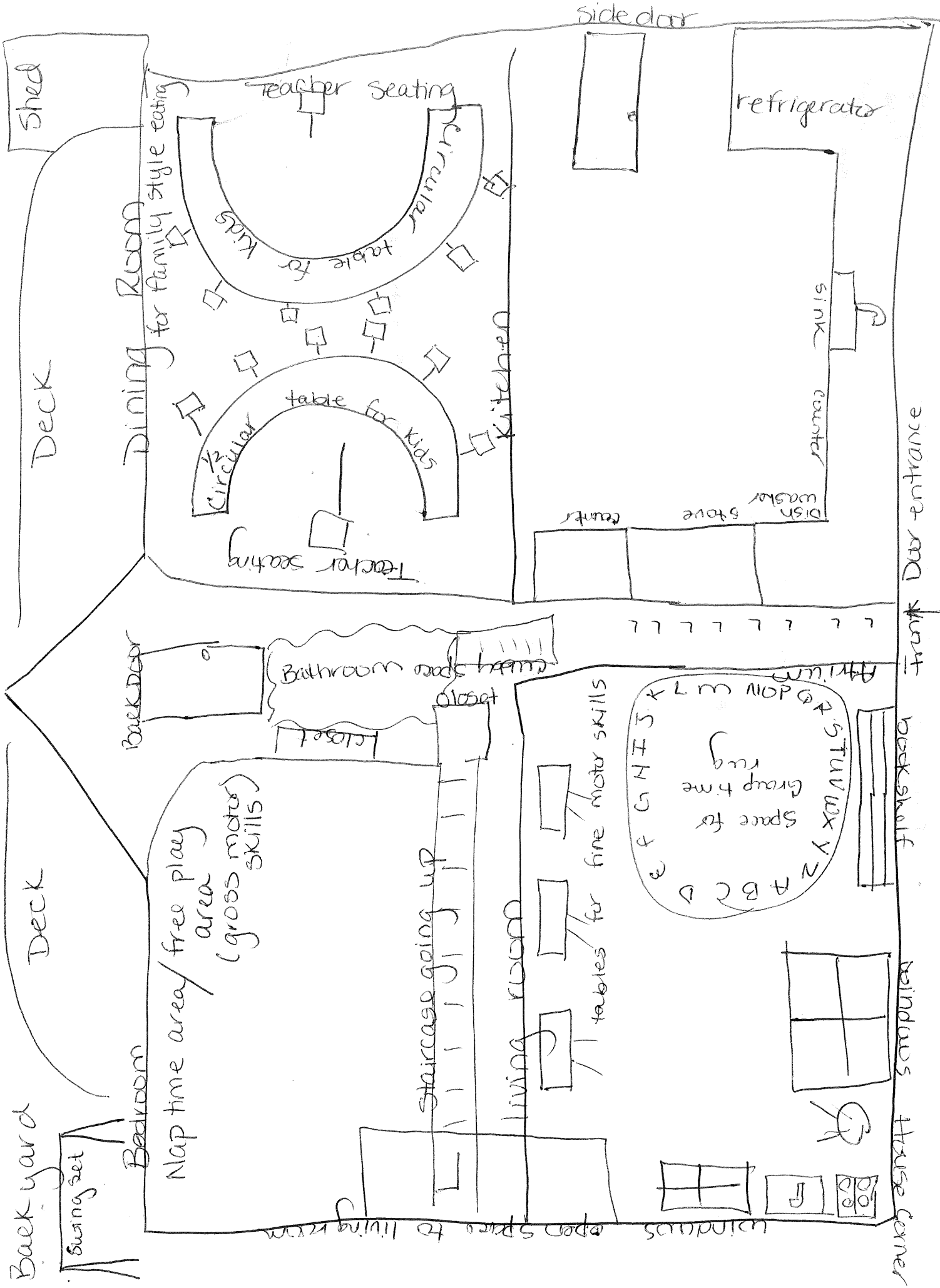
N Mansfield St

S Congress St

0 10 20 40 Feet



1226 S. Congress St Front view

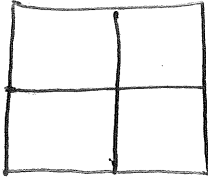


coat hooks for children

Main level

Facing the front of the house

Large bedroom



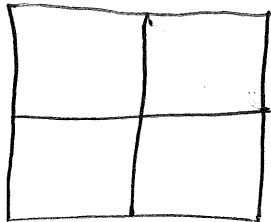
Art room

Staircase

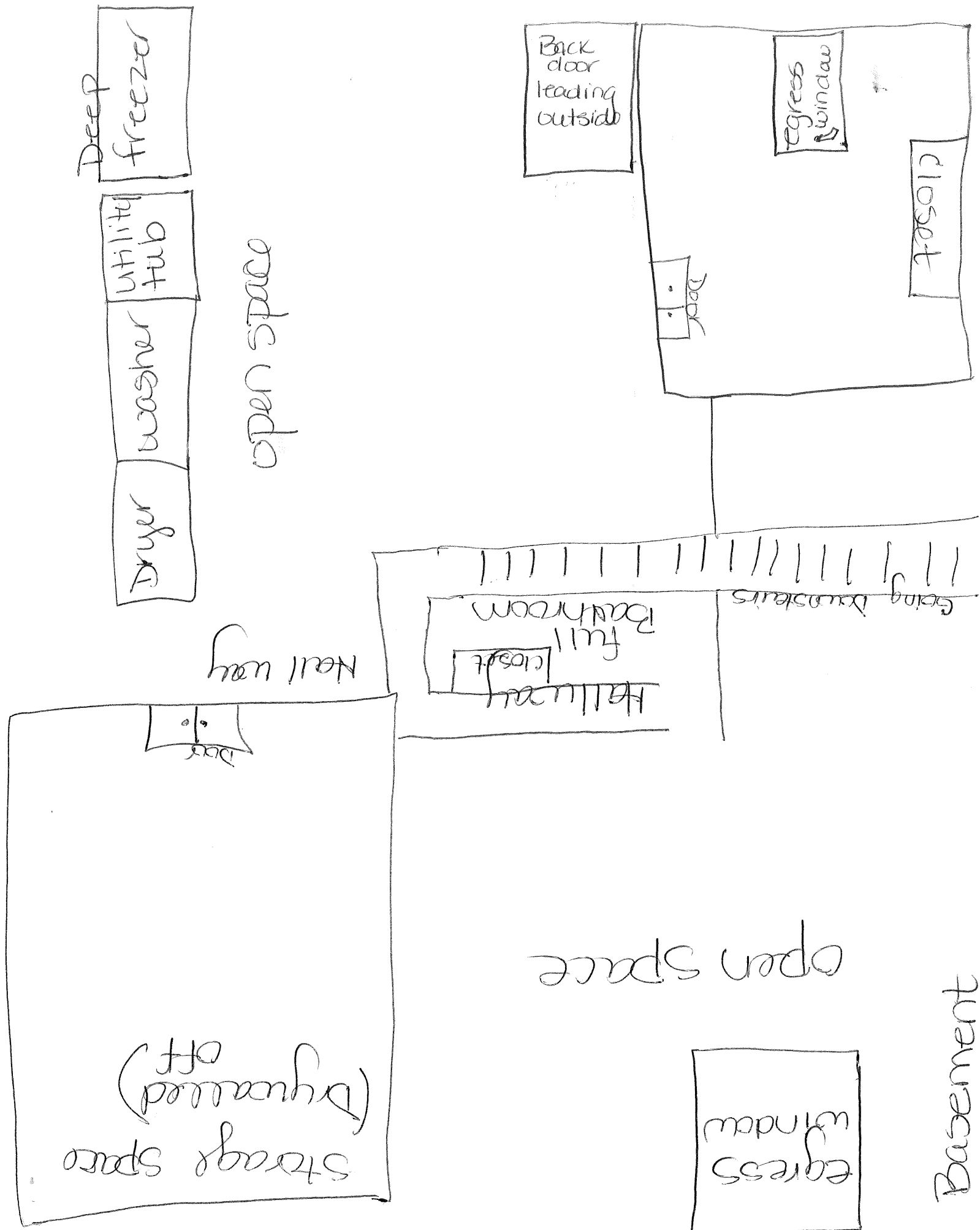
closet

Music room

2nd level



Facing the back of the house
Small bedroom



Deep

freezer

utility

tub

washer

Dryer

open space

Hallway

Full Bathroom

Closet

open space

egress window

Back door leading outside

egress window

Closet

Door

Door

Going Downstairs

Basement



18 March 2020

Staff Review of Special Use & Limited Site Plan Application
Capital Solutions Ypsilanti, LLC (Green Vitality)
Marihuana Retailer Use
50 Ecorse Rd.

GENERAL INFORMATION

Applicant:	Capital Solutions Ypsilanti, LLC 50 Ecorse Rd. Ypsilanti, MI 48198
Project:	Capital Solutions Ypsilanti, LLC (Green Vitality) - <i>Marihuana Retailer Use</i>
Public Hearing Date:	18 March 2020
Location:	Ecorse Rd., east of Center St. and north of Towner St.; Parcel ID# 11-11-10-267-002.
Zoning:	"GC" General Corridor
Action Requested:	Approval
Staff Recommendation:	Approval of Special Use Permit; Postponement of Site Plan Review

PROJECT AND SITE DESCRIPTION

The applicant is applying for a Special Use permit as a marihuana retailer. The existing suite in the building is currently used as a medical marijuana provisioning center. City Council recently amended the zoning ordinance to allow for recreational marijuana uses. This property is zoned "GC", therefore a marihuana retailer use needs a Special Use permit. If granted approvals, both medical marijuana and recreational marijuana may be sold from this facility, pursuant to state and local law.

Marihuana Retailers are what the State deems "equivalent" license types to *Medical Marijuana Provisioning Centers*. The license type is fairly straightforward- these facilities shall only sell marijuana. The major change is that marihuana retailer facilities may now accept customers- individuals over the age of 21- regardless if they are a registered medical patient or not.

The subject suite is approximately 2,300 square feet in a commercial plaza building of approximately 15,150 square feet. The lot is approximately 1.865 acres. There is currently parking in the large lot to the north and east, and there is vehicle access from Ecorse Road. The existing building is a legal nonconforming structure and may not be expanded regardless.

The applicant is currently applying to the City for its Marihuana Facility Permit. The facility will not be granted its Marihuana Facility Permit unless its Special Use permit is granted. City staff has determined it is appropriate to allow for *existing* medical marijuana facilities to apply for their recreational marijuana Special Use permits for in the meantime, because there may be an inundation of Special Use permit applications for *new* recreational marijuana facilities in the upcoming months.

Figure 1: Subject Site Location (2015 Aerial)

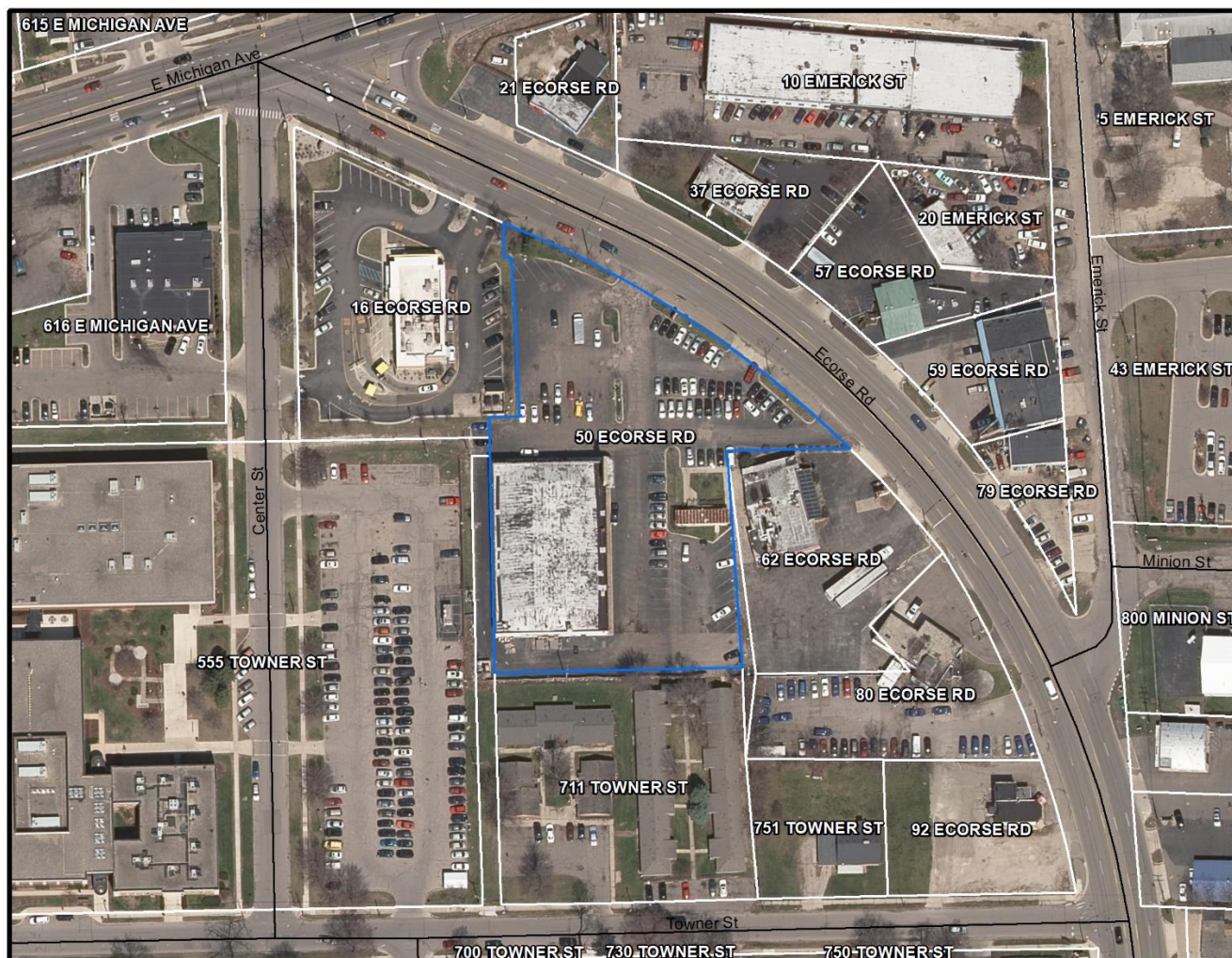


Figure 2: Photograph of Site (Google Street-View, July 2019)



Figure 3: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Automotive uses; Animal clinic	GC
EAST	Automotive uses; Restaurant	GC
SOUTH	Multi-family residential	HHS
WEST	Restaurant; Institutional	GC; HHS

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 applicant proposes to make recreational marihuana retailer use of the existing suite in the existing building. The "GC" zoned property makes this a Special Land Use, and the property, on this date, complies with locational standards pertaining to other marijuana facilities and schools.

