1. Planning Commission Regular Meeting

Documents:

01 - AUGUST 2020 AGENDA.PDF
02 - VIRTUAL MEETING NOTICE.PDF
03 - JULY 2020 MEETING MINUTES.PDF
04 - 416 AINSWORTH CIRCLE SPECIAL USE AND SITE PLAN.PDF
05 - 1070 HURON RIVER DRIVE SPECIAL USE AND SITE PLAN.PDF
06 - 539 S. HURON SPECIAL USE AND SITE PLAN.PDF
07 - BYLAWS AMENDMENT.PDF
08 - NOTICE OF BYLAWS AMENDMENT.PDF
09 - NMAC MINUTES.PDF
PLANNING COMMISSION FULL PACKET.PDF

Agenda
Planning Commission - Virtual Meeting
Wednesday, August 19, 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, August 19.

I. Call to Order

II. Roll Call

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

- July 15, 2020 Meeting

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 at 416 Ainsworth Circle
  - Public Hearing
- Special Use Permit & Limited Site Plan Review: Medical marijuana provisioning center/recreational marihuana retailer at 1070 Huron River Drive
  - Public Hearing
- Special Use Permit Expansion & Site Plan Review: Medical marijuana provisioning center/recreational marihuana retailer at 539 S. Huron St.
  - Public Hearing

VI. Old Business

- Draft Bylaws Amendments

VII. New Business

VIII. Future Business Discussion / Updates

IX. Committee Reports

- Committee Discussion
- Non-Motorized Committee Report
- Housing Affordability and Accessibility Committee Report

X. Adjournment

PUBLIC NOTICE
CITY OF YPSILANTI
PLANNING COMMISSION MEETING – VIRTUAL MEETING

The Ypsilanti Planning Commission will hold a virtual meeting on Wednesday, August 19, 2020 at 7 p.m. The meeting will be in held in accordance with Governor Whitmer's Executive Order 2020-154.

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

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

August 19, 2020 Planning Commission Meeting Virtual Access Link

https://us02web.zoom.us/j/82316583447

When prompted, enter **Meeting ID**: 823 1658 3447

August 19, 2020 Planning Commission Meeting Toll Free Phone Number Access

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

When prompted, enter the **Meeting ID**: 823 1658 3447, followed by the #, press # again to be connected.

The public will be able to make comment during *Audience Participation* or the *Public Hearing*. 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: August 14, 2020

MEETING MINUTES
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

DRAFT

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:*

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○ 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

DRAFT

- 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

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City of Ypsilanti
Community & Economic Development Department

August 19, 2020

Staff Review of Special Use Application
Group Child Care Home
416 Ainsworth Circle

GENERAL INFORMATION

Applicant:	Princess Rankin 416 Ainsworth Circle Ypsilanti, MI 48197
Project:	416 Ainsworth Circle – Group Childcare Home
Application Date:	July 15, 2020
Location:	416 Ainsworth Circle
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 11-11-39-426-036, a 0.251-acre property that fronts on the southwest side of Ainsworth Circle, within the Ainsworth Subdivision. The property includes an ~1,580 square foot house and a detached garage. The rear yard is fenced on three sides by a combination of chain-link and stockade fencing; some of which appears to have been installed by neighboring properties. The application is for a Special Use Permit to operate a group childcare 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 muse 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: 416 Ainsworth Circle, facing west (August 2020)

Figure 3: 416 Ainsworth Circle, facing west-southwest (August 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	Single family residential	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. The 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: No adverse impacts to the transportation system 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: No detrimental impacts to the community's economic sustainability 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*

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 Ainsworth Circle. 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 6,000 square feet in the rear yard.

Items to be Addressed: *None.*

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

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

The site has driveway access from Ainsworth Circle. There is on-street parking available on both sides of Ainsworth Circle. 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, 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."

- Child care group homes require outdoor recreation space to be fenced and screened from any adjacent lot per §122-521.
- Current fencing includes a combination chain-link and stockade fence along the rear west property boundary, and chain link fencing on the north and south property boundaries.
- The applicant has indicated in their site plan that the rear yard will be fully enclosed by a fence.

Items to be Addressed:

1. The applicant must screen the chain-link fenced areas; either by
    a. Installation of an opaque fence enclosure, 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, which further encourages families with children to move to the neighborhood.

STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends the Planning Commission approve the Special Use Permit for the group child care home at 416 Ainsworth Circle 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 limited site plan for the group child care home at 416 Ainsworth Circle 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 – Princess Rankin

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.
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

Applicant

Name Princess Rankin	
Address 416 Ainsworth Circle Ypsilanti, MI 48197	
Phone [redacted]	Email [redacted]

Property

Address 416 Ainsworth Circle	Parcel ID 11 11 39 426 036
Property owner* Beverly Turman Dawson pending sell to Princess Rankin House closes July 31st	

*If applicant is not the property owner: applicant must attach property owner's written, notarized authorization of application.

Project

Name of project Rezoning home for group home daycare
Current use home
Proposed use** Group home daycare

Rationale for request**

**Please attach additional pages to the application if needed.

Signature

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

Signat[redacted]	Date 6·29·2020
Print Name Princess Rankin	

FOR OFFICE USE ONLY

[redacted]

SKETCH PLAN REVIEW APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

Applicant

Name Princess Rankin		
Address 416 Ainsworth Cr.		
City Ypsilanti	State MI	Zip 48197
Phone [redacted]	Email [redacted]	

Property

Name of project Group Home Daycare
Address 416 Ainsworth Cr.
List all parcel identification numbers included in development 11-11 39 426 036
Property owner* Princess Rankin house will close by July 31st
Current use home
Proposed use group home daycare
Current zoning
Legal description of property (may be attached) Single family home

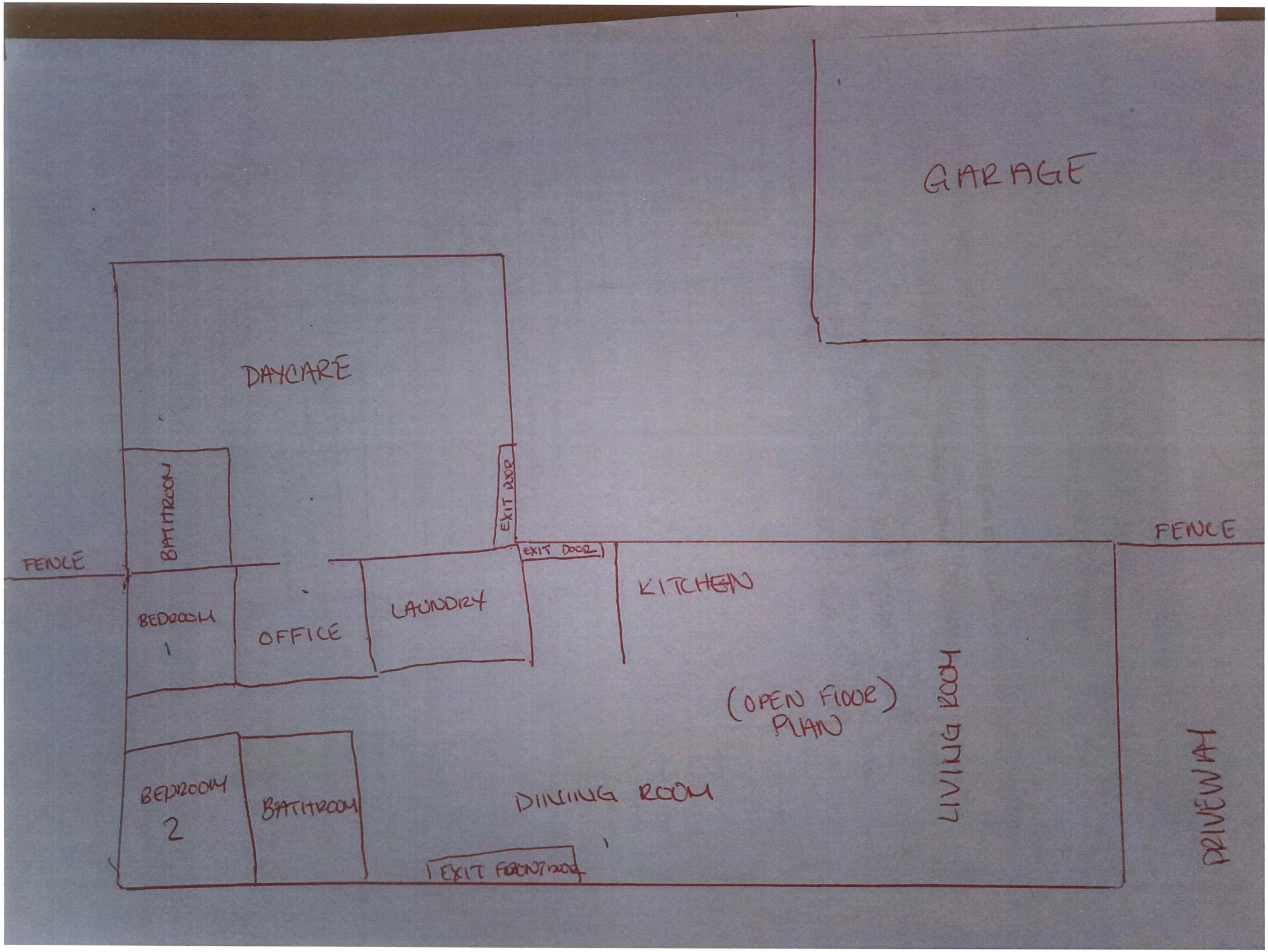
*If applicant is not the property owner: applicant must attach property owner's written, notarized authorization of application.

