

MEETING MINUTES - APPROVED
Planning Commission
Wednesday, 17 June 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 the Public Hearing through the video conferencing application, or may submit e-mailed comments to aaamodt@cityofypsilanti.com by 4 pm, June 17.

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

III. Approval of Minutes

- May 20, 2020 Meeting
Motion to approve.
Offered By: Commissioner Hollifield; Seconded By: Commissioner Davis Jr.
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.

Motion to open audience participation.

Offered By: Commissioner Hollifield; Seconded By: Commissioner Donnelly
Approved: Yes – 8; No – 0; Absent – 1 (Simmons)

Two residents spoke during Audience Participation.

Motion to close audience participation.

Offered By: Commissioner Hollifield; Seconded By: Commissioner Donnelly.
Approved: Yes – 8; No – 0; Absent – 1 (Simmons)

V. Presentations and Public Hearing Items

- Limited Site Plan Review: Marihuana Retailer, 50 Ecorse Rd.

Staff presentation by City Planner Andy Aamodt.

This was a tabled case from May 6th, 2020. The applicant and the architect sat down and provided staff with a new, consistent site plan.

Proposed changes for sidewalk including ramps. Pedestrian entry markers from the sidewalks. They proposed resurfacing and striping of the lot. The fence will be repaired, and landscaping will not be removed. Staff recommends approval of the limited site plan.

Applicant: Jim Garmo, Property owner of 50 Ecorse – Do we need a ramp for every curb? If someone comes from the bus or McDonalds, there would be a ramp to get to the stores. We did not provide a ramp at the other locations, because you would end up in the street.

Commissioner Talaga pointed out that there is a potential of connectivity of the sidewalk in the future, and would like to see the other sidewalk entries. Commissioner Donnelly agreed that if a curb cut was being made at one entry, then all three entries should have a curb cut.

*Motion that the Planning Commission **approve** 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 application substantially complies with §122-310.*
- 2. The existing building and site design are nonconforming under §122-352.*

Conditions

- 1. The applicant must provide wheelchair accessible curb cuts at all three sidewalk entries on the site.*

Offered By: Commissioner Talaga; Seconded By: Commissioner Donnelly.

Approved: Yes – 8; No – 0; Absent – 1 (Simmons)

VI. Old Business n/a

VII. New Business

- Election of Officers

Motion to approve Matt Dunwoodie as Chair of the commission.

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

Approved: Yes – 8; No – 0; Absent – 1 (Simmons)

Motion to approve Jared Talaga as Vice-Chair of the commission.

Offered By: Commissioner Dunwoodie; Seconded By: Commissioner Hollifield

Approved: Yes – 8; No – 0; Absent – 1 (Simmons)

Commissioner Talaga volunteered to continue serving on the ZBA

- Bylaws Discussion

Andy Aamodt shared conflict of interest policies in other cities.

Commissioner Jugenitz wants to see any policy on conflict of interest to be consistent.

Commissioner Dunwoodie agreed that having to leave the room during a presentation sets up the commissioner to be the only City resident not allowed to view the presentation.

Consensus on allowing commissioners with a conflict of interest to stay in the room during a presentation, providing written comment before a meeting but prohibiting comment during public comment, and leaving the room during the deliberation and vote.

Andy Aamodt will work on a draft of the change that can be brought back for a

vote.

VIII. Future Business Discussion / Updates n/a

IX. Committee Reports

- Non-Motorized Committee Report
 - Approval of Members
Bob Krzewinski of the Non-Motorized Committee recommends Renee Echols for the committee.
Jared Talaga asked the commission for someone to take his place in the committee as a PC representative. Mike Davis Jr. volunteered to take the role.

Motion to approve Renee Echols for the Non-Motorized Committee.

Offered By: Commissioner Donnelly; Seconded By: Commissioner Jugenitz

Approved: Yes – 8; No – 0; Absent – 1 (Simmons)

- Master Plan: Housing Affordability and Access Committee Report
 - Executive Summary and Survey Findings
Commissioner Jugenitz updated the commission about the committee work. There will be dedicated time for a full presentation at next months meeting. Executive summary of the report is in this packet. There are also survey results in todays packet, along with strategies. She urges commissioners to read these materials before the next meeting.
Commissioner Donnelly asked about the legality of rent control in Ypsilanti. The committee will likely recommend the city advocate for rent control legislation at the state level.
The commission discussed the integration of reports into the upcoming master plan.

X. Adjournment

Motion to adjourn

Offered By: Commissioner Hollifield; Seconded By: Commissioner Donnelly

Approved: Yes – 8; No – 0; Absent – 1 (Simmons)