(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. The City's voters strongly supported Proposal 1 to legalize adult-use marijuana by over 78%. However, offensive odor is a consideration, and must be taken into account.

- (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 buffering from the multi-family residential property to the rear is not well accomplished. There is a privacy fence with gaps and in poor shape.

The business should take measures to protect its customers, and other pedestrians accessing the rest of the commercial plaza, in terms of accessibility and safety. There may be queues forming on the outside of the suite which must be managed safely (i.e. line control bollard stanchions) to prevent conflicts with access to other businesses in the commercial plaza.

- (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: This location has access to transportation facilities. Ecorse Road is a four-lane road and provides sufficient access for vehicular transportation. There are bus stops in the proximity. There is a wide sidewalk as part of the right-of-way, however it is in poor shape, curbed, and is not accessible for disabled persons. The conditions and curbing make bicycling difficult as well.

- (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: Applicant shall take measures to ensure customer and plaza pedestrian safety and accessibility in case of customer queues, for example by utilizing temporary line control bollards or stanchions.

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 limited site plan for review in lieu of a full site plan per §122-309(t).

STANDING

§122-311(a)

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

REQUIREMENTS

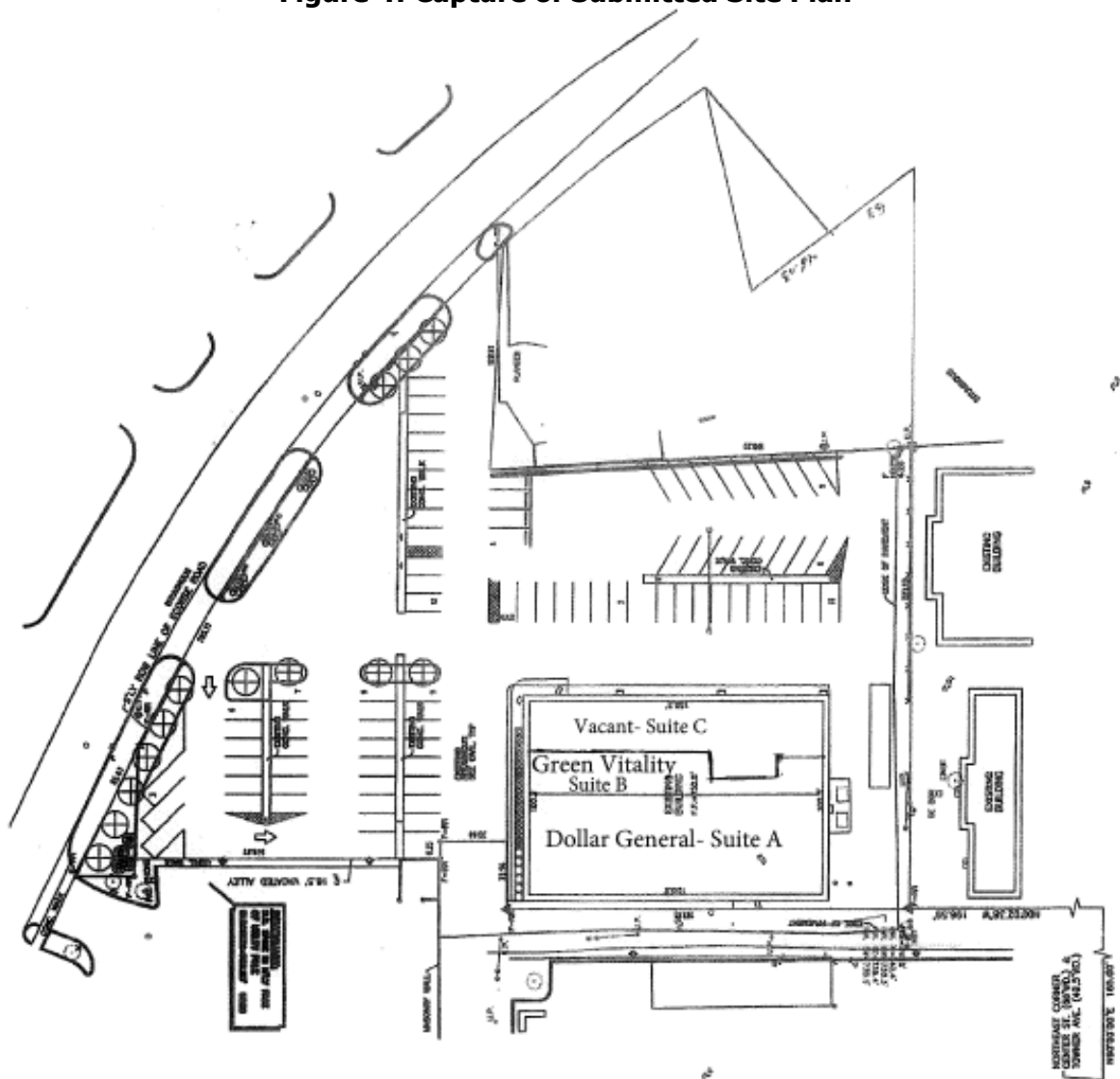
§122-311(b)

"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."

The applicant is proposing continued re-use of the existing suite in the existing building. This is a (legally) nonconforming building and (legally) nonconforming site. Such re-use is permissible under §122-352. The site plan provided accounts for no changes to the existing building and few changes to the site. We have attached the site layout plan (Figure 4) as the required limited site plan.

Items to be Addressed: None.

Figure 4: Capture of Submitted Site Plan



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."

The applicant is proposing to keep the current business arrangement as is. The business is in a suite in the commercial plaza. There are no proposed changes to the overall building. The only notable change proposed is the removal of the modular office building with its landscaped area and trees, which will open up the parking lot. It is not known if that is the intent of the applicant but that is what the site plan provides.

Items to be Addressed: None.

Figure 5: Photograph of Site (Google Street-View, July 2019)



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."

In terms of pedestrian access to the site, there are certainly challenges. There is a wide sidewalk as part of the right-of-way, however it is in poor shape, curbed, and is not accessible for disabled persons. The conditions and curbing make bicycling difficult as well.

In terms of vehicular access, there are three access drives off Ecorse Road. Currently the site's parking space striping is in poor shape. It is difficult to discern where to park. The parking spaces should be striped how the site plan shows.

The site plan accounts for approximately 84 parking spaces serving the commercial plaza, one which is barrier-free. An in-person site visit accounted for an existing three barrier-free spaces.

Because this is a *change in use* (§122-681.b), parking requirements must be met for the subject suite, as well as the rest of the businesses throughout the commercial plaza. This is a large site which is automobile-oriented, however there appears to be over-parking at this site. Two of the three suites are retail uses, and the third suite sits vacant. If retail uses took up the entire 15,150 square foot building, there would be a required 61 parking spaces. The 84 proposed parking spaces exceed the maximum off-street parking requirement set in §122-691. Planning Commission may grant waivers to parking requirements with a finding that there is a special circumstance that particularly relates to the character of the proposed use. Staff feels the removal of some landscaped area for the providing of over-parking is not appropriate.

Items to be Addressed:

- Sidewalk be repaired and made ADA accessible.
- Parking striping to be conducted in accordance to site plan.
- Clarity on number of barrier-free spaces proposed.
- Planning Commission may grant waiver for over-parking; or applicant provide a revised plan showing parking in compliance with §122-691 and §122-692. Staff recommends the latter, as the replacement of some of the landscaped area to provide for an over-abundance of parking does not seem appropriate.

Figures 6-8: Photographs of Sidewalk (March 11, 2020)





Figures 9-10: Modular Office Building and Parking Lot (March 11, 2020)



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."

No changes to site lighting or screening are proposed as part of this development. However, the fence on the rear property line is in poor shape and does not adequately screen this commercial use from the adjoining multi-family residential use.

Items to be Addressed: Proper screening on the south property line via fence repairs, new fence, or adequate natural screening (trees, shrubbery, planting, etc.).

Figures 11-12: Rear Screening (March 11, 2020)





STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends the Planning Commission **approve** the Special Use Permit for the Capital Solutions Ypsilanti, LLC (Green Vitality) existing facility at 50 Ecorse Rd. with the following findings and conditions:

Findings: The application is substantially in compliance with §122-324(b).

Conditions

1. Special use approval shall be subject to approval of site plan.
2. Applicant utilize line control measures such as bollard stanchions to ensure customer/pedestrian safety in the case of queues.

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends the Planning Commission **postpone** the limited Site Plan for the Capital Solutions Ypsilanti, LLC (Green Vitality) existing facility at 50 Ecorse Rd. with the following findings:

Findings

1. The existing building and site design are nonconforming under §122-352.
2. Proposed site plan does not substantially comply with §122-309 and the City's zoning ordinance. There are inconsistencies in what is proposed versus what is existing, and site plan does not make substantial effort to comply with zoning ordinance standards. Applicant shall resubmit a new site plan.

Andy Aamodt
City Planner, Community & Economic Development Department

CC File
 Applicant team



City of Ypsilanti
Planning & Development Department

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646
www.cityofypsilanti.com

SPECIAL USE PERMIT APPLICATION

MUST BE SUBMITTED WITH SITE PLAN OR SKETCH PLAN APPLICATION

Applicant*

Name Capital Solutions Ypsilanti, LLC

Property Address: 50 Ecorse Rd., Ypsilanti, MI 48198

Name of project
Green Vitality

Current use:
Medical Marijuana Provisioning Center

Proposed use :
Recreational Marijuana Retailer/Provisioning Center to sell recreational marijuana to
individuals 21 years of age and older.

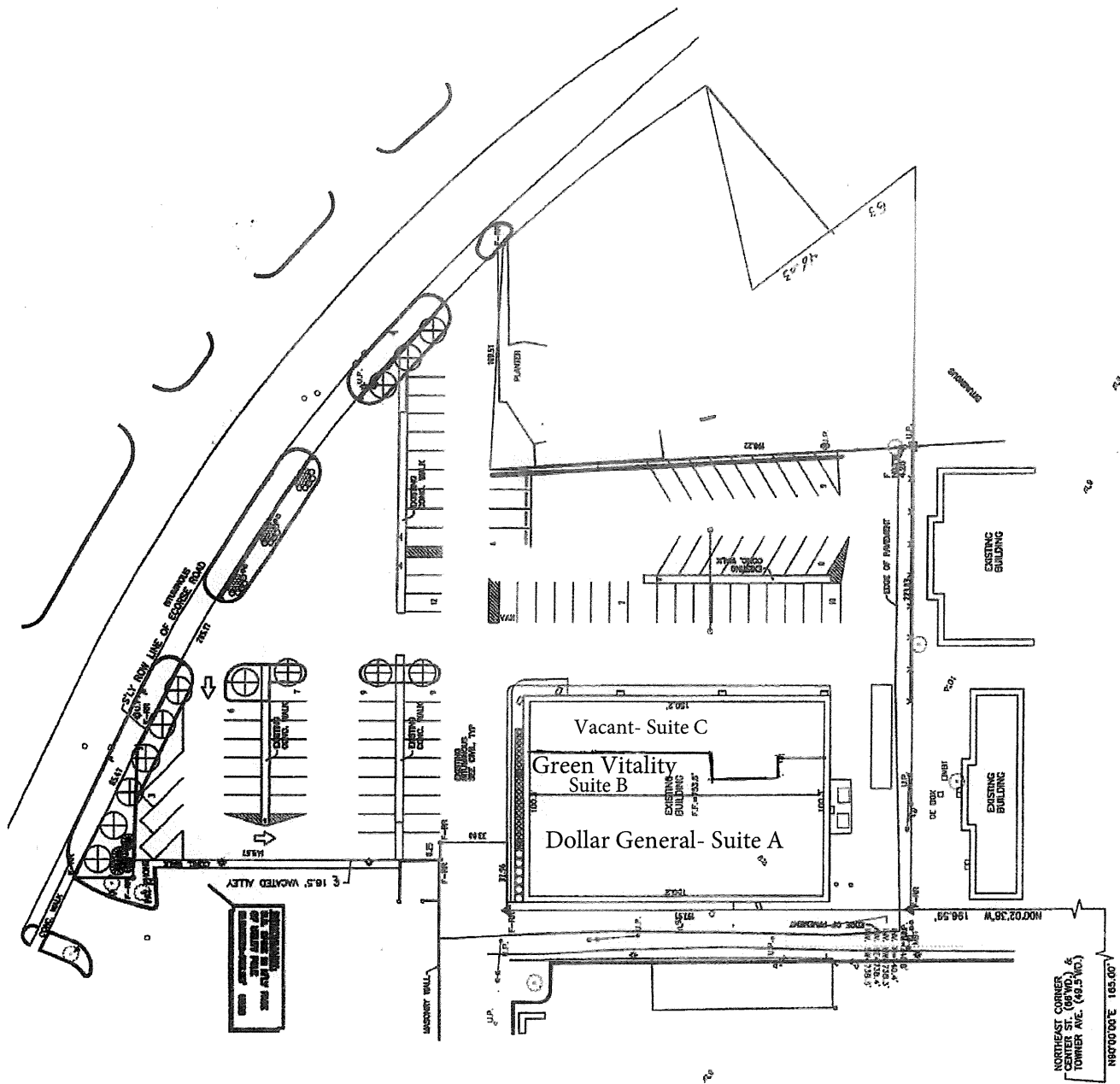
Rationale for request:
The City of Ypsilanti has adopted a recreational marijuana ordinance to
allow recreational marijuana facilities and the recreational sale of marijuana within their city.