Signature

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

Signature: [redacted]	Date: 6·30·2020
Print Name: Princess Rankin	

You must complete the checklist on the following page before turning in your application.


GARAGE
DAYCARE
BATHROOM
EXIT DOOR
FENCE
FENCE
EXIT DOOR
KITCHEN
BEDROOM 1
OFFICE
LAUNDRY
(OPEN FLOOR PLAN)
LIVING ROOM
DRIVEWAY
BEDROOM 2
BATHROOM
DINING ROOM
EXIT FRONT DOOR

City of Ypsilanti

Community & Economic Development Department

August 19, 2020

Staff Review of Special Use and Site Plan
Provisioning Center and Recreational Marihuana Retailer
1070 Huron River Drive

GENERAL INFORMATION

Applicant:	Indica LLC 1090 N Huron River Drive Ypsilanti, MI 48197
Project:	Indica LLC (Sticky Ypsi)
Public Hearing Date:	August 19, 2020
Location:	Huron River Drive (Parcel ID# 11-11-05-150-008)
Zoning:	"GC" General Corridor
Action Requested:	Approval
Staff Recommendation:	Approval with Conditions

PROJECT AND SITE DESCRIPTION

The applicant is seeking to move their medical marijuana provisioning center/recreational marihuana retailer facility from the Eastern Plaza to the standalone building at 1070 Huron River Drive. This building is the former McDonald's. The site's zoning of General Corridor allows for this use upon approval as a special land use, and in this case only a limited site plan was required, as the applicant is not proposing any changes to the building footprint or to the overall layout of the site.

The parcel is 1.05 acres. The building fronts Huron River Drive. There is access from Huron River Drive as well as a connection drive to and from the neighboring property (1072). The building itself as well as various aspects of the site are nonconforming; if changes are ever proposed to the building or site they will need to come into compliance with the zoning ordinance.

Figure 1: Subject Site Aerial

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

Figure 3: Google Street-View (July, 2019)

Figure 4: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Railroad; Huron River	N/A
EAST	Railroad; Huron River; further-multifamily apartments	N/A; GC
SOUTH	EMU Campus	EMU Campus
WEST	Commercial plaza	GC

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

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

COMMENTS: The proposal is to make use of the existing vacant building. The use conforms generally to the provisions and requirements of the chapter. 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%. Odor should be considered, but should not be much of a nuisance to surrounding properties because of distances between these properties.

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

COMMENTS: The special use is primarily medical/retail in nature, and re-uses the existing drive-through fast food restaurant building. The site serves the proposed use well as it draws traffic from Huron River Drive, has sufficient natural buffering, and has little potential to negatively impact surrounding areas.

The building's pickup/drive-through use shall not be continued. Sections 122-537 and 122-550 (specific use regulations for medical marijuana provisioning centers and recreational marihuana retailers, respectively) prohibit drive-through facilities or walk-up windows.

(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 site is located on Huron River Drive, which has extensive access to transportation facilities. Huron River Drive is a four lane road and contains a shared-use path for bicyclists and pedestrians. Also, there are bus stops nearby, about 300 feet from the property. The use should not have adverse impacts on the transportation system.

There is room to improve the connection from the public sidewalk to the building. Staff discusses this suggestion in the site plan review.

(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: Drive-through and/or pick-up window uses are prohibited.

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."

Figure 5: Requirements

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-477 BUILDING TYPE	Determined by lot size	Single story commercial	Unchanged
§122-537 & §122-550 USE-SPECIFIC	**Medical Marijuana Provisioning Centers & Recreational Marihuana Retailers**		
	Drive-through and walk-up or similar facilities shall be prohibited	Drive-through window from former fast food use.	Plan proposes to keep and re-use drive-through window.

Figure 6: Site Plan Capture

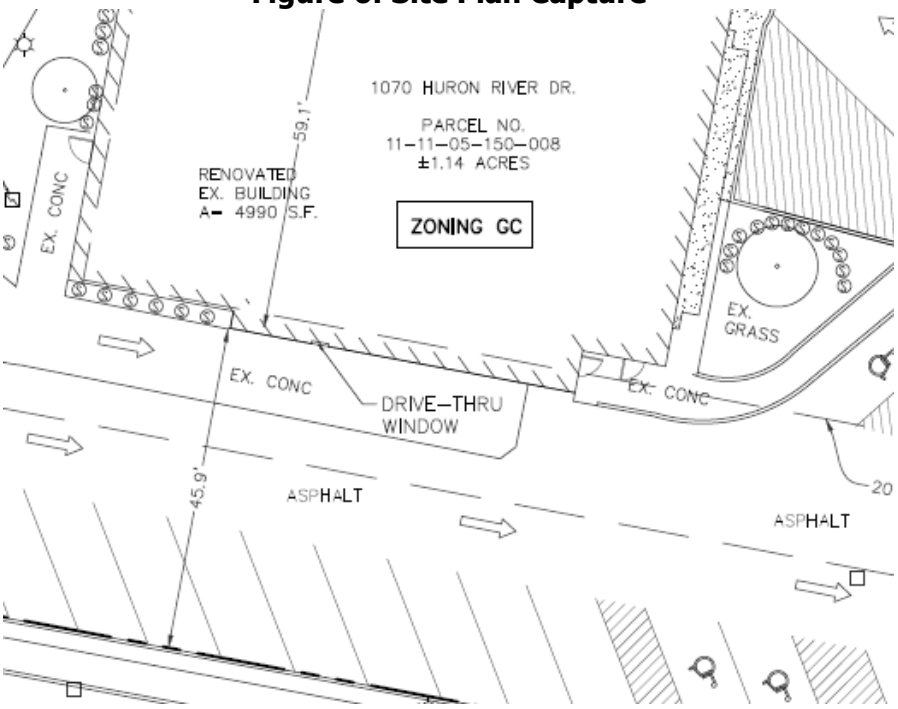
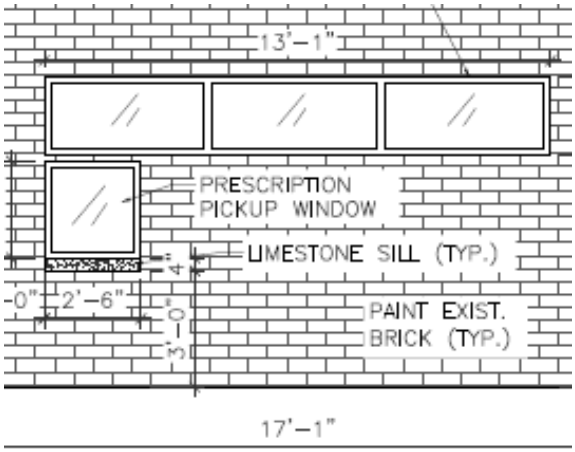


Figure 7: Elevation Plan Capture



Items to be Addressed: Drive-through or pick-up windows shall be eliminated from 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."

There is one building on the site, designed as a fast food drive-through establishment. The access is from Huron River Drive as well as a connection drive from the adjoining 1072 Huron River Drive commercial plaza.

Items to be Addressed: *None.*

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

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

Separation of pedestrian and vehicular traffic shall be better outlined on site. Painted pathway markings, or surfacing materials should be added to delineate where pedestrians can safely access the building from the public sidewalk.

This is a large site which is automobile-oriented, zoned "GC," and proposes no increase of paving. Therefore staff feels the over-parking at this site is satisfactory.

Figure 7: Site Plan Capture

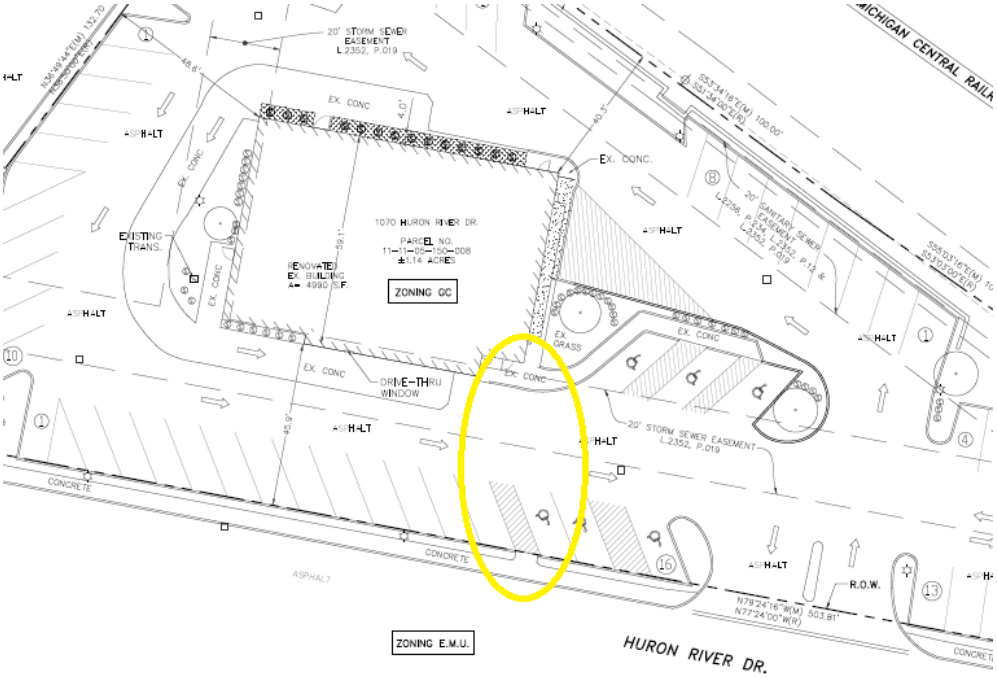


Figure 8: Site Access, Traffic and Parking Requirements

	ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-685	**PARKING Dimensions**	• 9'x18' minimum, exceptions if adjacent to wall or overhang provided • May have 20% small car (8'x16', signed) • May have 10% motorcycle (5x8', signed)	Undetermined due to site age/maintenance.	**Spaces undimensioned on site plan, appear conforming.**
§122-685	**BARRIER FREE**	Barrier free parking spaces must be provided in accordance with the state barrier free design requirements. The site plan's total of 53 spaces prompts 3 required barrier free spaces.	3 existing.	**Site plan accounts for 6 barrier-free spaces.**
§122-684	**Screening & Landscaping (external)**	Screened in accordance with 703 if abutting R1, MD, CN, CN-Mid, CN-SF	No existing screening	Abutting lots are zoned GC, none required.

