MEETING MINUTES - APPROVED
Planning Commission - Virtual Meeting
Wednesday, 15 July 2020 – 7:00 P.M.

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, July 15.

I. Call to Order

II. Roll Call

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

III. Approval of Minutes

- June 17, 2020 Meeting

Motion to approve.
Offered By: Commissioner Hollifield; Seconded By: Commissioner Simmons
Approved: Yes – 8; No – 0; Absent – 0

Motion to amend the agenda to place housing affordability and accessibility presentation under public presentation items.
Offered By: Commissioner Jugenitz; Seconded By: Commissioner Hollifield Approved: Yes – 8; No – 0; Absent – 0

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 Donnelly; Seconded By: Commissioner Hollifield
Approved: Yes – 8; No – 0; Absent – 0

Motion to close audience participation.
Offered By: Commissioner Jugenitz; Seconded By: Commissioner Donnelly.
Approved: Yes – 8; No – 0; Absent – 0

V. Presentations and Public Hearing Items

- Zoning Ordinance Text Amendment: Medical marijuana provisioning centers and

recreational marihuana retailers as a special land use in Neighborhood Corridor zoning districts.

Staff presentation by City Planner Andy Aamodt. Medical marijuana provisioning centers and recreational marihuana retailers have rather mirrored regulations, and are only permitted in Center by-right and in General Corridor as a special land use.

The intent is to still keep the buffering requirements as is. These will in essence buffer out some "NC" properties. Staff believes the provisioning center or retailer use would not be a more intense use than uses that already exist in NC, such as smaller wholesale/distribution facilities, liquor stores, and automobile filling stations.

Staff suggested the possibility of limiting square footage of such facilities, as the zoning ordinance has various limitations of other uses in NC, such as a 10,000 square foot maximum for medical/dental clinics.

Commissioner Dunwoodie asked about if there are any 5,000 square foot maximums in NC. Mr. Aamodt replied that the 10,000 square foot for medical/dental clinics is the smallest expressed square footage requirement.

Commissioner Hollifield asked about clarification for the gross square footage calculation. For example, there could be a 7,000 square foot building. In order to be a compliant facility then it would need to split up units with the unit for this use under 5,000 square feet.

Commissioner Simmons asked if this amendment would affect existing facilities. No, because marijuana uses have never been allowed in NC and there are none in NC. No nonconformities would be created.

The applicant, Sal, spoke about the intent in filing the application.

- Public Hearing
  - *Motion to open the public comment.*
    Offered By: Commissioner Hollifield; Seconded By: Commissioner Simmons. Approved: Yes – 8; No – 0; Absent – 0

  No one spoke.

  - *Motion to close the public comment.*
    Offered By: Commissioner Hollifield; Seconded By: Commissioner Jugenitz. Approved: Yes – 8; No – 0; Absent -0

*Motion that the Planning Commission recommend **approval** of the proposed text amendment to Chapter 122: Article IV, Division 3, Subdivision III (§122-451). with the following condition and findings:*

Condition:

- *The proposed text amendment be revised as follows:*

○ Medical marijuana provisioning centers, less than 5,000 square feet of gross floor area permissible as a special land use in Neighborhood Corridor
○ Recreational marihuana retailer, less than 5,000 square feet of gross floor area permissible as a special land use in Neighborhood Corridor

Findings:

1. *The proposed amendment is consistent with the guiding values of the Master Plan;*
2. *The rezoning is consistent with description and purpose of the proposed district;*
3. *The proposed amendment is consistent with the intent of this Zoning Ordinance;*
4. *The proposed amendment will enhance the character of the future development in the City;*
5. *The proposed amendment will address a community need in physical or economic conditions or development practices.*

Offered By: Commissioner Talaga; Seconded By: Commissioner Hollifield Approved: Yes – 8; No – 0; Absent -0

- Housing Affordability and Accessibility Committee Report and Recommendations

Members of the Committee presented the Report and Recommendations to the Commission.

Motion to refer the report from the Housing Affordability and Accessibility Committee to City Council.
Offered By: Commissioner Talaga; Seconded By: Commissioner Donnelly Approved: Yes – 8; No – 0; Absent -0

VI. Old Business

VII. New Business

- Master Plan: Draft Update
- Draft Bylaws Amendment

Staff presented the staff bylaws amendment to the Commission. The Commission had no suggested changes. Therefore, the bylaws amendment will be voted on at the next meeting.

VIII. Future Business Discussion / Updates

IX. Committee Reports

- Non-Motorized Committee Report

- Planning Commission Representative

Motion to approve Mike Davis Jr. as the Planning Commission representative on the Non-Motorized Committee until July 21, 2022.
Offered By: Commissioner Talaga; Seconded By: Commissioner Jugenitz
Approved: Yes – 8; No – 0; Absent -0

- Housing Affordability and Accessibility Committee Report

X. Adjournment

Motion to adjourn
Offered By: Commissioner Hollifield; Seconded By: Commissioner Donnelly
Approved: Yes – 8; No – 0; Absent -0