Signature

I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

Signature: [Redacted] Date: Feb 18, 2020

Print Name:
laith s hanna



City of Ypsilanti- Attachment E

City Clerks Office

One South Huron

Ypsilanti, MI 48197

2/10/2019

Re: Capital Solutions Ypsilanti D/B/A Green Vitality- Landlord Consent Form

To: Whom it may concern,

I am the landlord of the building located at 50 Ecorse Rd. 48198, Ypsilanti MI. I am aware that my tenant located at 50 Ecorse Rd, Suite B Ypsilanti, MI, 48198, is submitting state and municipal MRTMA applications to operate a Recreational Marihuana Provisioning Center, I have given the applicant, who I currently lease this property to, permission to operate this business in the building for this specific use, in compliance with all State and Municipal Laws and/or Ordinances. If you have any questions or concerns, please do not hesitate to contact me at the number listed below. Thank you.

Sincerely,

[REDACTED]
Jamal Garmo,
Kuzana Enterprises, LLC
[REDACTED]



18 March 2020

Staff Review of Special Use & Limited Site Plan Application
HH Enterprises, LLC
Medical and Recreational Marihuana Growing/Processing Use
539 S. Huron St.

GENERAL INFORMATION

Applicant: HH Enterprises, LLC
580 S. Mansfield St.
Ypsilanti, MI 48197

Project: HH Enterprises, LLC – *Medical and Recreational Marihuana Growing/Processing Use*

Public Hearing Date: 18 March 2020

Location: South Mansfield St. Parcel ID# 11-11-37-235-009.

Zoning: “PMD” Production, Manufacturing, Distribution

Action Requested: Approval

Staff Recommendation: Approval, with conditions.

PROJECT AND SITE DESCRIPTION

The applicant is applying for Special Use permits as a medical marijuana growing facility and a recreational marihuana growing facility. The existing building is currently vacant. The applicant currently operates a medical marijuana growing facility next door, at 576 S. Mansfield, which was originally approved in 2011. The applicant is simply looking to move their location from 576 S. Mansfield to 580 S. Mansfield.

Last month City Council amended the zoning ordinance to allow for recreational marijuana uses. This property is zoned “PMD”, therefore a medical or recreational marihuana use needs a Special Use permit. If granted approvals, both medical marijuana and recreational marijuana may be grown at this facility, pursuant to state and local law.

This building is approximately 15,590 square feet on a lot of approximately 2.04 acres. There is currently parking to the south, as well as vehicle access to and from S. Mansfield St. No changes to the existing building or site are part of this application.

The applicant is currently applying to the City for its Marihuana Facility Permit. The facility will not be granted its Marihuana Facility Permit unless its Special Use permit is granted. Also, because of caps and

buffer requirements, the current facility at 576 S. Mansfield St. will need to cease to exist prior to the City granting this 580 S. Mansfield facility its City Permit.

Figure 1: Subject Site Location (2015 Aerial)



Figure 2: Photograph of Site (Google Street-View, June 2019)



Figure 3: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Warehouse/ Manufacturing	PMD
EAST	Multi-family residential	MD
SOUTH	Manufacturing	PMD
WEST	Vacant land	PMD

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 applicant proposes to make medical and recreational marihuana growing use of the existing building. The "PMD" zoned property makes this a Special Land Use, and the property, on this date, complies with locational standards pertaining to other marijuana facilities and schools, as long as the current 576 S. Mansfield growing facility ceases to exist.

- (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. The City's voters strongly supported Proposal 1 to legalize adult-use marijuana by over 78%. However, offensive odor is a consideration, and must be taken into account.

- (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: Across S. Mansfield St., there is significant vegetation and a wall screening this facility from the multi-family residential property to the east. There is also significant vegetation screening along the west property line.

- (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: This location has appropriate vehicular access from S. Mansfield St., and because marijuana growing is a more nondescript use with the facility not accessible to the general public, provisions for pedestrian and bicycle traffic are therefore not necessary.

- (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 limited site plan for review in lieu of a full site plan per §122-309(t).

STANDING

§122-311(a)

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

REQUIREMENTS

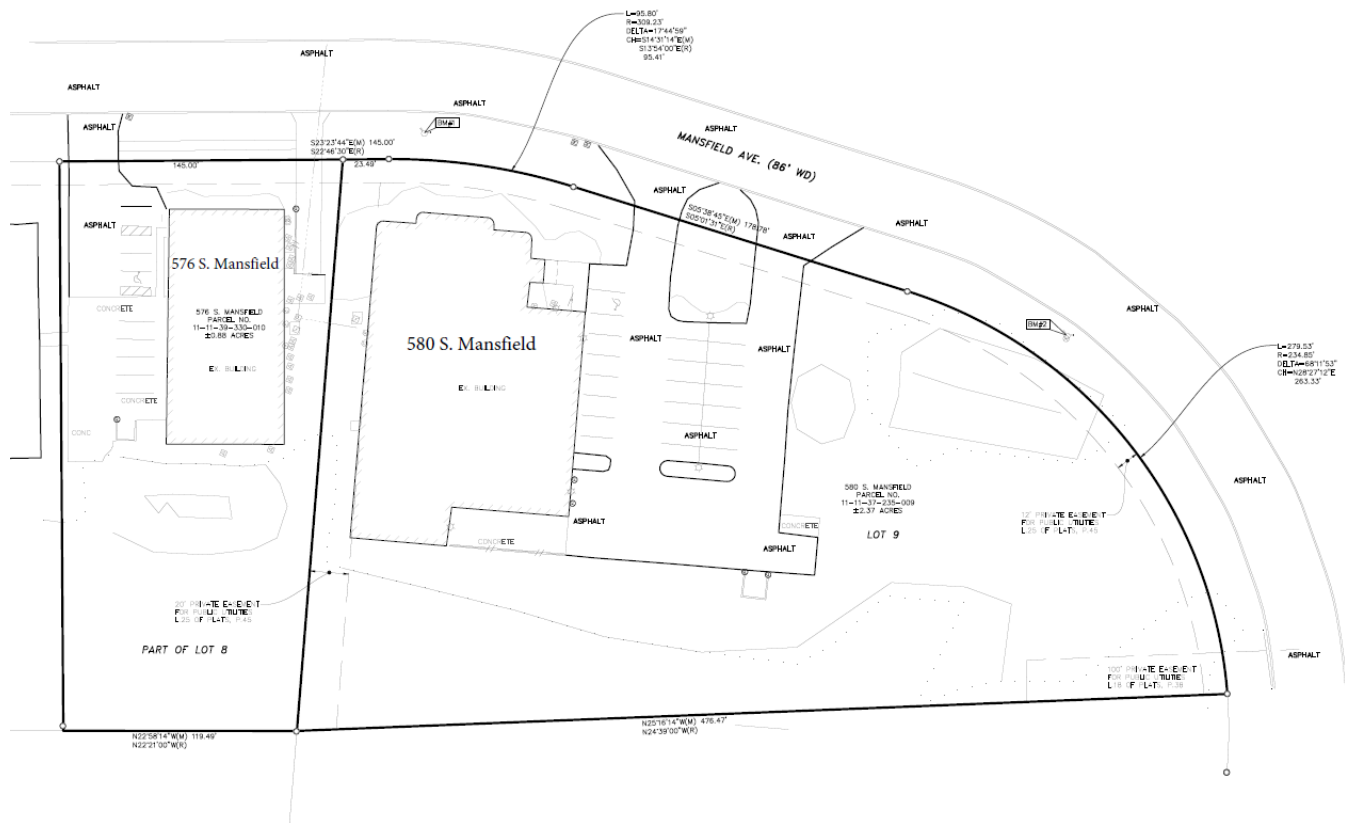
§122-311(b)

"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."

The applicant is proposing continued re-use of the existing building. Such re-use is permissible. The site plan provided accounts for no changes to the existing building and no changes to the site. We have attached the site layout plan (Figure 4) as the required limited site plan.

Items to be Addressed: None.

Figure 4: Capture of Submitted Site Plan



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."

The applicant is proposing continued re-use of the existing building. There is the one large 15,590 square foot building which essentially has two parts to it, based on our Assessing data (see Figure 9): a 3,280 square foot office section and a 12,310 square foot warehouse section. Without further details on the site plan, this Assessing data is used in this staff report going forward.

The growing facility may have offices accessory to the growing facility's operations. Dispensing, or selling marihuana to patients or customers from this facility is prohibited.

The site plan accounts for 22 spaces on the property. The site plan does not include a parking calculation. Staff conducted a parking calculation based on the zoning ordinance's (§122-691) parking schedule uses of office (1 space per 300 square feet of usable floor area) and manufacturing (5 spaces plus 1 for every 1 ½ employees on largest shift, or 1 space per 1,000 square feet of gross floor area for assembly, processing and manufacturing and storage areas). Based on the Assessing data, staff calculates there to be a required 23 spaces (11 for office use + 12 for manufacturing use). This number may be reduced based on documentation, such as a floor plan, revising the office's *usable floor area*. Based on §122-692, Planning Commission may waive this one parking space requirement with a finding that there is a special circumstance that particularly relates to the size of an existing parcel and building in combination, and/or character of the proposed use. The applicant does not provide an argument and/or details regarding such waiver, therefore at the time of the staff report, staff does not recommend the waiver be granted.

Items to be Addressed: Parking plan accounting for revised parking calculations based on proposed floor plan, or the addition of one parking space to meet the requirements of the parking schedule in §122-691.

Figure 5: Zoning Ordinance §122-691

Assembly, processing or manufacturing	5 plus 1 for every 1½ employees in the largest working shift; or 1 space per each 1,000 square feet of gross floor area for assembly, processing and manufacturing and storage areas, and 1 space per 300 square feet of office area.
---------------------------------------	---

Figures 6-8: Photographs of Building and Site (March 11, 2020)





Figure 9: Assessing Sketch (November 2005)



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."

The site is satisfactory in terms of safety, vehicular accessibility, and loading/unloading.

Items to be Addressed: None.

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."

No changes to site lighting or screening are proposed as part of this development, and none are required.

Items to be Addressed: None.

STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends the Planning Commission **approve** the Special Use Permits for the medical marijuana growing use and recreational marihuana growing use for HH Enterprises LLC, at 580 S. Mansfield, with the following findings and conditions:

Findings:

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

Conditions:

1. Special use approval shall be subject to approval of site plan.
2. Special use permit approval shall be subject to issuance of City Marihuana Permit. Special use permit becomes void if 576 S. Mansfield does not cease to exist.

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends the Planning Commission **approve** the limited Site Plan for the Special Uses for HH Enterprises LLC, at 580 S. Mansfield, with the following findings, and conditions:

Findings:

1. The application substantially complies with §122-310.

Conditions:

1. Applicant provide revised site plan specifying parking based on requirements in §122-691.

Andy Aamodt
City Planner, Community & Economic Development Department

CC File
 Applicant team



City of Ypsilanti
Planning & Development Department

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646
www.cityofypsilanti.com

SPECIAL USE PERMIT APPLICATION

MUST BE SUBMITTED WITH SITE PLAN OR SKETCH PLAN APPLICATION

Applicant*

Name HH Enterprises, LLC

Property Address: 580 Mansfield, Ypsilanti, MI 48198

Name of project
HH Enterprises, LLC- Grow and Processing Facility

Current use:
Vacant

Proposed use :
State Licensed Medical Marijuana Cultivation/Processing Center to grow and process state
tested and approved Medical Marihuana in accordance with the Medical Marihuana Facilities
Licensing Act.

Rationale for request: The City of Ypsilanti has adopted a medical marijuana ordinance to allow the cultivation of medical marijuana in their City upon issuance of a Marijuana Cultivation/Processing License from the City. The City has issued this License to the Company for the property located at 576 Mansfield, which is immediately adjacent to the Proposed Facility, and the Company is hereby requesting to transfer the license from 576 Mansfield to the Proposed Address of 580 Mansfield.

Signature

I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

Signature:

Date:

Feb 18, 2020

Print Name:

laith s hanna



City of Ypsilanti
Planning & Development Department

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646
www.cityofypsilanti.com

SPECIAL USE PERMIT APPLICATION

MUST BE SUBMITTED WITH SITE PLAN OR SKETCH PLAN APPLICATION

Applicant*

Name HH Enterprises, LLC

Property Address: 580 Mansfield, Ypsilanti, MI 48198

Name of project
HH Enterprises, LLC- Grow and Processing Facility

Current use:
Vacant

State Licensed Recreational Marihuana Cultivation/Processing Center to grow and process state tested and approved Recreational Marihuana in accordance with the Michigan Regulation and Taxation Marihuana Act

Rationale for request: The City of Ypsilanti has adopted a recreational marijuana ordinance to allow the cultivation of recreational marijuana in their City upon issuance of a Marijuana Cultivation License from the City. The City has issued this License to the Company for the property located at 576 Mansfield, which is immediately adjacent to the Proposed Facility, and the Company is hereby requesting to transfer the license from 576 Mansfield to the Proposed Address of 580 Mansfield.

Signature

I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

Signature:

Date:

Feb 18, 2020

Print Name:

laith s hanna

Applicant*

Name HH Enterprise		
Address [REDACTED]		
City [REDACTED]	State MI	Zip [REDACTED]
Phone / Fax [REDACTED]	E-Mail [REDACTED]	

*If applicant is not owner of property, a written, notarized statement from the owner authorizing this application must be included.