ORDINANCE REFERENCE		REQUIRED	EXISTING CONDITIONS	PROPOSED
		3'-4' screen 80% opacity where visible from ROW	No existing screening	**Screening required from Huron River Drive ROW. A 3' wall or 3' to 4' planting (at minimum 80% opacity) shall be added.**
§122-691	**Motor spaces**	Retail uses, not otherwise specified: *1 per 250 gross sf.* 4990 square foot noted = 20 (base) parking space requirement.	53-59 spaces.	59 spaces to remain-existing nonconforming.
§122-693	**Bicycle spaces**	1 per 5 motor spaces, minimum of 2	No existing spaces.	**None proposed. Applicant to provide 12 bike parking spaces/loops.**
§122-692	**Parking discounts**	Transit	Eligible	4 spaces may be removed from base requirement.
		Alternative Vehicles		
		Bicycle		
		PC discretion, special circumstances not listed above		
		Walkable Urban Districts: parking requirements automatically halved in C, NC, HC, CN, CN-Mid, CN-SF; PC may waive 50% in GC if walkable area		Staff does not recommend a waiver at this time, nor is one needed.
§122-672	**SIDEWALKS**	Must be along public street.	Existing	No changes – appears to conform..
§122-675	**TRAFFIC VISIBILITY**	Maintain shrubs/other obstructions lower than 30" and trees/other obstructions higher than 8': At driveway: within a 10'x10' triangle formed by the street ROW line and the edge of the driveway At intersection: within a 25' x 25' triangle formed by an extension of the property lines, as measured from the pavement edges.	Complies	Site plan currently complies. Additional screening should comply with traffic visibility requirements.

Items to be Addressed:

- Provide off-street parking landscaping in conformance with 122-684 and 122-675.
- Provide at least 12 bike hoops/spaces on site, in conformance with 122-693.

SCREENING §122-311(h)

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

Figure 9: Screening Requirements

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-609 Lighting	• Dark Sky compliant; may be full cutoff where affecting residential uses • not >0.5 fc @ lot line • not >16'in height • not < 0.3 fc	Lighting unknown.	**None proposed. Lighting is required for parking lot and building entrances used at night.**
§122-608 Refuse Containers	masonry enclosure 1' taller than dumpster (no less than 6'), in rear yard, 80% opaque swing door, on a concrete pad	Appears to conform.	No changes- appears to conform.
§122-631 Landscape plan	Not required.		
§122-634 Screening Between Land Uses *if conflicting use*	Not required		
§122-636 Street Trees	1 tree per 30' of lineal frontage, centered between sidewalk and back of curb: 504'/30' = 16 street trees.	No trees. Not known from site plan if there are utility constraints- Planning Commission may grant waivers if such utility constraints exist.	**Applicant to provide 16 street trees, or may provide a fee-in-lieu of planting of trees due to site constraints.**

Items to be Addressed:

- Applicant shall submit a lighting plan conforming with the provisions of 122-609.
- Staff recommends that applicant to provide 16 trees in front yard or fee-in-lieu for 16 trees, if site constraints exist.

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

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

Coordination with DPS may be required for street tree plantings.

MASTER PLAN CONSIDERATIONS §122-311(k)

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

Great place to do business, especially green and creative. This new build helps with the potential growth of a local business in a convenient location. The re-use of the building promotes public health, safety, sustainability and general welfare.

STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends the Planning Commission **approve** the Special Use Permit for medical marijuana provisioning center and recreational marihuana retailer use at 1070 Huron River Drive 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.
- Drive-through and/or pick-up window uses are prohibited.

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends the Planning Commission **approve** the Limited Site Plan for 1070 Huron River Drive with the following findings and conditions:

Findings:
- The application substantially complies with §122-311.
- The existing building and site design are legal nonconforming under §122-352

Conditions:
- Drive-through and/or pick-up windows shall be eliminated from plans.
- Provide markings for pedestrian access from public sidewalk to building.
- Provide off-street parking landscaping in conformance with 122-684 and 122-675.
- Provide at least 12 bike hoops/spaces on site, in conformance with 122-693.
- Provide a lighting plan conforming with the provisions of 122-609.
- Provide 16 trees in front yard, or fee-in-lieu for 16 trees if site constraints exist.

Andy Aamodt
City Planner, Community & Economic Development Department

CC File
Applicant

Applicant*

Name		
INDICA LLC		
Address		
1090 N HURON RIVER DRIVE		
City	State	Zip
YPSILANTI	MICHIGAN	48197
Phone / Fax	E-Mail	
[redacted]	[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 INDICA LLC (STICKY YPSI) MMFLA PROVISIONING CENTER AND MRTMA ADULT-USE PROVISIONING RETAILER
Address 1070 N HURON RIVER DIRVE
List all parcel identification numbers included in development: SEE ATTACHED
Current use: VACANT
Proposed use: MMFLA PROVISIONING CENTER AND MRTMA ADULT-USE PROVISIONING RETAILER
Legal description of property (may be attached) SEE ATTACHED

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.	
S[redacted]	Date: 7/14/2020
Print Name: JACOB ABRAHAM	

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

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 INDICA LLC

Property

Name of project INDICA LLC (STICKY YPSI- MMFLA PROVISIONING CENTER AND MRTMA ADULT USE PROVISIONING RETAILER
Current use: MMFLA PROVISIONING CENTER
Proposed use : MMFLA PROVISIONING CENTER AND MRTMA ADULT USE PROVISIONING RETAILER
Rationale for request: CHANGE OF CITY ZONING ORDIANCE

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.	
S[redacted]	Date: 7/14/2020
P[redacted] JACOB ABRAHAM	

Landlord Letter of Consent

Eagle Plaza, LLC is the prospective landlord of the property located at 1070 N. Huron River Drive, Ypsilanti, Michigan 48197. The property is currently subject to a lease agreement with Indica LLC dba "Sticky Ypsi." Indica LLC has executed a conditional lease for the 1070 N. Huron River Drive location for a period of 20 years, which will expire on July 14, 2040.

Mark Garmo, Manager of Eagle Plaza, LLC acknowledges that he is aware and in full agreement that the proposed use of the 1070 N. Huron River Drive location is for a Provisioning Center Facility / Marijuana Retailer Establishment under the Michigan Medical Marihuana Facility Licenses Act, The Michigan Regulation and Taxation of Marihuana Act, the City of Ypsilanti ordinances on Medical Marijuana and Adult Use.

Respectfully Submitted,

Landlord/Corporation Signature [redacted]

Print Name: MARK GARMO
Landlord

Date: 7 / 15 / 2020

State of Michigan
County of Oakland ss.: [redacted]

On this 15 day of July 2020, before me [redacted], Notary Public, personally appeared Mark Garmo, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

W[redacted]

N[redacted]

Print Name: [redacted]

State of Michigan, County of Oakland.
Acting in the County of Oakland, Michigan.
My commission expires on _____.

[redacted]