Property

Name of project HH Enterprise
Address 580 Mansfield
List all parcel identification numbers included in development: 11-11-37-235-009
Current use: Warehouse
Proposed use: Warehouse
Legal description of property (may be attached) 1

[REDACTED]	I am authorized to and grant permission to the City of Ypsilanti of preparing staff reports and/or evaluating this application.	
	Date: 2/18/2020	
Print Name: John Morian w/ authority		

Complete the checklist on the following page before turning in your application!

⊞	EX. CATCH BASIN	⬡	EX. BOULDER
○	EX. MANHOLE	⬢	EX. TREE STUMP
⬢	EX. END SECTION	⊙	EX. TREE
⬢	EX. OVERFLOW STRUCTURE	⊙ ¹⁰²³	EX. TREE TAG & NUMBER
⊙	EX. CLEANOUT	_____	EX. TREE LINE
⊙	EX. HYDRANT	_____	EX. FENCE
⊙	EX. WATER SHUTOFF	_____	EX. SANITARY SEWER
⊙	EX. FIRE DEPT. CONNECTION	_____	EX. STORM SEWER
⊙	EX. WATER WELL	_____	EX. WATER MAIN
⊙	EX. LIGHTPOLE	_____	EX. ELECTRIC CABLE
⊙	EX. UTILITY POLE	_____	EX. COMMUNICATION
⊙	EX. GUY ANCHOR	_____	EX. GAS LINE
⊙	EX. TRAFFIC SIGNAL	_____	EX. OVERHEAD LINE
⊙	EX. GAS SHUTOFF		
⊙	EX. GAS VENT		
⊙	EX. HANDHOLE		
⊙	EX. PEDESTAL		
⊙	EX. TRANSFORMER		
⊙	EX. GENERATOR		
⊙	EX. GAS METER		
⊙	EX. ELECTRIC METER		
⊙	EX. UTILITY MARKER		
⊙	EX. AIR CONDITIONER		
⊙	EX. RAILROAD SIGNAL		
⊙	EX. SIGN		
⊙	EX. POST/BOLLARD		
⊙	EX. FLAGPOLE		
⊙	EX. MAILBOX		
⊙	EX. PARKING METER		
⊙	EX. SATELLITE DISH		
⊙	EX. SOIL BORING		
⊙	EX. MONITOR WELL		
⊙	FOUND IRON		
⊙	SET IRON		

PARCEL NO. 11-11-39-330-010:
LOT 8, EXC THE N 157.62 FT THEREOF. LOT 8 YPSILANTI WEST
INDUSTRIAL PARK SUBDIVISION NO.1

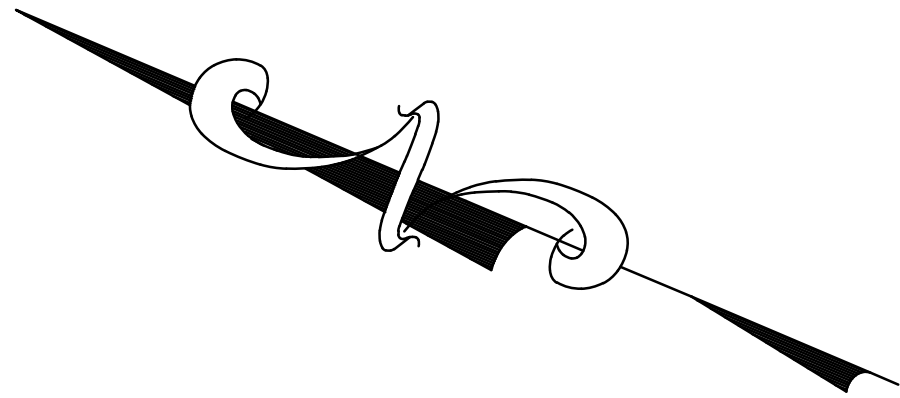
PARCEL NO. 11-11-37-235-009:
LOT 9, YPSILANTI WEST INDUSTRIAL SUB # 1

BEARINGS BASED ON MICHIGAN STATE PLANE COORDINATES,
NAD83, MICHIGAN SOUTH ZONE

SITE LIES IN ZONE AE - SPECIAL FLOOD HAZARD AREAS. SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED TO BE 754.6 AT THE NORTH END OF SITE AND 754.5 AT THE SOUTH END OF SITE PER FEMA FLOOD INSURANCE RATE MAP 26161C0407E, DATED 4-3-2012.

BM#1 - ARROW ON HYDRANT, $\pm 95'$ NORTH OF DRIVEWAY TO
#580 MANSFIELD, $\pm 40'$ EAST OF BUILDING.
ELEVATION 760.23' NAVD88

BM#2 - ARROW ON HYDRANT, $\pm 125'$ SOUTH OF DRIVEWAY TO
#580 MANSFIELD, $\pm 247'$ SOUTH OF BUILDING.
ELEVATION 754.12' NAVD88



CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY THE EXISTING UTILITY RECORDS. THE RECORDS HAVE BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL UTILITIES PRIOR TO ANY WORK BEING COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PREPARE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

**COMMERCIAL
SITE PLANNING
SITE ENGINEERING
INDUSTRIAL & MULTI-UNIT
LAND SURVEYING
CONSTRUCTION LAYOUT**

SURVEYING
ALTA SURVEYS
BOUNDARY SURVEYS
TOPOGRAPHIC SURVEYS
PARCEL SPLITS

RESIDENTIAL
SUBDIVISIONS
SITE CONDOMINIUM
MULTI-FAMILY
PLOT PLANS
CONSTRUCTION LAYOUT



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

GUMMA GROUP LLC

TOPOGRAPHIC SURVEY

CLIENT:

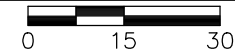
576 & 580 MANSFIELD AVE.
SECTION: 17 TOWNSHIP: 3S RANGE: 7E
CITY OF YPSILANTI
WASHTENAW COUNTY
MICHIGAN

REVISÉ

DATE: 10-30-19

DRAWN BY: JRV

CHECKED BY: GLM



FBK: 361

CHF: RDF

SCALE HOR 1"=30 FT.
VER 1"=10 FT.

1

19-494

**Special Meeting Agenda
Planning Commission
Wednesday, 6 May 2020 – 7:00 P.M.
Virtual Meeting**

Please be advised that due to COVID-19, City Hall will not be open to the public. This meeting will be held electronically on a video conferencing application in accordance with Governor Whitmer's Executive Order. The access code is posted in the Public Notice on www.cityofypsilanti.com and attached in the packet. The public may choose to participate during Audience Participation or a Public Hearing through the video conferencing application or may submit e-mailed comments to aaamodt@cityofypsilanti.com by 4 pm, May 6.

I. Call to Order

II. Roll Call

Matt Dunwoodie, Chair	P	A
Jared Talaga, Vice-Chair	P	A
Eric Bettis	P	A
Michael Borsellino	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

- April 15, 2020

IV. Audience Participation

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

V. Presentations and Public Hearing Items

- Special Use Permit & Limited Site Plan Review: Group Child Care Home, 1226 S. Congress St.
 - *Public Hearing*
- Special Use Permit & Limited Site Plan Review: Marihuana Retailer, 50 Ecorse Rd.
 - *Public Hearing*
- Special Use Permit & Limited Site Plan Review: Medical and Recreational Marihuana Growing/Processing Facility, 580 S. Mansfield St.
 - *Public Hearing*

VI. Old Business

VII. New Business

VIII. Future Business Discussion / Updates

IX. Committee Reports

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

X. Adjournment



**PUBLIC NOTICE
CITY OF YPSILANTI
PLANNING COMMISSION SPECIAL MEETING – VIRTUAL MEETING**

The Ypsilanti Planning Commission will hold a virtual special meeting on Wednesday, May 6, 2020 at 7 p.m. The special meeting will be held in accordance with Governor Whitmer's Executive Order 2020-48.

The Planning Commission special meeting is being held virtually in order to prevent the spread of COVID-19.

The special meeting can be attended through the below link, or through the below toll free numbers.

May 6, 2020 Planning Commission Special Meeting Virtual Access Link

<https://us02web.zoom.us/j/87089520277>

When prompted, enter **Meeting ID:** 870 8952 0277

May 6, 2020 Planning Commission Special Meeting Toll Free Phone Number Access

877 853 5257 US Toll-free

888 475 4499 US Toll-free

When prompted, enter the **Meeting ID:** 870 8952 0277, followed by the #, press # again to be connected.

The public will be able to make comment during *Audience Participation* or during the *Public Hearing(s)*. To address the Planning Commission, meeting participants will need to "raise their hand" to indicate they want to speak.

To raise your hand while participating online, click the "Raise Hand" icon at the bottom of the Zoom Screen or press *9 via phone. After you raise your hand you will be informed when it is your turn to speak, and your microphone will be unmuted at that time. Your microphone will be muted again when you have finished your comments or when your speaking time has expired.

Instructions for Persons with Disabilities

Persons with disabilities who need accommodations to effectively participate in the meeting should contact the City Clerk, Andrew Hellenga at ahellenga@cityofypsilanti.com by 5:00 p.m. on the day before the meeting to request assistance. Closed Captions will be provided during the meeting.

City Clerk's Office
One South Huron Street
Ypsilanti, Michigan 48197
(734) 483-1100

Andrew Hellenga
City Clerk
Posted: April 30, 2020

Meeting Minutes
Planning Commission
Wednesday, 15 April 2020 – 7:00 P.M.
Virtual Meeting

Please be advised that due to COVID-19, City Hall will not be open to the public. This meeting will be held electronically on a video conferencing application in accordance with Governor Whitmer's Executive Order. The access code is posted in the Public Notice on www.cityofypsilanti.com and attached in the packet. The public may choose to participate during Audience Participation through the video conferencing application or may submit e-mailed comments to aaamodt@cityofypsilanti.com by 4 pm, April 15.

I. Call to Order

II. Roll Call

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

Commissioner Dunwoodie explained how to participate in the virtual meeting.

III. Approval of Minutes

- February 19, 2020
Motion to approve.
Offered By: Commissioner Hollifield; Seconded By: Commissioner Donnelly. Approved: Yes – 8; No – 0; Absent – 1 (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.
N/A

V. Presentations and Public Hearing Items

- Site Plan Review: Octapharma, 813/815 W. Michigan Ave.
City Planner Andy Aamodt presented the staff report and shared his screen with the commission.
They are creating an expansion for storage of 800sq ft.
This is a permitted use.
Staff recommends that some legal nonconformities come into compliance with current zoning ordinances.
The site is three parcels.
This is the second set regarding this project. It was delayed due to lack of quorum in September, and the applicant decided to take time to bring some items

recommended by staff into compliance.

Staff recommends the retaining wall be repaired.

The commission discussed closing a curb cut. It would cause an issue with deliveries. Even if six parking spaces were removed, they would still have enough required spaces.

Applicant: Joseph- bicycle loops do exist but are just not updated on the plan. They aren't planning to change lighting fixtures but can get a photometric plan together. They are interested in angling the parking.

The commission asked the applicants about providing a turning plan for trucks and cars.

Ed Weeks: Facility Manager for Octapharma: Regarding deliveries, they have weekly deliveries and a full-length tractor trailer that receives the plasma. They can address the fence and the retaining wall.

Motion to approve the Site Plan amendment for the Octapharma Plasma at approximately 815 W. Michigan Ave., with the following findings and conditions:
Findings:

1. Site Plan amendment substantially complies with §122-309.

Conditions:

1. Applicant provide dimensions and setbacks of building addition on site plan.

2. Applicant provide a revised photometric plan meeting the requirements of §122-609.

3. Applicant provide an addition of 4 new bicycle spaces near the entrance to bring total to 9 to comply with 1 per 5 parking spaces standard of §122-693.

4. Applicant provide revision showing proposed fence not crossing property lines.

5. Applicant provide specification that street trees will not affect traffic visibility in §122-675.

6. Applicant repair block retaining wall on the rear (Hill St.) property line, clean debris, and restore the sidewalk.

7. Applicant will provide an engineering parking, turning, study and plan to be reviewed by City Engineering and staff review.

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

Approved: Yes – 6; No – 0; Absent – 1 (Simmons); Abstained – 2 (Talaga, Hollifield)

VI. Old Business n/a

VII. New Business n/a

VIII. Future Business Discussion / Updates

Special May meeting on May 6th

IX. Committee Reports

- Non-motorized Committee Report
 - Minutes provided are very accurate
- Master Plan: Housing Affordability and Access Committee report
 - The committee is wrapping up writing of final report.

Commission Jugenitz raised concern on consistency of conflict of interest procedures.

X. Adjournment

Motion to adjourn.

Offered By: Commissioner Bettis; Seconded By: Commissioner Donnelly

• Approved: Yes – 8; No – 0; Absent – 3 (Simmons, Talaga, Hollifield)



March 18, 2020

**Staff Review of Special Use Application
Little Miracles Day Care Center
1226 S Congress**

GENERAL INFORMATION

Applicant: Tera Yates
Little Miracles Day Care Center
1226 S Congress
Ypsilanti, MI 48197

Project: 1226 S Congress – Group Childcare Home

Application Date: February 6, 2020

Location: 1226 S Congress

Zoning: R-1

Action Requested: Special Use Permit and Limited Site Plan Approval

Staff Recommendation: Approval with Conditions

PROJECT AND SITE DESCRIPTION

The application includes parcel 11-11-40-307-008, a 0.133-acre property that fronts on the north side of S Congress, one property east of N Mansfield. The property includes an ~816 square foot house. The rear yard is partially enclosed by wood and chain-link fencing. The application is for a Special Use Permit to operate a child care facility on the property.

Zoned **R-1- Single Family Residential**, which allows for a Group Child Care Home as a special use. Per Sec.122-421 and is subject to Section 122-521:

(a) all child care centers and group day care homes must be registered with licensed by the state department of social services and must comply with the minimum state standards for such facilities; and

(b) the square footage of outdoor recreation area required by the Building Code and licensing agency must be provided in the rear, side, or street side yard. Such outdoor space must be fenced and screened from any adjacent lot. The square footage requirement for outdoor play area in a group child care home is 600 square feet.

Figure 1: Site Aerial (2015 Imagery)



Figure 2: 1226 S Congress, facing northwest (March 2020)



Figure 3: 1226 S Congress, facing northeast (March 2020)



Table 1: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Single family residential	R-1
EAST	Single family residential	R-1
SOUTH	Church	R-1
WEST	Single family residential	R-1

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 location, scale, and intensity of the proposed is compatible with adjacent uses and the zoning of the land. Height, location and size of buildings are compatible with uses and buildings on adjacent properties.

- (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: The proposed use is not anticipated to 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 is not anticipated.

- (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 proposed special use is compatible with the surrounding land uses.

- (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: None are anticipated.

- (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:

1. Applicant to verify that the trampoline will be removed.

LIMITED SITE PLAN: CRITERIA AND REVIEW

§122-311

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."

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."

The building is oriented towards S Congress Street. Height and setbacks are compatible with the surrounding lots. State law requires at least 600 square feet of play area for Group Child Care facilities. This property well exceeds that with over 2,000 square feet in the rear yard. The property does include a trampoline, which could be considered a safety hazard.

Items to be Addressed: None.

1. Applicant to verify that the trampoline will be removed.

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."

The site has driveway access from S Congress Street. There is on-street parking available on both sides of S Congress. There are numerous sidewalks in the area.

Items to be Addressed: None.

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, walls, 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."

- Child care group homes require outdoor recreation space to be fenced and screened from any adjacent lot per §122-521.
- Current fencing includes a wood shadowbox fence along the rear west property boundary, and a chain link fence on the east property boundary. The north property boundary appears to have heavy vegetation, but not a fence.

Items to be Addressed:

1. The applicant must screen the two chain-link fenced areas; either by
 - a. Replacing the chain-link fence with an opaque fence, or
 - b. Planting coniferous trees or shrubs along the fence to achieve an 80% opacity.

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."

Diversity is our strength. This special use does not introduce or accommodate new economic, racial, or other diversity; however, it does sustain the existing economic diversity of the City and provides a needed service to the neighborhood.

Anyone, no matter what age or income, can find a place to call home in Ypsilanti. This special use provides additional childcare opportunities within the city.

STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends the Planning Commission approve the Special Use Permit for the group child care home 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: LIMITED SITE PLAN

Staff recommends the Planning Commission approve the site plan for the group child care home at 1226 S Congress with the following findings, and conditions:

Findings:

The application substantially complies with §122-310.

Conditions:

1. Child care centers and group day care homes must be registered by the State of Michigan Licensing and Regulatory Affairs and must comply with the minimum state standard for such facilities, including a minimum 600 square foot outdoor recreation area in the rear, side, or street side yard.
2. Such outdoor recreation area must be properly fenced and screened from any adjacent lot per §122-521.
3. Building must meet Building Code requirements.

Scott E. Slagor
Preservation Planner, Community & Economic Development Department

CC: File
Applicant - Tera Yates



**City of Ypsilanti
Planning & Development Department**

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646
www.cityofypsilanti.com

SPECIAL USE PERMIT APPLICATION

MUST BE SUBMITTED WITH SITE PLAN OR SKETCH PLAN APPLICATION

Applicant*

Name Tera Yates

Property

Name of project 1226 South Congress St Ypsilanti, 48197
Little Miracles Day Care Center

Current use:
Dwelling single family home

Proposed use :
Daycare Center/home to care
for and educate children in a
loving and safe environment.

Rationale for request:
To provide a safe environment for children
to thrive and develop & grow in.

Signature

I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

Sig [Redacted Signature] Date: 2-6-2020

Print Name Tera Yates

Trampoline will
be moved

A = swing set

B = veggie garden

C = sand box

~~B~~

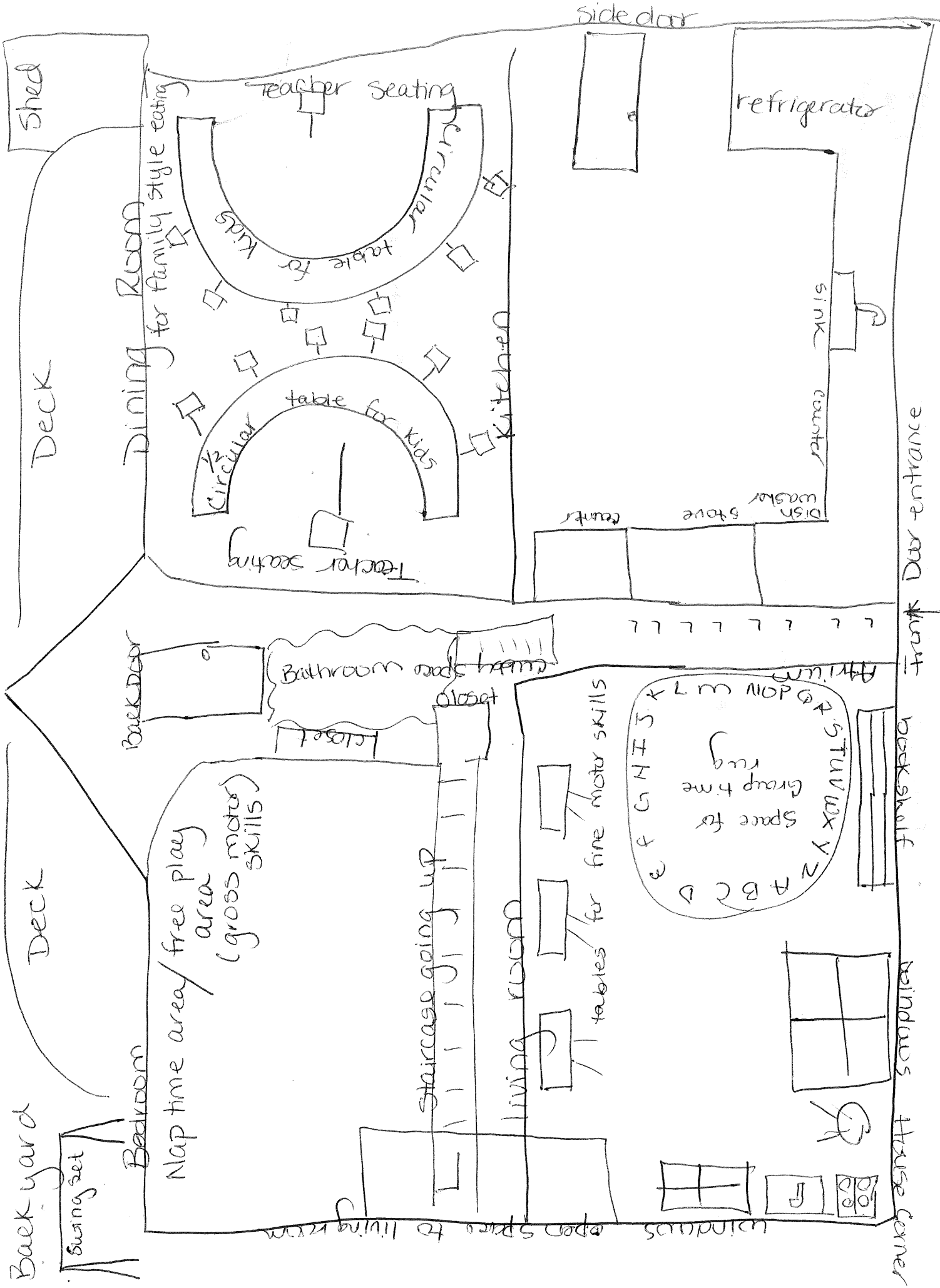
(A)

(C)

N Mansfield St

S Congress St

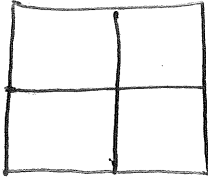
0 10 20 40 Feet



Main level

Facing the front of the house

Large bedroom



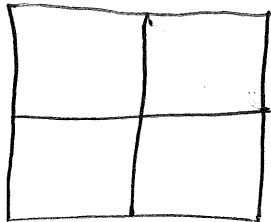
Art room

Staircase

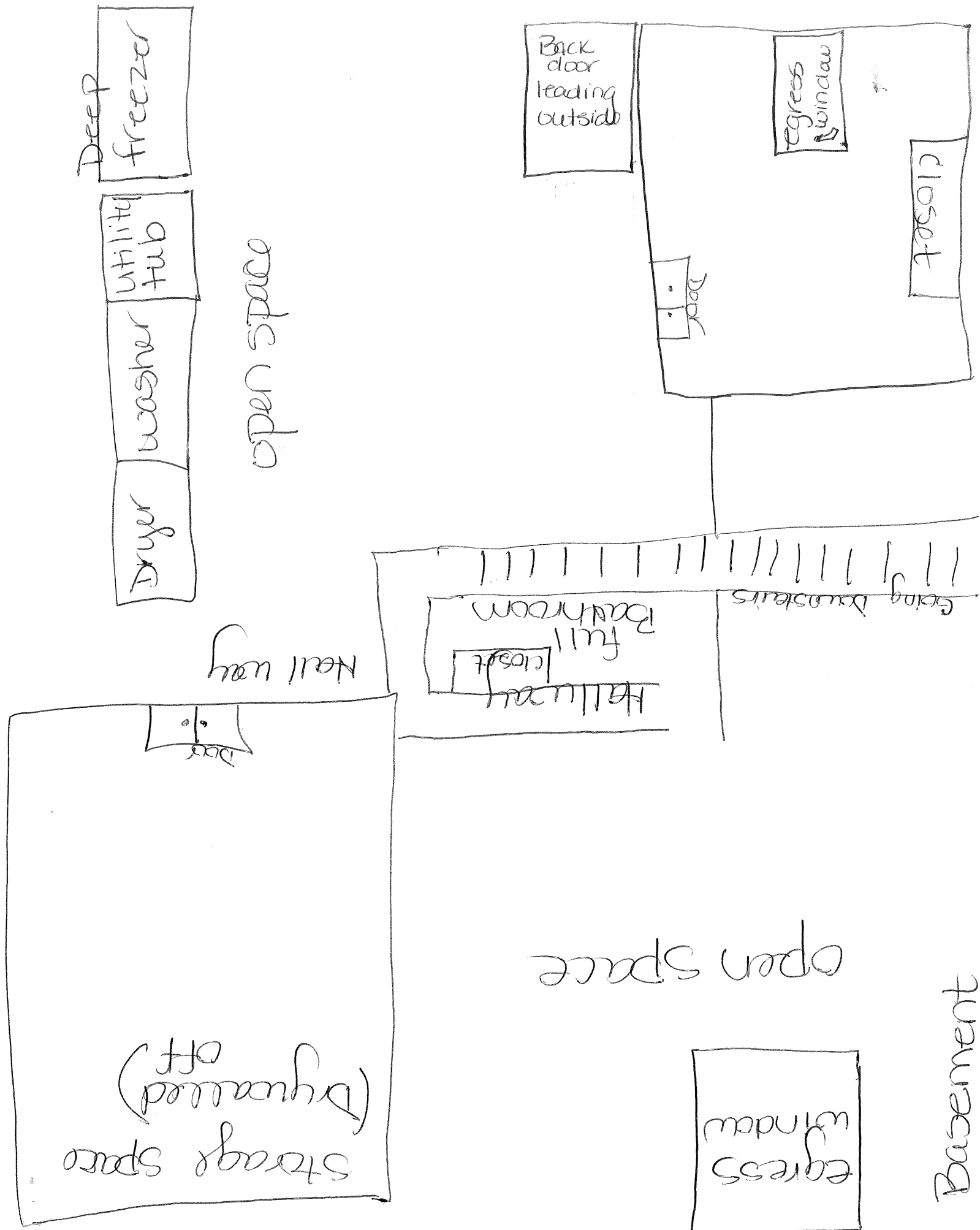
closet

Music room

2nd level



Facing the back of the house
Small bedroom



Deep

freezer

utility
tub

washer

Dryer

open space

Nail way

Hallway
Full
Bathroom
Closet

Back
door
leading
outside

egress
window

Closet

egress
window

open space

Going Downstairs

Basement



18 March 2020

**Staff Review of Special Use & Limited Site Plan Application
Capital Solutions Ypsilanti, LLC (Green Vitality)
Marihuana Retailer Use
50 Ecorse Rd.**

GENERAL INFORMATION

Applicant:	Capital Solutions Ypsilanti, LLC 50 Ecorse Rd. Ypsilanti, MI 48198
Project:	Capital Solutions Ypsilanti, LLC (Green Vitality) - <i>Marihuana Retailer Use</i>
Public Hearing Date:	18 March 2020
Location:	Ecorse Rd., east of Center St. and north of Towner St.; Parcel ID# 11-11-10-267-002.
Zoning:	"GC" General Corridor
Action Requested:	Approval
Staff Recommendation:	Approval of Special Use Permit; Postponement of Site Plan Review

PROJECT AND SITE DESCRIPTION

The applicant is applying for a Special Use permit as a marihuana retailer. The existing suite in the building is currently used as a medical marijuana provisioning center. City Council recently amended the zoning ordinance to allow for recreational marijuana uses. This property is zoned "GC", therefore a marihuana retailer use needs a Special Use permit. If granted approvals, both medical marijuana and recreational marijuana may be sold from this facility, pursuant to state and local law.

Marihuana Retailers are what the State deems "equivalent" license types to *Medical Marijuana Provisioning Centers*. The license type is fairly straightforward- these facilities shall only sell marijuana. The major change is that marihuana retailer facilities may now accept customers- individuals over the age of 21- regardless if they are a registered medical patient or not.