LEGEND

- EX. CATCH BASIN
- EX. MANHOLE
- EX. END SECTION
- EX. OVERFLOW STRUCTURE
- EX. DOWNSPOUT/ROOF DRAIN
- EX. CLEANOUT
- EX. HYDRANT
- EX. WATER SHUTOFF
- EX. FIRE DEPT. CONNECTION
- EX. WATER WELL
- EX. LIGHTPOLE BASE
- EX. UTILITY POLE
- EX. GUY ANCHOR
- EX. TRAFFIC SIGNAL
- 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
- EX. BOULDER
- EX. TREE STUMP
- EX. TREE
- 1023 EX. TREE TAG & NUMBER
- EX. TREE LINE
- EX. FENCE
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WATER MAIN
- EX. ELECTRIC CABLE
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- EX. GAS LINE
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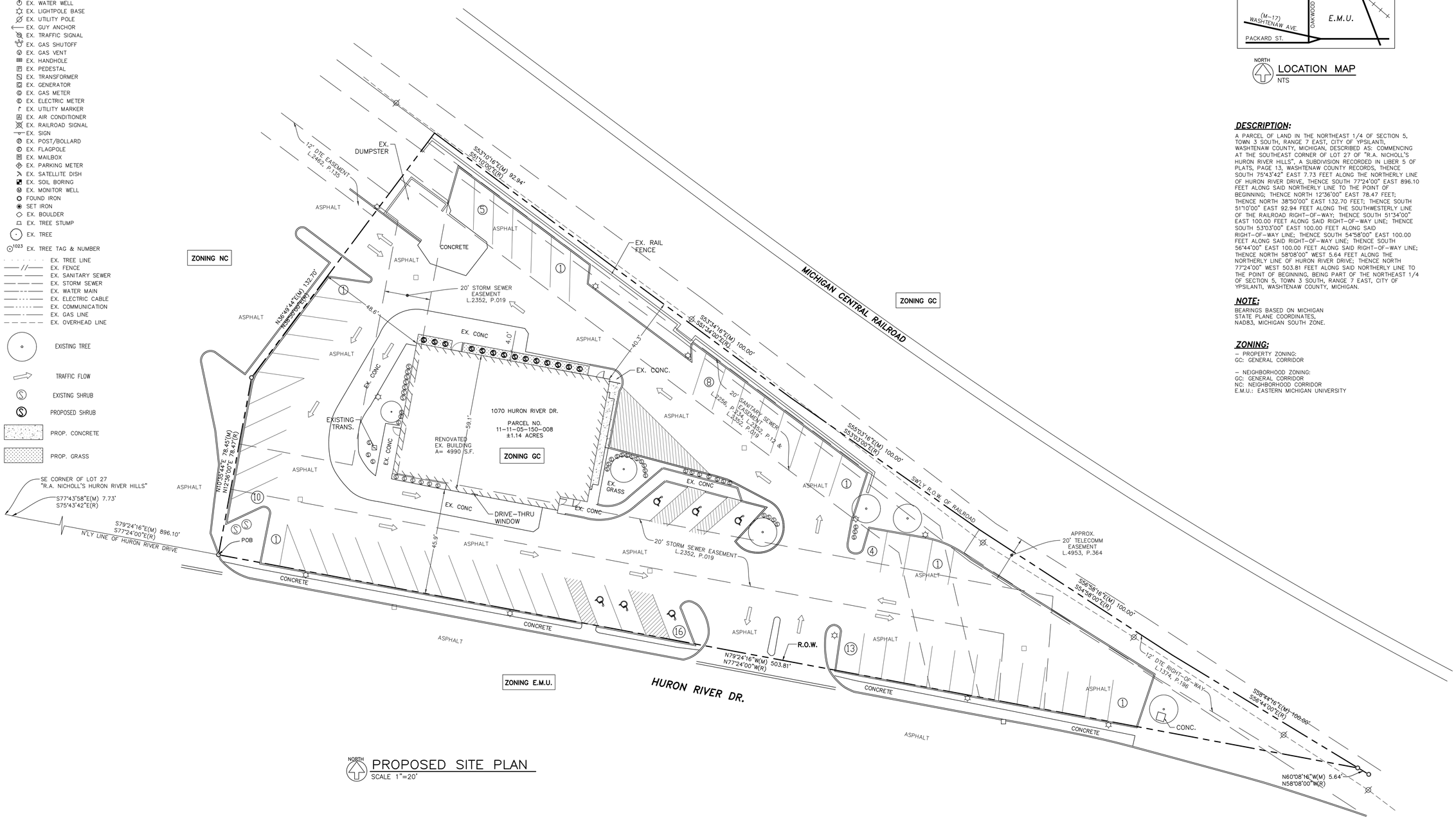
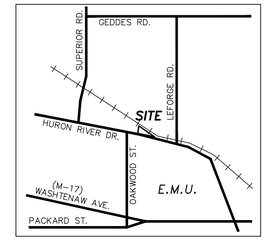
- PROP. GRASS



NORTH
PROPOSED SITE PLAN
SCALE 1"=20'



NORTH
LOCATION MAP
NTS

DESCRIPTION:

A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 5, TOWN 3 SOUTH, RANGE 7 EAST, CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 27 OF "R.A. NICHOLL'S HURON RIVER HILLS", A SUBDIVISION RECORDED IN LIBER 5 OF PLATS, PAGE 13, WASHTENAW COUNTY RECORDS, THENCE SOUTH 75°43'42" EAST 7.73 FEET ALONG THE NORTHERLY LINE OF HURON RIVER DRIVE, THENCE SOUTH 77°24'00" EAST 896.10 FEET ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING; THENCE NORTH 12°36'00" EAST 78.47 FEET; THENCE NORTH 38°50'00" EAST 132.70 FEET; THENCE SOUTH 51°10'00" EAST 92.94 FEET ALONG THE SOUTHWESTERLY LINE OF THE RAILROAD RIGHT-OF-WAY; THENCE SOUTH 51°34'00" EAST 100.00 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE SOUTH 53°03'00" EAST 100.00 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE SOUTH 54°58'00" EAST 100.00 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE SOUTH 56°44'00" EAST 100.00 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE NORTH 58°08'00" WEST 5.64 FEET ALONG THE NORTHERLY LINE OF HURON RIVER DRIVE; THENCE NORTH 77°24'00" WEST 503.81 FEET ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING, BEING PART OF THE NORTHEAST 1/4 OF SECTION 5, TOWN 3 SOUTH, RANGE 7 EAST, CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN.

NOTE:

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

ZONING:

– PROPERTY ZONING:
GC: GENERAL CORRIDOR

– NEIGHBORHOOD ZONING:
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NC: NEIGHBORHOOD CORRIDOR
E.M.U.: EASTERN MICHIGAN UNIVERSITY

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DESIGN BUILD CONTRACTOR
COMMERCIAL/INDUSTRIAL/RESIDENTIAL
201 NORTH PARK STREET
YPSILANTI, MI. 48198
PHONE (734)485-7737, FAX (734)485-7873

EAGLE PLAZA
1070 NORTH HURON RIVER DRIVE,
YPSILANTI, MI 48197

ISSUE DATE	
06/09/20	
06/25/20	

DRAWN BY: F.B.
CHECKED BY: T.Q.
APPROVED BY: T.Q.

ARCHITECTURAL SEAL:

PROJECT NO.: 2741

SHEET TITLE: PROPOSED SITE PLAN

SHEET NO.: SP-3

LEGEND

- EX. CATCH BASIN
- EX. MANHOLE
- EX. END SECTION
- EX. OVERFLOW STRUCTURE
- EX. DOWNSPOUT/ROOF DRAIN
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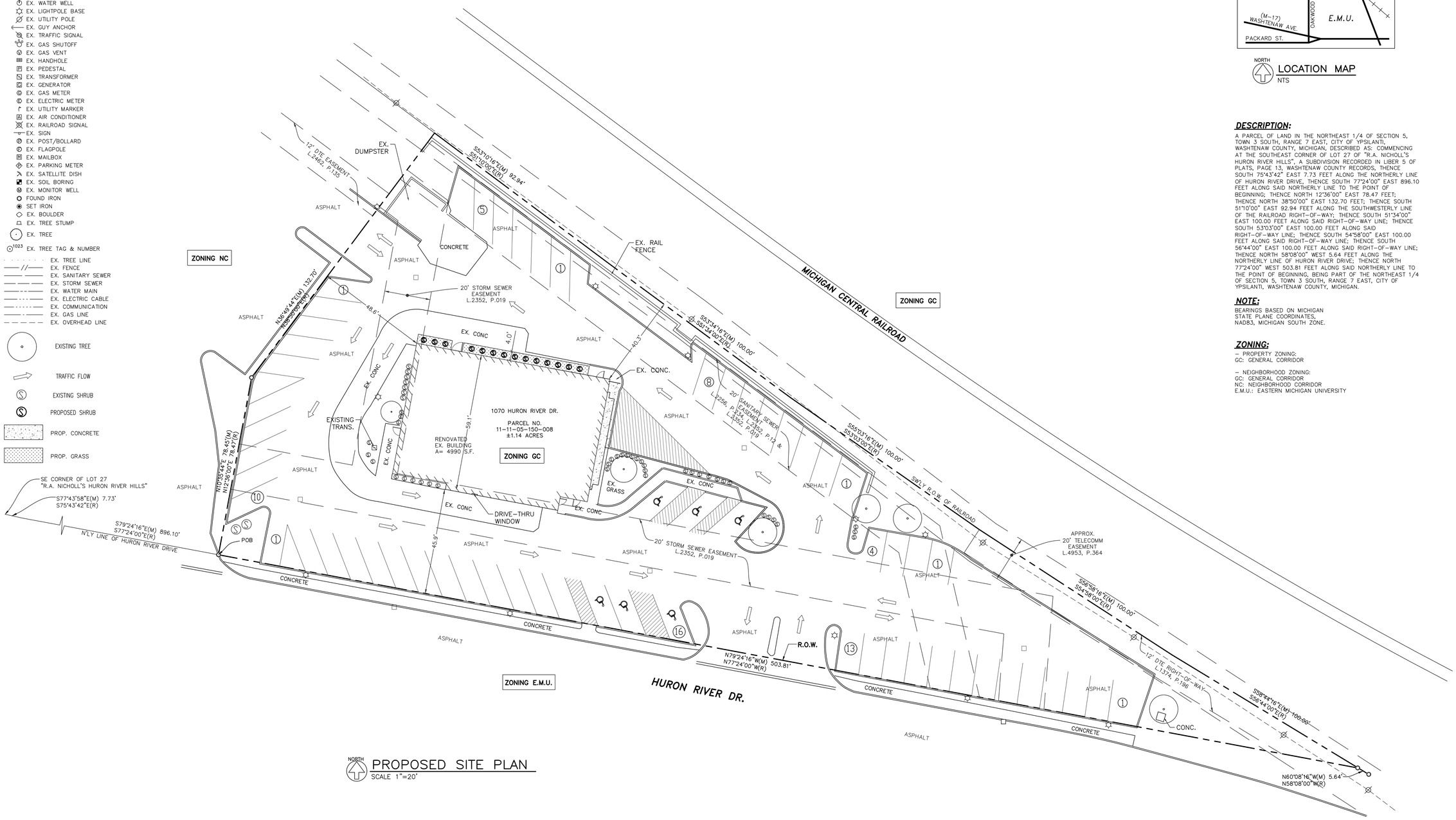