The subject suite is approximately 2,300 square feet in a commercial plaza building of approximately 15,150 square feet. The lot is approximately 1.865 acres. There is currently parking in the large lot to the north and east, and there is vehicle access from Ecorse Road. The existing building is a legal nonconforming structure and may not be expanded regardless.

The applicant is currently applying to the City for its Marihuana Facility Permit. The facility will not be granted its Marihuana Facility Permit unless its Special Use permit is granted. City staff has determined it is appropriate to allow for *existing* medical marijuana facilities to apply for their recreational marijuana Special Use permits for in the meantime, because there may be an inundation of Special Use permit applications for *new* recreational marijuana facilities in the upcoming months.

Figure 1: Subject Site Location (2015 Aerial)

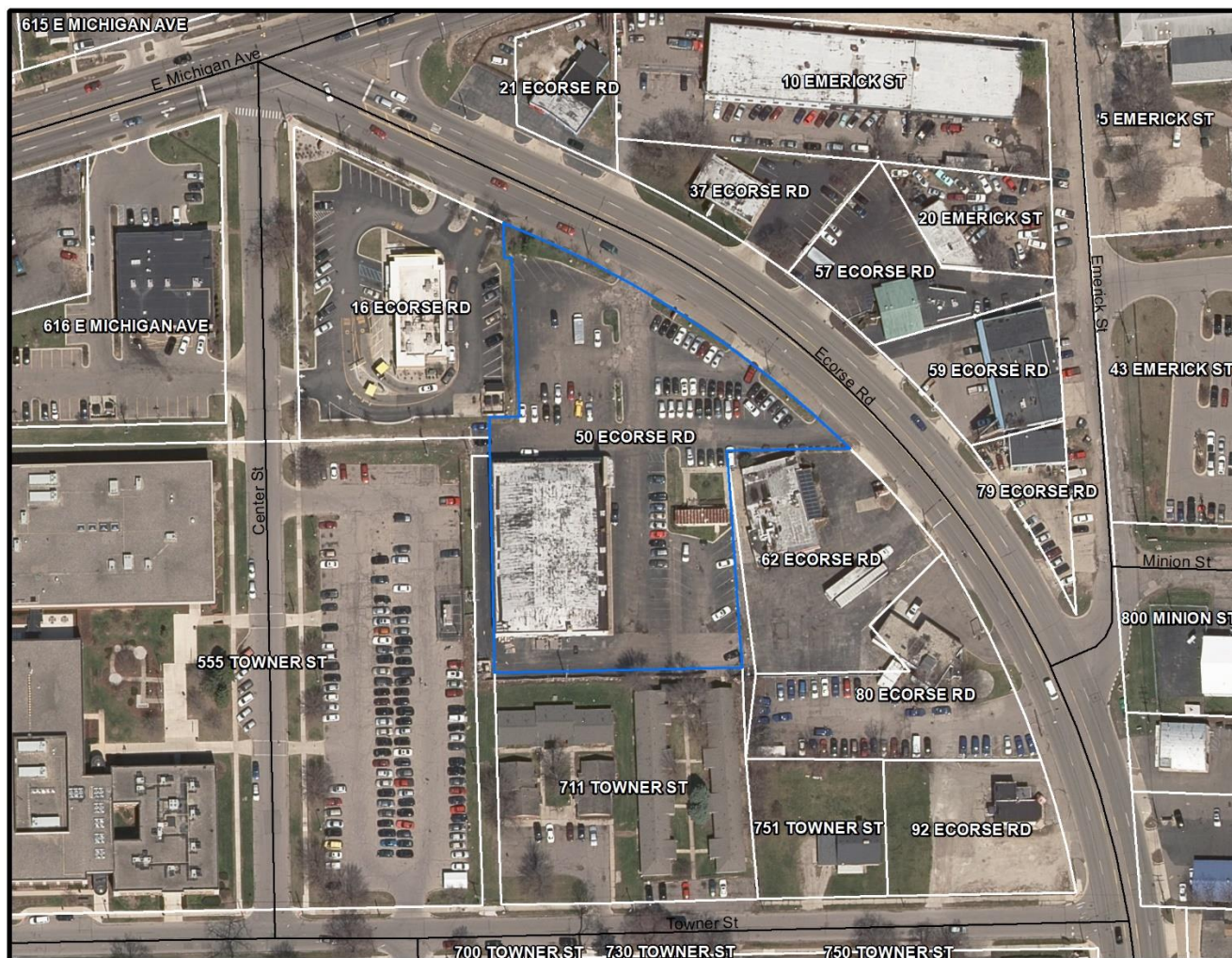


Figure 2: Photograph of Site (Google Street-View, July 2019)



Figure 3: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Automotive uses; Animal clinic	GC
EAST	Automotive uses; Restaurant	GC
SOUTH	Multi-family residential	HHS
WEST	Restaurant; Institutional	GC; HHS

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 applicant proposes to make recreational marihuana retailer use of the existing suite in the existing building. The "GC" zoned property makes this a Special Land Use, and the property, on this date, complies with locational standards pertaining to other marijuana facilities and schools.

(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. The City's voters strongly supported Proposal 1 to legalize adult-use marijuana by over 78%. However, offensive odor is a consideration, and must be taken into account.

- (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 buffering from the multi-family residential property to the rear is not well accomplished. There is a privacy fence with gaps and in poor shape.

The business should take measures to protect its customers, and other pedestrians accessing the rest of the commercial plaza, in terms of accessibility and safety. There may be queues forming on the outside of the suite which must be managed safely (i.e. line control bollard stanchions) to prevent conflicts with access to other businesses in the commercial plaza.

- (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: This location has access to transportation facilities. Ecorse Road is a four-lane road and provides sufficient access for vehicular transportation. There are bus stops in the proximity. There is a wide sidewalk as part of the right-of-way, however it is in poor shape, curbed, and is not accessible for disabled persons. The conditions and curbing make bicycling difficult as well.

- (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: Applicant shall take measures to ensure customer and plaza pedestrian safety and accessibility in case of customer queues, for example by utilizing temporary line control bollards or stanchions.

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 limited site plan for review in lieu of a full site plan per §122-309(t).

STANDING

§122-311(a)

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

REQUIREMENTS

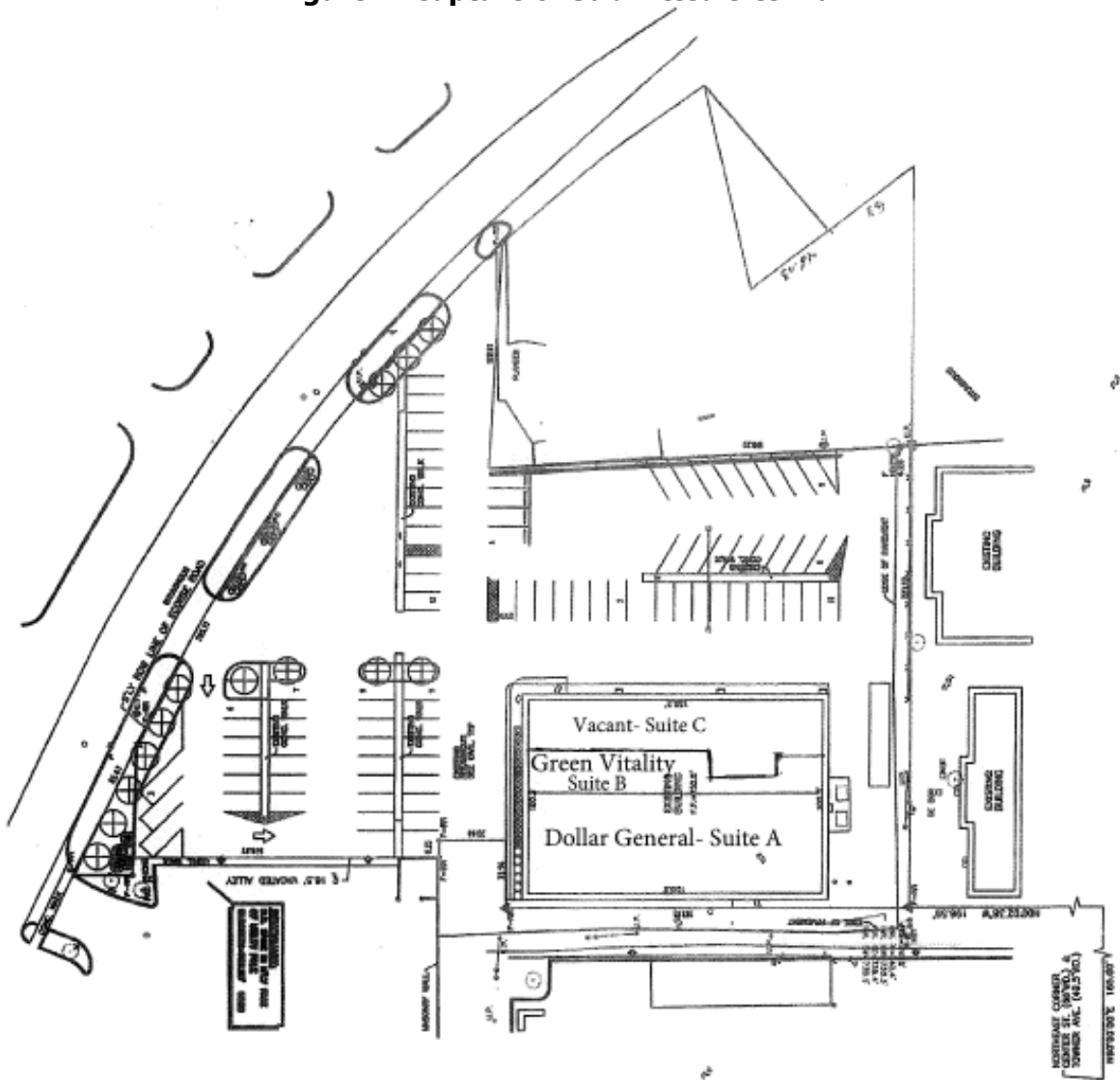
§122-311(b)

"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."

The applicant is proposing continued re-use of the existing suite in the existing building. This is a (legally) nonconforming building and (legally) nonconforming site. Such re-use is permissible under §122-352. The site plan provided accounts for no changes to the existing building and few changes to the site. We have attached the site layout plan (Figure 4) as the required limited site plan.

Items to be Addressed: None.

Figure 4: Capture of Submitted Site Plan



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."

The applicant is proposing to keep the current business arrangement as is. The business is in a suite in the commercial plaza. There are no proposed changes to the overall building. The only notable change proposed is the removal of the modular office building with its landscaped area and trees, which will open up the parking lot. It is not known if that is the intent of the applicant but that is what the site plan provides.

Items to be Addressed: None.

Figure 5: Photograph of Site (Google Street-View, July 2019)



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."

In terms of pedestrian access to the site, there are certainly challenges. There is a wide sidewalk as part of the right-of-way, however it is in poor shape, curbed, and is not accessible for disabled persons. The conditions and curbing make bicycling difficult as well.

In terms of vehicular access, there are three access drives off Ecorse Road. Currently the site's parking space striping is in poor shape. It is difficult to discern where to park. The parking spaces should be striped how the site plan shows.

The site plan accounts for approximately 84 parking spaces serving the commercial plaza, one which is barrier-free. An in-person site visit accounted for an existing three barrier-free spaces.

Because this is a *change in use* (§122-681.b), parking requirements must be met for the subject suite, as well as the rest of the businesses throughout the commercial plaza. This is a large site which is automobile-oriented, however there appears to be over-parking at this site. Two of the three suites are retail uses, and the third suite sits vacant. If retail uses took up the entire 15,150 square foot building, there would be a required 61 parking spaces. The 84 proposed parking spaces exceed the maximum off-street parking requirement set in §122-691. Planning Commission may grant waivers to parking requirements with a finding that there is a special circumstance that particularly relates to the character of the proposed use. Staff feels the removal of some landscaped area for the providing of over-parking is not appropriate.

Items to be Addressed:

- Sidewalk be repaired and made ADA accessible.
- Parking striping to be conducted in accordance to site plan.
- Clarity on number of barrier-free spaces proposed.
- Planning Commission may grant waiver for over-parking; or applicant provide a revised plan showing parking in compliance with §122-691 and §122-692. Staff recommends the latter, as the replacement of some of the landscaped area to provide for an over-abundance of parking does not seem appropriate.

Figures 6-8: Photographs of Sidewalk (March 11, 2020)





Figures 9-10: Modular Office Building and Parking Lot (March 11, 2020)



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."

No changes to site lighting or screening are proposed as part of this development. However, the fence on the rear property line is in poor shape and does not adequately screen this commercial use from the adjoining multi-family residential use.

Items to be Addressed: Proper screening on the south property line via fence repairs, new fence, or adequate natural screening (trees, shrubbery, planting, etc.).

Figures 11-12: Rear Screening (March 11, 2020)





STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends the Planning Commission **approve** the Special Use Permit for the Capital Solutions Ypsilanti, LLC (Green Vitality) existing facility at 50 Ecorse Rd. with the following findings and conditions:

Findings: The application is substantially in compliance with §122-324(b).

Conditions

1. Special use approval shall be subject to approval of site plan.
2. Applicant utilize line control measures such as bollard stanchions to ensure customer/pedestrian safety in the case of queues.

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends the Planning Commission **postpone** the limited Site Plan for the Capital Solutions Ypsilanti, LLC (Green Vitality) existing facility at 50 Ecorse Rd. with the following findings:

Findings

1. The existing building and site design are nonconforming under §122-352.
2. Proposed site plan does not substantially comply with §122-309 and the City's zoning ordinance. There are inconsistencies in what is proposed versus what is existing, and site plan does not make substantial effort to comply with zoning ordinance standards. Applicant shall resubmit a new site plan.