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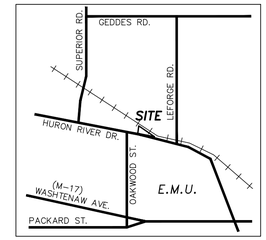
SCALE 1"=20'



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ISSUE DATE	
06/09/20	
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DRAWN BY: F.B.
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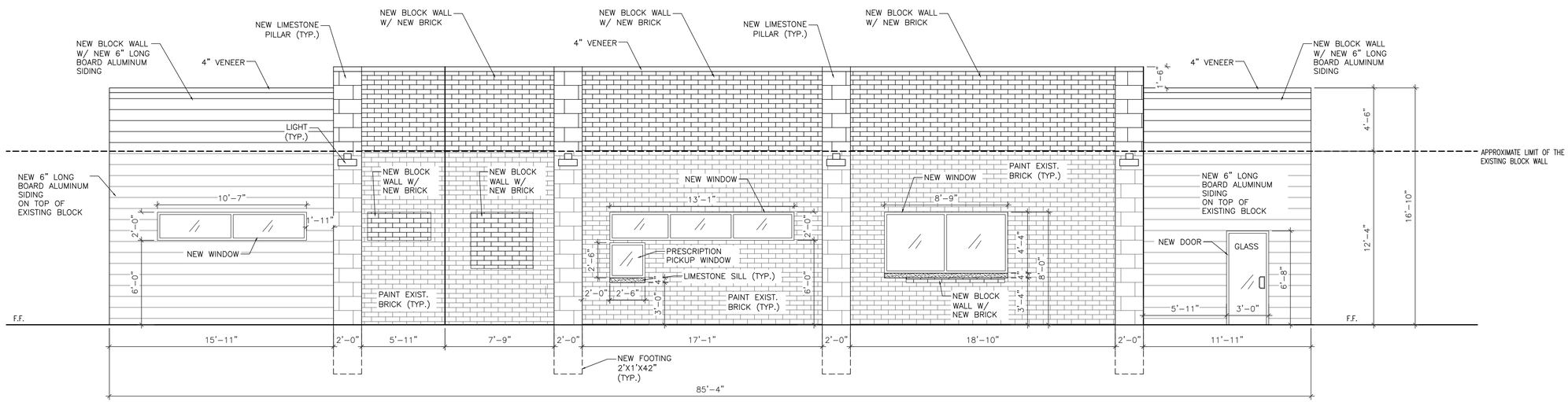
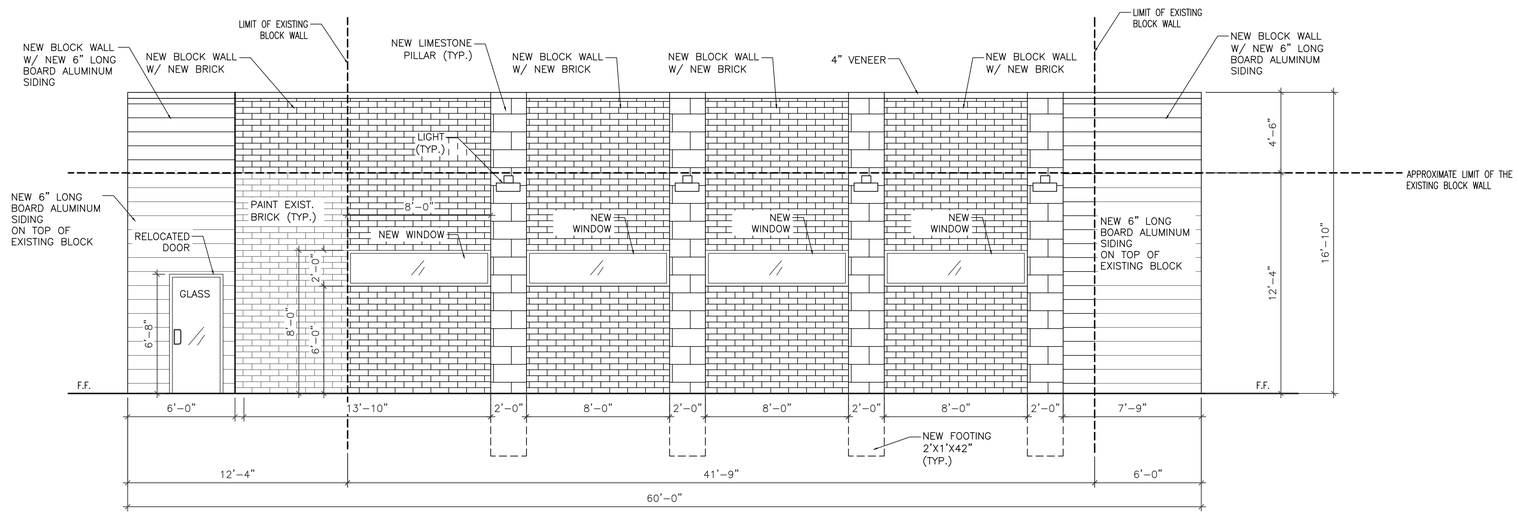


PROP. SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



PROP. EAST ELEVATION

SCALE: 1/4" = 1'-0"

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ISSUE DATE
06/09/20
06/25/20

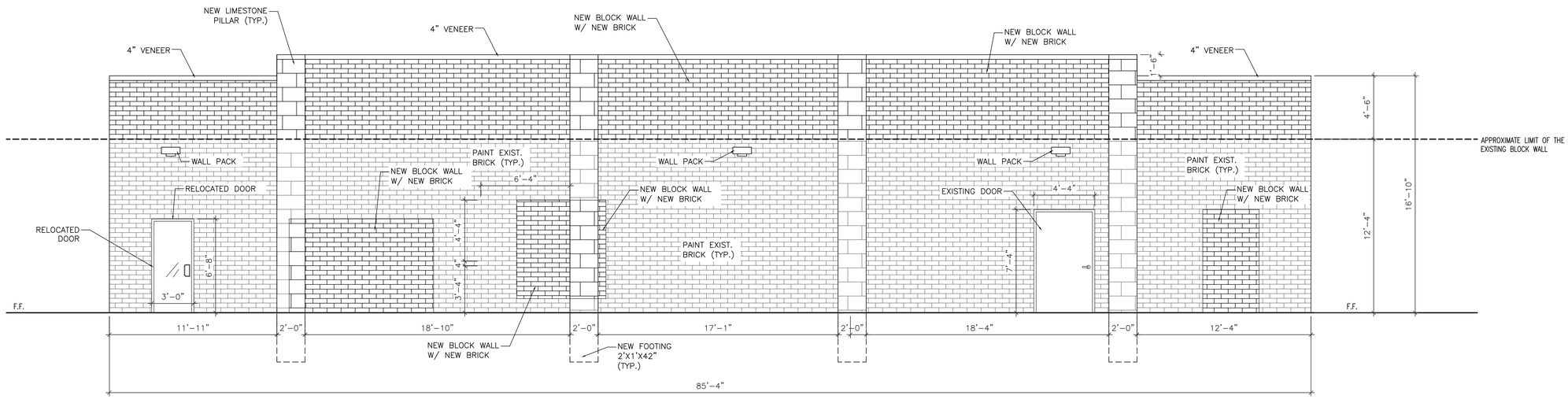
DRAWN BY: F.B.
CHECKED BY: T.Q.
APPROVED BY: T.Q.

ARCHITECTURAL SEAL:

PROJECT NO.: 2741

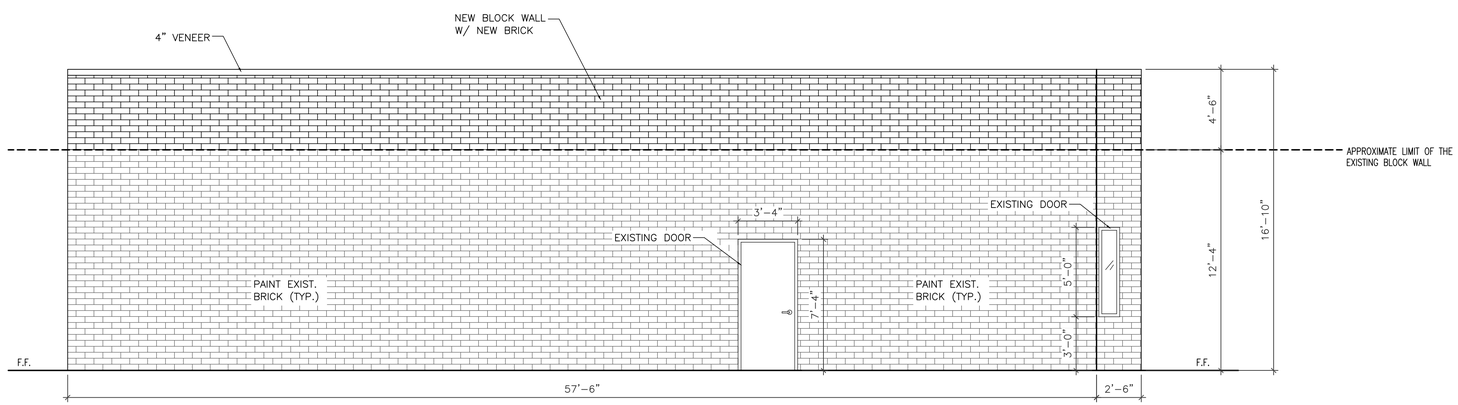
SHEET TITLE: PROPOSED SOUTH AND EAST ELEVATIONS