Andy Aamodt
City Planner, Community & Economic Development Department

CC File
 Applicant team



City of Ypsilanti
Planning & Development Department

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646
www.cityofypsilanti.com

SPECIAL USE PERMIT APPLICATION

MUST BE SUBMITTED WITH SITE PLAN OR SKETCH PLAN APPLICATION

Applicant*

Name Capital Solutions Ypsilanti, LLC

Property Address: 50 Ecorse Rd., Ypsilanti, MI 48198

Name of project
Green Vitality

Current use:
Medical Marijuana Provisioning Center

Proposed use :
Recreational Marijuana Retailer/Provisioning Center to sell recreational marijuana to
individuals 21 years of age and older.

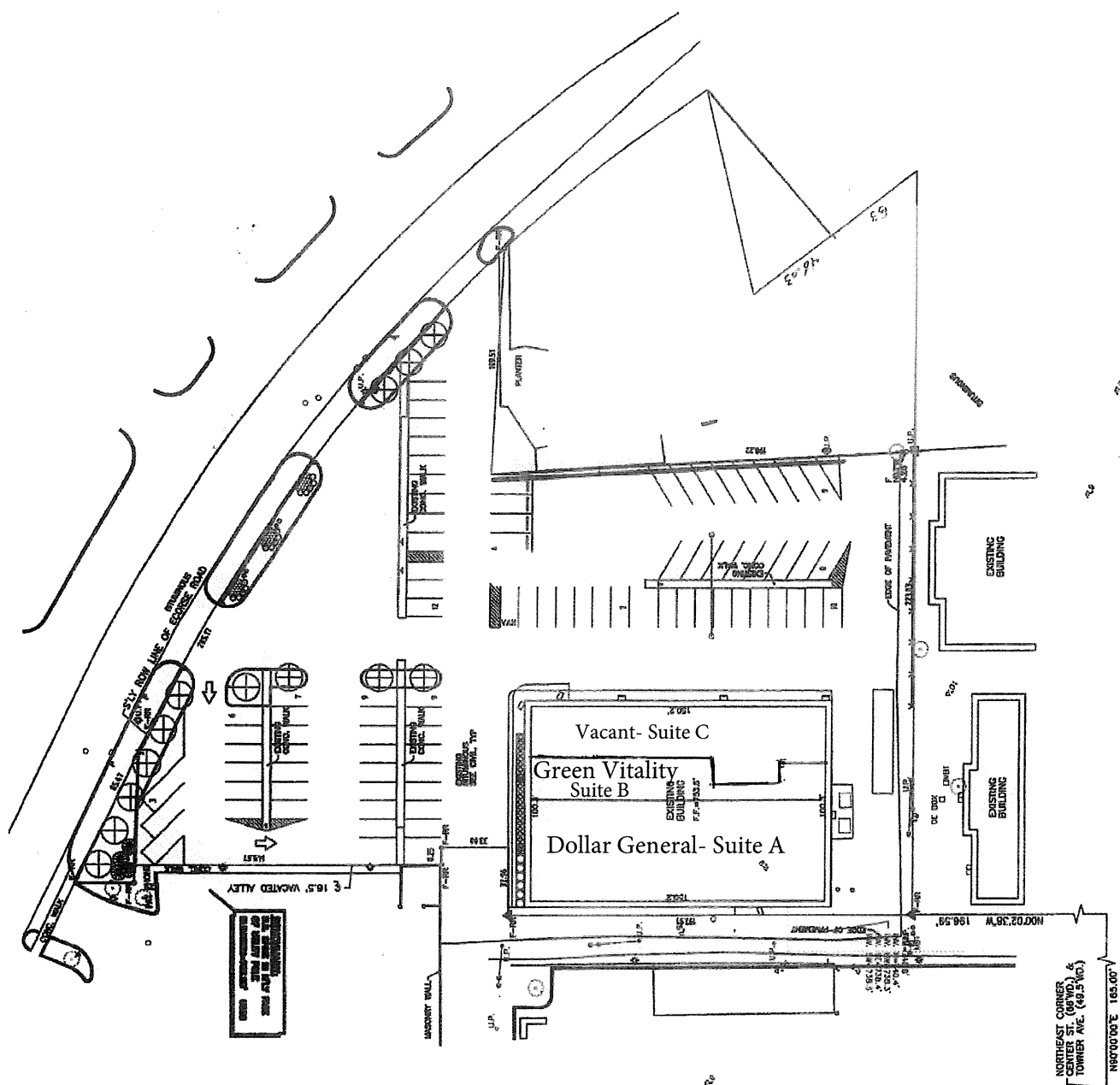
Rationale for request:
The City of Ypsilanti has adopted a recreational marijuana ordinance to
allow recreational marijuana facilities and the recreational sale of marijuana within their city.

Signature

I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

Signature: [Redacted] Date: Feb 18, 2020

Print Name:
laith s hanna



City of Ypsilanti- Attachment E

City Clerks Office

One South Huron

Ypsilanti, MI 48197

2/10/2019

Re: Capital Solutions Ypsilanti D/B/A Green Vitality- Landlord Consent Form

To: Whom it may concern,

I am the landlord of the building located at 50 Ecorse Rd. 48198, Ypsilanti MI. I am aware that my tenant located at 50 Ecorse Rd, Suite B Ypsilanti, MI, 48198, is submitting state and municipal MRTMA applications to operate a Recreational Marihuana Provisioning Center, I have given the applicant, who I currently lease this property to, permission to operate this business in the building for this specific use, in compliance with all State and Municipal Laws and/or Ordinances. If you have any questions or concerns, please do not hesitate to contact me at the number listed below. Thank you.

Sincerely,

[REDACTED]
Jamal Garmo,
Kuzana Enterprises, LLC
[REDACTED]



18 March 2020

Staff Review of Special Use & Limited Site Plan Application
HH Enterprises, LLC
Medical and Recreational Marihuana Growing/Processing Use
539 S. Huron St.

GENERAL INFORMATION

Applicant: HH Enterprises, LLC
580 S. Mansfield St.
Ypsilanti, MI 48197

Project: HH Enterprises, LLC – *Medical and Recreational Marihuana Growing/Processing Use*

Public Hearing Date: 18 March 2020

Location: South Mansfield St. Parcel ID# 11-11-37-235-009.

Zoning: “PMD” Production, Manufacturing, Distribution

Action Requested: Approval

Staff Recommendation: Approval, with conditions.

PROJECT AND SITE DESCRIPTION

The applicant is applying for Special Use permits as a medical marijuana growing facility and a recreational marihuana growing facility. The existing building is currently vacant. The applicant currently operates a medical marijuana growing facility next door, at 576 S. Mansfield, which was originally approved in 2011. The applicant is simply looking to move their location from 576 S. Mansfield to 580 S. Mansfield.

Last month City Council amended the zoning ordinance to allow for recreational marijuana uses. This property is zoned “PMD”, therefore a medical or recreational marihuana use needs a Special Use permit. If granted approvals, both medical marijuana and recreational marijuana may be grown at this facility, pursuant to state and local law.

This building is approximately 15,590 square feet on a lot of approximately 2.04 acres. There is currently parking to the south, as well as vehicle access to and from S. Mansfield St. No changes to the existing building or site are part of this application.

The applicant is currently applying to the City for its Marihuana Facility Permit. The facility will not be granted its Marihuana Facility Permit unless its Special Use permit is granted. Also, because of caps and

buffer requirements, the current facility at 576 S. Mansfield St. will need to cease to exist prior to the City granting this 580 S. Mansfield facility its City Permit.

Figure 1: Subject Site Location (2015 Aerial)



Figure 2: Photograph of Site (Google Street-View, June 2019)



Figure 3: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Warehouse/ Manufacturing	PMD
EAST	Multi-family residential	MD
SOUTH	Manufacturing	PMD
WEST	Vacant land	PMD

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 applicant proposes to make medical and recreational marihuana growing use of the existing building. The "PMD" zoned property makes this a Special Land Use, and the property, on this date, complies with locational standards pertaining to other marijuana facilities and schools, as long as the current 576 S. Mansfield growing facility ceases to exist.

- (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. The City's voters strongly supported Proposal 1 to legalize adult-use marijuana by over 78%. However, offensive odor is a consideration, and must be taken into account.

- (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: Across S. Mansfield St., there is significant vegetation and a wall screening this facility from the multi-family residential property to the east. There is also significant vegetation screening along the west property line.

- (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: This location has appropriate vehicular access from S. Mansfield St., and because marijuana growing is a more nondescript use with the facility not accessible to the general public, provisions for pedestrian and bicycle traffic are therefore not necessary.

- (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 limited site plan for review in lieu of a full site plan per §122-309(t).

STANDING

§122-311(a)

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

REQUIREMENTS

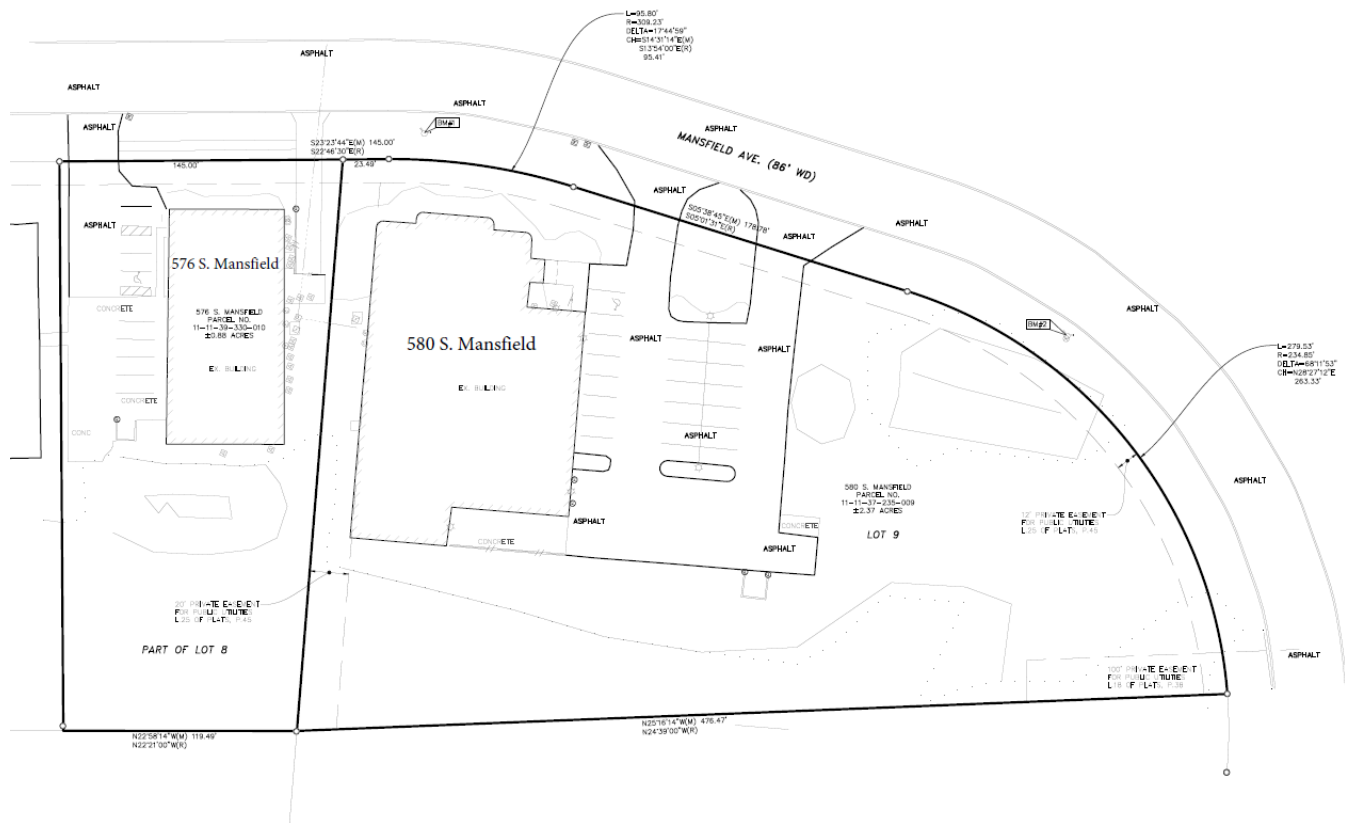
§122-311(b)

"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."

The applicant is proposing continued re-use of the existing building. Such re-use is permissible. The site plan provided accounts for no changes to the existing building and no changes to the site. We have attached the site layout plan (Figure 4) as the required limited site plan.

Items to be Addressed: None.

Figure 4: Capture of Submitted Site Plan



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."

The applicant is proposing continued re-use of the existing building. There is the one large 15,590 square foot building which essentially has two parts to it, based on our Assessing data (see Figure 9): a 3,280 square foot office section and a 12,310 square foot warehouse section. Without further details on the site plan, this Assessing data is used in this staff report going forward.

The growing facility may have offices accessory to the growing facility's operations. Dispensing, or selling marihuana to patients or customers from this facility is prohibited.

The site plan accounts for 22 spaces on the property. The site plan does not include a parking calculation. Staff conducted a parking calculation based on the zoning ordinance's (§122-691) parking schedule uses of office (1 space per 300 square feet of usable floor area) and manufacturing (5 spaces plus 1 for every 1 ½ employees on largest shift, or 1 space per 1,000 square feet of gross floor area for assembly, processing and manufacturing and storage areas). Based on the Assessing data, staff calculates there to be a required 23 spaces (11 for office use + 12 for manufacturing use). This number may be reduced based on documentation, such as a floor plan, revising the office's *usable floor area*. Based on §122-692, Planning Commission may waive this one parking space requirement with a finding that there is a special circumstance that particularly relates to the size of an existing parcel and building in combination, and/or character of the proposed use. The applicant does not provide an argument and/or details regarding such waiver, therefore at the time of the staff report, staff does not recommend the waiver be granted.

Items to be Addressed: Parking plan accounting for revised parking calculations based on proposed floor plan, or the addition of one parking space to meet the requirements of the parking schedule in §122-691.