SHEET NO.: A-6



PROP. NORTH ELEVATION

SCALE: 1/4" = 1'-0"



PROP. WEST ELEVATION

SCALE: 1/4" = 1'-0"

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QUATRO CONSTRUCTION LLC
DESIGN BUILD CONTRACTOR
COMMERCIAL/INDUSTRIAL/RESIDENTIAL
201 NORTH PARK STREET
YPSILANTI, MI. 48198
PHONE (734)485-7737, FAX (734)485-7873

EAGLE PLAZA
1070 NORTH HURON RIVER DRIVE,
YPSILANTI, MI 48197

ISSUE DATE
06/09/20
06/25/20

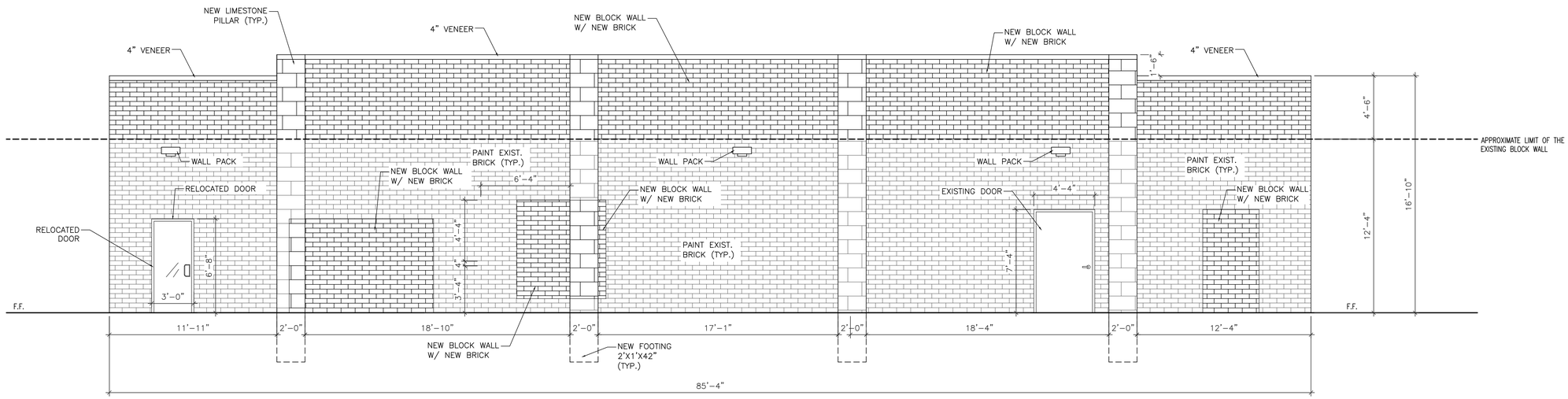
DRAWN BY: F.B.
CHECKED BY: T.Q.
APPROVED BY: T.Q.

ARCHITECTURAL SEAL:

PROJECT NO.: 2741

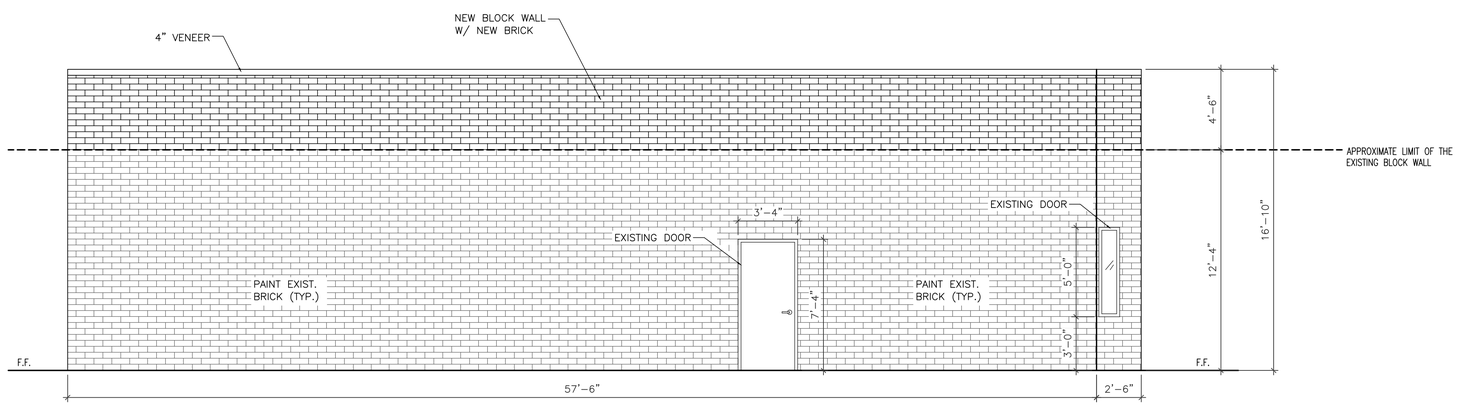
SHEET TITLE: PROPOSED NORTH AND WEST ELEVATIONS

SHEET NO.: A-6.1



PROP. NORTH ELEVATION

SCALE: 1/4" = 1'-0"



PROP. WEST ELEVATION

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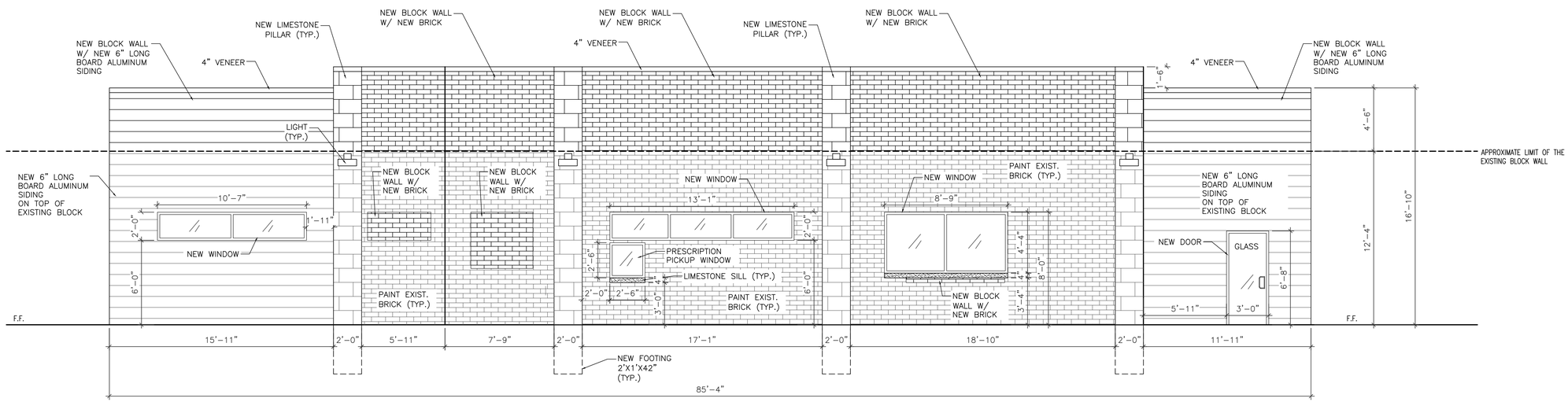
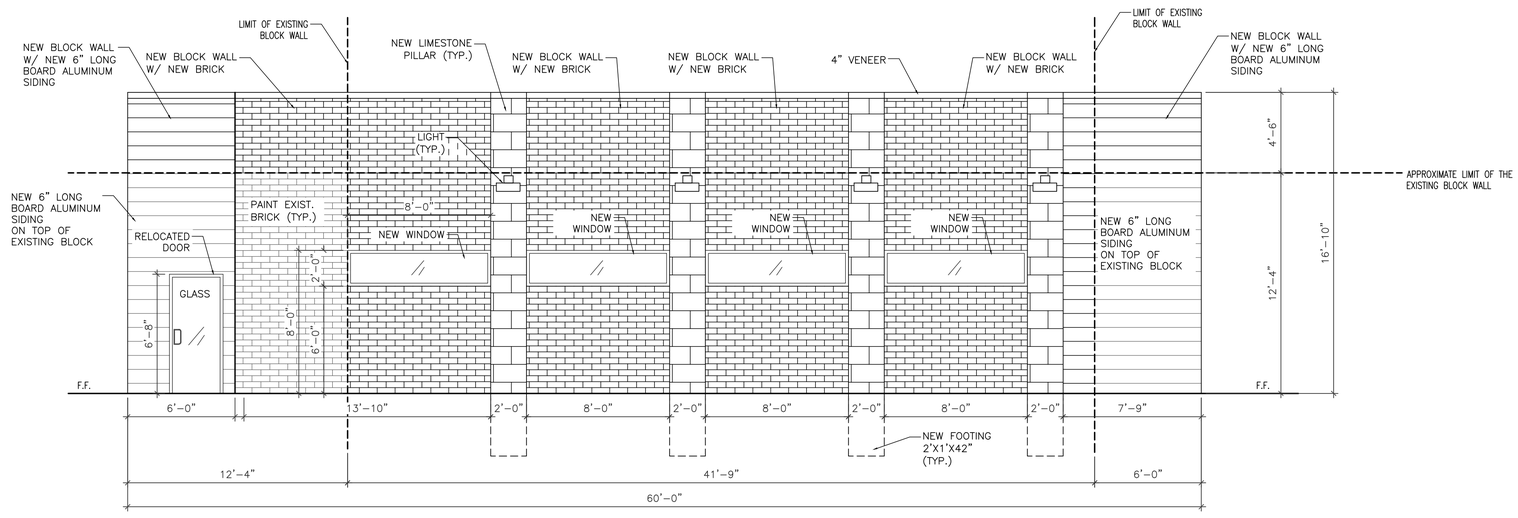


PROP. SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



PROP. EAST ELEVATION

SCALE: 1/4" = 1'-0"

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YPSILANTI, MI. 48198
PHONE (734)485-7737, FAX (734)485-7873

EAGLE PLAZA
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YPSILANTI, MI 48197

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06/09/20
06/25/20

DRAWN BY: F.B.
CHECKED BY: T.Q.
APPROVED BY: T.Q.