Figure 5: Zoning Ordinance §122-691

Assembly, processing or manufacturing	5 plus 1 for every 1½ employees in the largest working shift; or 1 space per each 1,000 square feet of gross floor area for assembly, processing and manufacturing and storage areas, and 1 space per 300 square feet of office area.
---------------------------------------	---

Figures 6-8: Photographs of Building and Site (March 11, 2020)





Figure 9: Assessing Sketch (November 2005)



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."

The site is satisfactory in terms of safety, vehicular accessibility, and loading/unloading.

Items to be Addressed: None.

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."

No changes to site lighting or screening are proposed as part of this development, and none are required.

Items to be Addressed: None.

STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends the Planning Commission **approve** the Special Use Permits for the medical marijuana growing use and recreational marihuana growing use for HH Enterprises LLC, at 580 S. Mansfield, with the following findings and conditions:

Findings:

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

Conditions:

1. Special use approval shall be subject to approval of site plan.
2. Special use permit approval shall be subject to issuance of City Marihuana Permit. Special use permit becomes void if 576 S. Mansfield does not cease to exist.

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends the Planning Commission **approve** the limited Site Plan for the Special Uses for HH Enterprises LLC, at 580 S. Mansfield, with the following findings, and conditions:

Findings:

1. The application substantially complies with §122-310.

Conditions:

1. Applicant provide revised site plan specifying parking based on requirements in §122-691.

Andy Aamodt
City Planner, Community & Economic Development Department

CC File
 Applicant team



City of Ypsilanti
Planning & Development Department

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646
www.cityofypsilanti.com

SPECIAL USE PERMIT APPLICATION

MUST BE SUBMITTED WITH SITE PLAN OR SKETCH PLAN APPLICATION

Applicant*

Name HH Enterprises, LLC

Property Address: 580 Mansfield, Ypsilanti, MI 48198

Name of project
HH Enterprises, LLC- Grow and Processing Facility

Current use:
Vacant

Proposed use :
State Licensed Medical Marijuana Cultivation/Processing Center to grow and process state
tested and approved Medical Marihuana in accordance with the Medical Marihuana Facilities
Licensing Act.

Rationale for request: The City of Ypsilanti has adopted a medical marijuana ordinance to allow the cultivation of medical marijuana in their City upon issuance of a Marijuana Cultivation/Processing License from the City. The City has issued this License to the Company for the property located at 576 Mansfield, which is immediately adjacent to the Proposed Facility, and the Company is hereby requesting to transfer the license from 576 Mansfield to the Proposed Address of 580 Mansfield.

Signature

I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

Signature:

Date:

Feb 18, 2020

Print Name:

laith s hanna



City of Ypsilanti
Planning & Development Department

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646
www.cityofypsilanti.com

SPECIAL USE PERMIT APPLICATION

MUST BE SUBMITTED WITH SITE PLAN OR SKETCH PLAN APPLICATION

Applicant*

Name HH Enterprises, LLC

Property Address: 580 Mansfield, Ypsilanti, MI 48198

Name of project
HH Enterprises, LLC- Grow and Processing Facility

Current use:
Vacant

State Licensed Recreational Marihuana Cultivation/Processing Center to grow and process state tested and approved Recreational Marihuana in accordance with the Michigan Regulation and Taxation Marihuana Act

Rationale for request: The City of Ypsilanti has adopted a recreational marijuana ordinance to allow the cultivation of recreational marijuana in their City upon issuance of a Marijuana Cultivation License from the City. The City has issued this License to the Company for the property located at 576 Mansfield, which is immediately adjacent to the Proposed Facility, and the Company is hereby requesting to transfer the license from 576 Mansfield to the Proposed Address of 580 Mansfield.

Signature

I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

Signature:  Date: Feb 18, 2020

Print Name:
laith s hanna

Applicant*

Name HH Enterprise		
Address [REDACTED]		
City [REDACTED]	State MI	Zip [REDACTED]
Phone / Fax [REDACTED]	E-Mail [REDACTED]	

*If applicant is not owner of property, a written, notarized statement from the owner authorizing this application must be included.

Property

Name of project HH Enterprise
Address 580 Mansfield
List all parcel identification numbers included in development: 11-11-37-235-009
Current use: Warehouse
Proposed use: Warehouse
Legal description of property (may be attached) 1

[REDACTED]	I am authorized to and grant permission to the City of Ypsilanti of preparing staff reports and/or evaluating this application.	
	Date: 2/18/2020	
Print Name: John Morian w/ authority		

Complete the checklist on the following page before turning in your application!

⊞	EX. CATCH BASIN	◇	EX. BOULDER
○	EX. MANHOLE	⊞	EX. TREE STUMP
⊞	EX. END SECTION	⊞	EX. TREE
⊞	EX. OVERFLOW STRUCTURE	⊞ ¹⁰²³	EX. TREE TAG & NUMBER
⊞	EX. CLEANOUT	_____	EX. TREE LINE
⊞	EX. HYDRANT	_____	EX. FENCE
⊞	EX. WATER SHUTOFF	_____	EX. SANITARY SEWER
⊞	EX. FIRE DEPT. CONNECTION	_____	EX. STORM SEWER
⊞	EX. WATER WELL	_____	EX. WATER MAIN
⊞	EX. LIGHTPOLE	_____	EX. ELECTRIC CABLE
⊞	EX. UTILITY POLE	_____	EX. COMMUNICATION
⊞	EX. GUY ANCHOR	_____	EX. GAS LINE
⊞	EX. TRAFFIC SIGNAL	_____	EX. OVERHEAD LINE
⊞	EX. GAS SHUTOFF		
⊞	EX. GAS VENT		
⊞	EX. HANDHOLE		
⊞	EX. PEDESTAL		
⊞	EX. TRANSFORMER		
⊞	EX. GENERATOR		
⊞	EX. GAS METER		
⊞	EX. ELECTRIC METER		
⊞	EX. UTILITY MARKER		
⊞	EX. AIR CONDITIONER		
⊞	EX. RAILROAD SIGNAL		
⊞	EX. SIGN		
⊞	EX. POST/BOLLARD		
⊞	EX. FLAGPOLE		
⊞	EX. MAILBOX		
⊞	EX. PARKING METER		
⊞	EX. SATELLITE DISH		
⊞	EX. SOIL BORING		
⊞	EX. MONITOR WELL		
⊞	FOUND IRON		
⊞	SET IRON		

PARCEL NO. 11-11-39-330-010:
LOT 8, EXC THE N 157.62 FT THEREOF. LOT 8 YPSILANTI WEST
INDUSTRIAL PARK SUBDIVISION NO.1

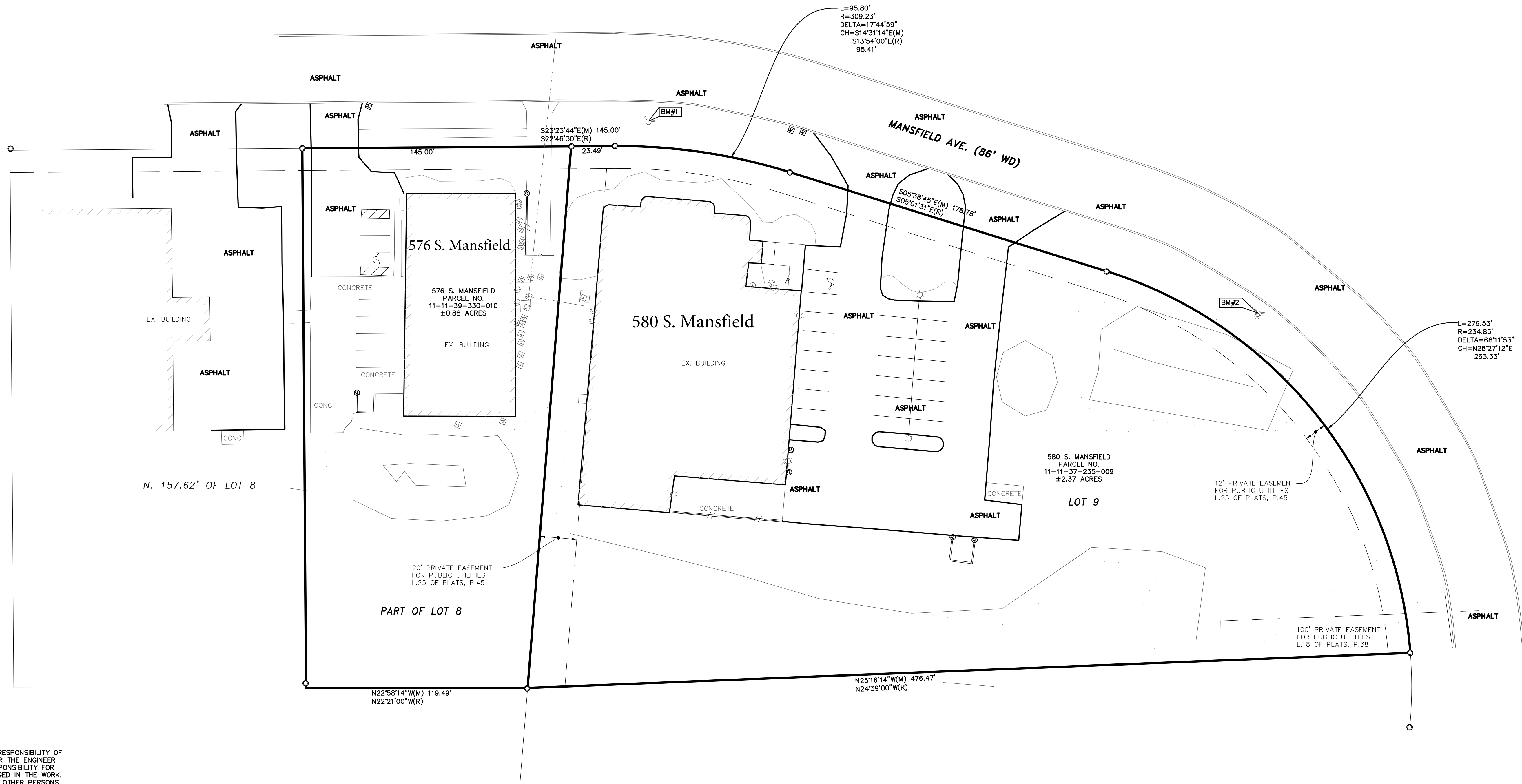
PARCEL NO. 11-11-37-235-009:
LOT 9, YPSILANTI WEST INDUSTRIAL SUB # 1

BEARINGS BASED ON MICHIGAN STATE PLANE COORDINATES
NAD83, MICHIGAN SOUTH ZONE

SITE LIES IN ZONE AE - SPECIAL FLOOD HAZARD AREAS. SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED TO BE 754.6 AT THE NORTH END OF SITE AND 754.5 AT THE SOUTH END OF SITE PER FEMA FLOOD INSURANCE RATE MAP 26161C0407E, DATED 4-3-2012.

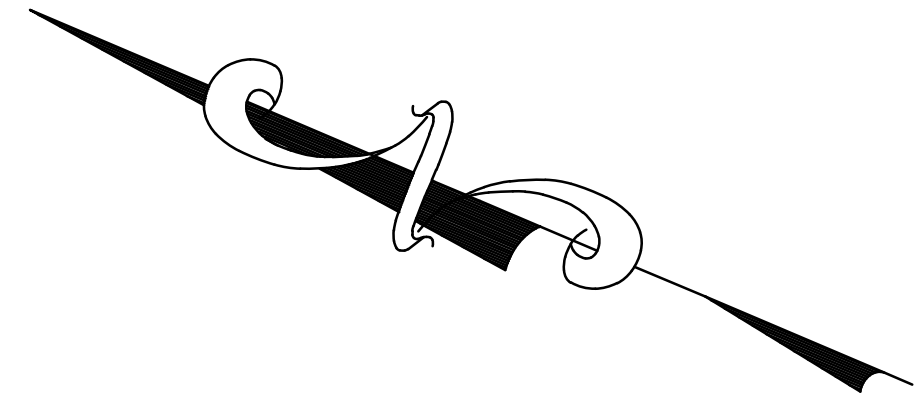
BM#1 - ARROW ON HYDRANT, $\pm 95'$ NORTH OF DRIVEWAY TO
#580 MANSFIELD, $\pm 40'$ EAST OF BUILDING.
ELEVATION 760.23' NAVD88

BM#2 - ARROW ON HYDRANT, $\pm 125'$ SOUTH OF DRIVEWAY TO
#580 MANSFIELD, $\pm 247'$ SOUTH OF BUILDING.
ELEVATION 754.12' NAVD88



CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY THE EXISTING UTILITY RECORDS. THE RECORDS HAVE BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL UTILITIES PRIOR TO ANY WORK BEING COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PREPARE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.



COMMERCIAL
SITE PLANNING
SITE ENGINEERING
INDUSTRIAL & MULTI-UNIT
LAND SURVEYING
CONSTRUCTION LAYOUT

(248) 926-3701 (BUS)
(248) 926-3765 (FAX)
WWW.ALPINE-INC.NET

SURVEYING
ALTA SURVEYS
BOUNDARY SURVEYS
TOPOGRAPHIC SURVEYS
PARCEL SPLITS

RESIDENTIAL
SUBDIVISIONS
SITE CONDOMINIUM
MULTI-FAMILY
PLOT PLANS
CONSTRUCTION LAYOUT



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

CLIENT: GUMMA GROUP LLC

TOPOGRAPHIC SURVEY

SECTION: 17 **576 & 580 MANSFIELD AVE.** RANGE: 7E
TOWNSHIP: 3S
CITY OF: IPSILANTI
WASHINGTON COUNTY
MICHIGAN

REVISED

DATE: 10-30-19

DRAWN BY: JRJ

CHECKED BY: GLM

0 15 30

FBK: 361

CHF: RDF

SCALE HOR 1" = 30 FT.
VER 1" = - FT.

1

19-494