ARCHITECTURAL SEAL:

PROJECT NO.: 2741

SHEET TITLE: PROPOSED SOUTH AND EAST ELEVATIONS

SHEET NO.: A-6

GENERAL NOTES

1. FIELD VERIFY BASE BUILDING DIMENSIONS AND DOOR LOCATIONS. REPORT DISCREPANCIES TO ARCHITECT PRIOR TO BEGINNING OF INTERIOR CONSTRUCTION.
2. HEIGHT OF WALLS ARE MEASURED FROM FLOOR SLAB.
3. HOLD METAL STUDS (FOR FULL HEIGHT WALLS) 1/2" SHORT OF EXISTING, DEFLECTION TRACK, STRUCTURE ABOVE TO ALLOW FOR DEFLECTION. PROVIDE CROSS BRACING FOR STABILITY. DO NOT ATTACH METAL STUDS TO TOP PLATE METAL TRACK.
4. CONTRACTOR SHALL PROVIDE CONSTRUCTION BARRACADE/VISUAL SCREENS IN ACCORDANCE W/OWNER & O.H.S.A. REQUIREMENTS.
5. ALL SAFETY GLASS (TEMPERED, LAMINATED, ETC.) SHALL BE PERMANENTLY LABELED TO INDICATE THE TYPE OF GLASS AND THE SAFETY GLASS STANDARD TO WHICH IT COMPLIES.
6. G.C. TO WORK WITH OWNERS FIRE SUPPRESSION CONTACT TO REWORK EXISTING FIRE SUPPRESSION SYSTEM.

GENERAL CONSTRUCTION NOTES

1. ALL DIMENSIONS ARE FROM FACE OF GYP. BD. TO FACE OF GYP. BD UNLESS OTHERWISE NOTED.
2. G.C. SHALL EXTEND 1/2" GYP. BD./MTL.STUDS/EXTERIOR INSULATION FROM THE TOP OF ALL WINDOWS/WALLS TO +6" ABOVE THE CEILING/TO ROOF DECK AS REQUIRED PER CEILING HEIGHTS. TYP ALL PERIMETER WALLS.
3. G.C. TO LAYOUT ALL WALLS PRIOR TO FRAMING.

GENERAL WORK CONDITION NOTES

1. G.C. SHALL COMPLY WITH LOCAL MUNICIPALITY CONSTRUCTION RULES/ ORDINANCES LIMITING HOURS OF CONSTRUCTION, ROW PARKING RULES, ETC.
2. G.C. SHALL KEEP SITE AND SHARED SPACES (PARKING LOT(S), CORRIDORS, ROOF, ETC.) CLEAN & ORGANIZED TO ALLOW OTHER TENANTS TO PERFORM THEIR WORK CONCURRENTLY. NECESSARY DISRUPTIONS OF NEIGHBOR ACTIVITIES MUST BE COORDINATED WITH & APPROVED BY LANDLORD/ MUNICIPALITY IN ADVANCE.
3. ACTIVITY SHALL NOT NEGATIVELY IMPACT THE NEIGHBORING PROPERTIES. UNPLANNED DAMAGE TO NEIGHBORING PROPERTY(S) SHALL BE REPAIRED AT COST TO RESPONSIBLE PARTY(S).
4. G.C. SHALL MAINTAIN A CLEAN WORKSITE (DEBRIS REMOVED DAILY) WITH MATERIAL OFF FLOOR & ON MATERIAL DOLLIES/ CARTS. IF SITE IS NOT MAINTAINED AS REQUIRED, NOODLES C.M. WILL MAKE ARRANGEMENTS TO TAKE CARE OF THE ISSUE(S) & COSTS WILL BE CHARGED TO THE G.C.
5. COMPLY WITH LLD/TENANT CONTRACTOR PROCEDURES.

DOOR HARDWARE

HARDWARE TYPE 1:
(ENTRANCE DOOR)
(1) CLOSER; LCN 4040 SERIES
(1) EXIT DEVICE; ADAMS RITE #3300 MORTISE EXIT DEVICE (BY. G.C.) OR EQUAL
(1) PULL PLATE; HAGAR 5N
(1 ½ PR) BUTT HINGES; HAGER BB 1 279 4½"x4½" 626
(1) ADA APPROVED ALUM. THRESHOLD. WEATHER STRIPPING & SWEEP
(1) LATCH PROTECTOR DON–JO LP–211 BP
(1) KICK PLATE 32"x8"x.05"; 626

HARDWARE TYPE 2: (STORAGE)
(1 ½ PR) BUTT HINGES; HAGER BB 1 279 4½"x4½" 626
(1) KICKDOWN HOLDOPEN
(1) KICK PLATE 32"x8"x.05"; 626
(1) CLOSER; LCN 4041 SERIES DUROMONIC FINISH

HARDWARE TYPE 3:
(PORTAL DOOR)
(1) CLOSER; CONCEALED OVERHEAD
(1) PUSH/PULL; CRL DT41 OBS, 1 2" SATIN ANODIZED
(1) BUTT HINGES–ALUMINUM
(1) DOOR STOP
(1) KICK PLATE 32"x8"x.05"; 626

HARDWARE TYPE 4:
(OFFICE DOOR)
(1) CLOSER; CONCEALED WEIGHTED HINGE
(1) PUSH/PULL; 2" SATIN ANODIZED
(1) FRAME–LESS HINGE

DOOR NOTES

1. EXIT HARDWARE:
   ALL EXITS SHALL BE OPERABLE FROM THE INTERIOR OF TENANTS SPACE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. NO MANUALLY OPERATED/EDGE OR SURFACE BOLTS SHALL BE USED.
2. MAXIMUM PULL FORCES FOR INTERIOR AND EXTERIOR DOORS SHALL BE:
   INTERIOR DOORS: = 5.0 LBS FORCE
   EXTERIOR DOORS: = 7.5 LBS FORCE
3. ALL DOOR HARDWARE SHALL HAVE A SATIN ALUMINUM DARK DARK BRONZE FINISH
4. ALL LATCHSETS SHALL BE LEVER TYPE.

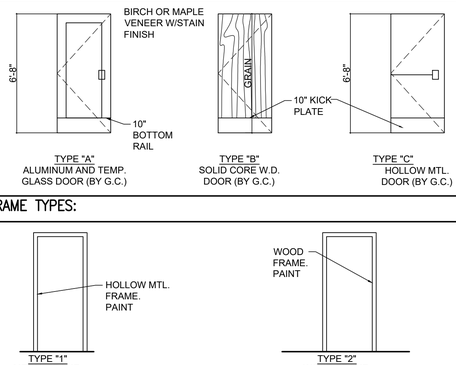
WALL LEGEND

EXISTING WALL	
EXTERIOR WALL - 8" MASONRY W/ 4" BRICK TO MATCH EXISTING EXTERIOR WALLS	
NEW 3-5/8" METAL STUD WALL AND ½" DRYWALL ON BOTH SIDES	

NOTES:

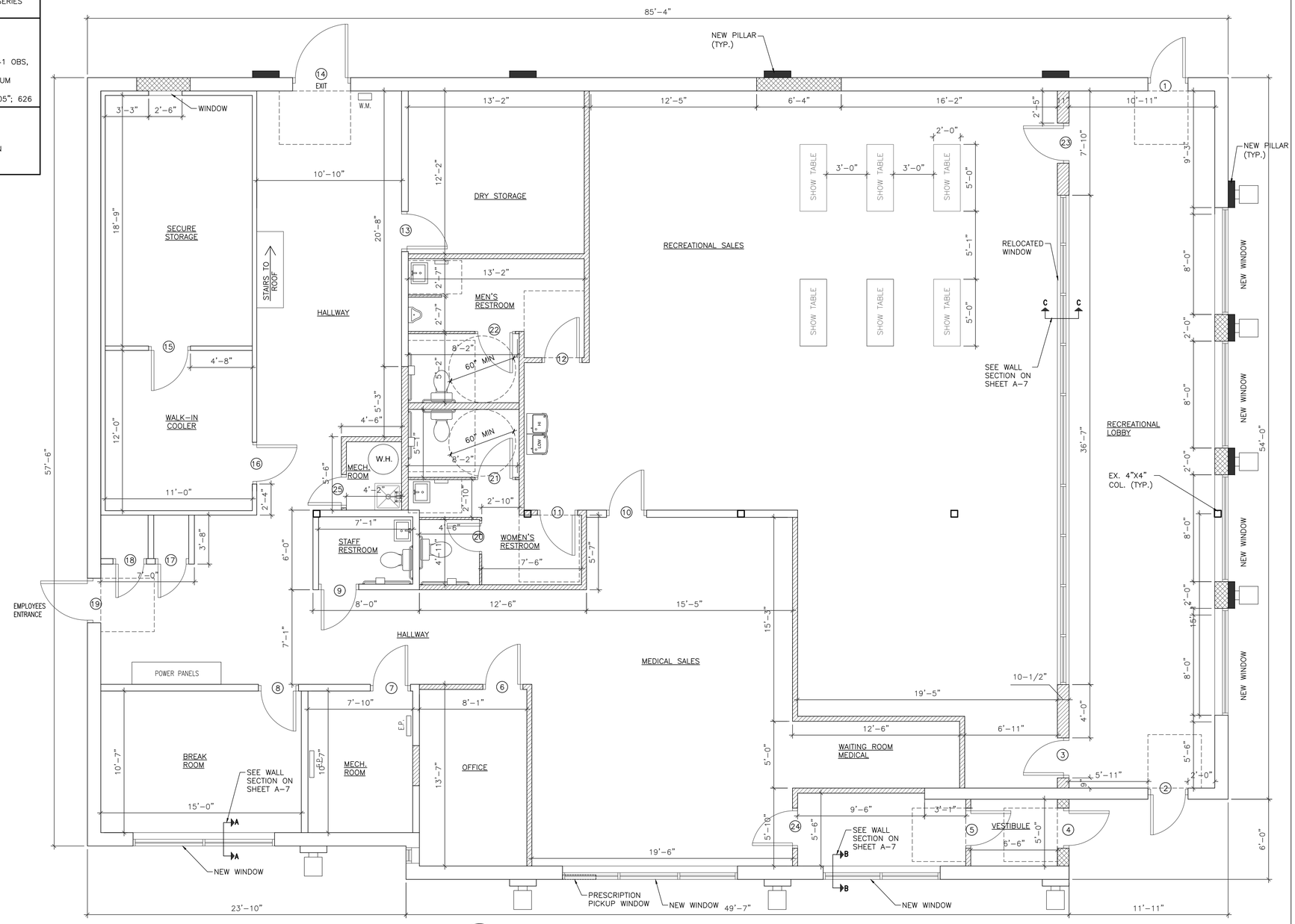
1. HARDWARE PROVIDED BY MANUFACTURER
2. DOOR COLOR TO MATCH ADJACENT SURFACE.
3. FRAME COLOR TO MATCH ADJACENT SURFACE.
4. EX. DOOR NO CHANGE, EXCEPT REPLACE BROKEN ITEMS IF ANY
5. HARDWARE INSTALLED BY G.C.
6. ADA/MI BARRIER FREE DOOR CLOSER. ALL HARDWARE SHALL BE INSTALLED IN ACCORDANCE W/ ADA REQUIREMENTS. ALL EXIT LATCHES SHALL BE MOUNTED AT 36" ABOVE FINISH FLOOR.
7. WEATHER STRIPPING
8. 4" KICK PLATE
9. EXIT "PADDLE" TYPE LATCHING DEVICE. SHALL SWING IN THE DIRECTION OF EGRESS.
10. 1/2" HIGH THRESHOLD MAX AND BE ADA APPROVED.
11. PANIC HARDWARE PER ADA REQUIREMENT

DOOR TYPES:



DOOR SCHEDULE

DOOR						FRAME				COMMENTS
DOOR NUMBER	DOOR TYPE	WIDTH	HEIGHT	MATERIAL	THICKNESS	FINISH	TYPE	MATERIAL	FINISH	TYPE HARDWARE	COMMENTS
1	A	3'–0"	6'–8"	GLASS	1.75"	–	1	ALU	PT	–	RELOCATED DOOR
2	A	3'–0"	6'–8"	GLASS	1.75"	–	1	ALU	PT	–	NEW DOOR
3	A	3'–0"	6'–8"	GLASS	1.75"	–	1	ALU	PT	–	RELOCATED DOOR
4	A	3'–0"	6'–8"	GLASS	1.75"	–	1	ALU	PT	–	RELOCATED DOOR
5	A	3'–0"	6'–8"	GLASS	1.75"	–	1	ALU	PT	–	RELOCATED DOOR
6	C	3'–0"	6'–8"	MTL	1.75"	PT	1	MTL	PT	–	NEW DOOR
7	C	3'–0"	6'–8"	MTL	1.75"	PT	1	MTL	PT	–	NEW DOOR
8	C	3'–0"	6'–8"	MTL	1.75"	PT	1	MTL	PT	–	EXISTING DOOR
9	C	3'–0"	6'–8"	MTL	1.75"	PT	1	MTL	PT	–	RELOCATED DOOR
10	C	3'–0"	6'–8"	MTL	1.75"	PT	1	MTL	PT	–	NEW DOOR
11	C	3'–0"	6'–8"	MTL	1.75"	PT	1	MTL	PT	–	NEW DOOR
12	C	3'–0"	6'–8"	MTL	1.75"	PT	1	MTL	PT	–	NEW DOOR
13	C	3'–0"	6'–8"	MTL	1.75"	PT	1	MTL	PT	–	EXISTING DOOR
14	C	4'–4"	7'–4"	MTL	1.75"	PT	1	MTL	PT	–	EXISTING DOOR
15	C	2'–8"	6'–8"	MTL	1.75"	PT	1	MTL	PT	–	EXISTING FREEZER DOOR
16	C	2'–8"	6'–8"	MTL	1.75"	PT	1	MTL	PT	–	EXISTING COOLER DOOR
17	C	2'–6"	6'–8"	MTL	1.75"	PT	1	MTL	PT	–	EXISTING DOOR
18	C	2'–6"	6'–8"	MTL	1.75"	PT	1	MTL	PT	–	EXISTING DOOR
19	C	3'–4"	7'–4"	MTL	1.75"	PT	1	MTL	PT	–	EXISTING DOOR
20	C	2'–6"	6'–8"	MTL	1.75"	PT	1	MTL	PT	–	NEW DOOR
21	C	3'–0"	6'–8"	MTL	1.75"	PT	1	MTL	PT	–	NEW DOOR
22	C	3'–0"	6'–8"	MTL	1.75"	PT	1	MTL	PT	–	NEW DOOR
23	A	3'–0"	6'–8"	GLASS	1.75"	–	1	ALU	PT	–	RELOCATED DOOR
24	C	3'–0"	6'–8"	MTL	1.75"	PT	1	MTL	PT	–	NEW DOOR
25	C	2'–6"	6'–8"	MTL	1.75"	PT	1	MTL	PT	–	NEW DOOR



PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"

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DRAWN BY: F.B.
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ARCHITECTURAL SEAL:

PROJECT NO.: 2741

SHEET TITLE: PROPOSED FLOOR PLAN

SHEET NO.: A–3

GENERAL NOTES

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(1) LATCH PROTECTOR DON–JO LP–211 BP
(1) KICK PLATE 32"x8"x.05"; 626

HARDWARE TYPE 2: (STORAGE)
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(1) KICKDOWN HOLDOPEN
(1) KICK PLATE 32"x8"x.05"; 626
(1) CLOSER; LCN 4041 SERIES DUROMONIC FINISH

HARDWARE TYPE 3:
(PORTAL DOOR)
(1) CLOSER; CONCEALED OVERHEAD
(1) PUSH/PULL; CRL DT41 OBS, 1 2" SATIN ANODIZED
(1) BUTT HINGES–ALUMINUM
(1) DOOR STOP
(1) KICK PLATE 32"x8"x.05"; 626

HARDWARE TYPE 4:
(OFFICE DOOR)
(1) CLOSER; CONCEALED WEIGHTED HINGE
(1) PUSH/PULL; 2" SATIN ANODIZED
(1) FRAME–LESS HINGE

DOOR NOTES

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4. ALL LATCHSETS SHALL BE LEVER TYPE.

WALL LEGEND

EXISTING WALL	
EXTERIOR WALL - 8" MASONRY W/ 4" BRICK TO MATCH EXISTING EXTERIOR WALLS	
NEW 3-5/8" METAL STUD WALL AND ½" DRYWALL ON BOTH SIDES	

NOTES:

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2. DOOR COLOR TO MATCH ADJACENT SURFACE.
3. FRAME COLOR TO MATCH ADJACENT SURFACE.
4. EX. DOOR NO CHANGE, EXCEPT REPLACE BROKEN ITEMS IF ANY
5. HARDWARE INSTALLED BY G.C.
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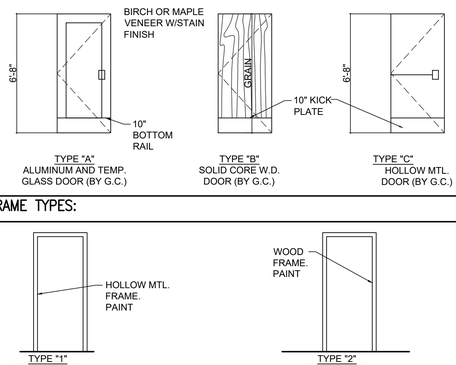
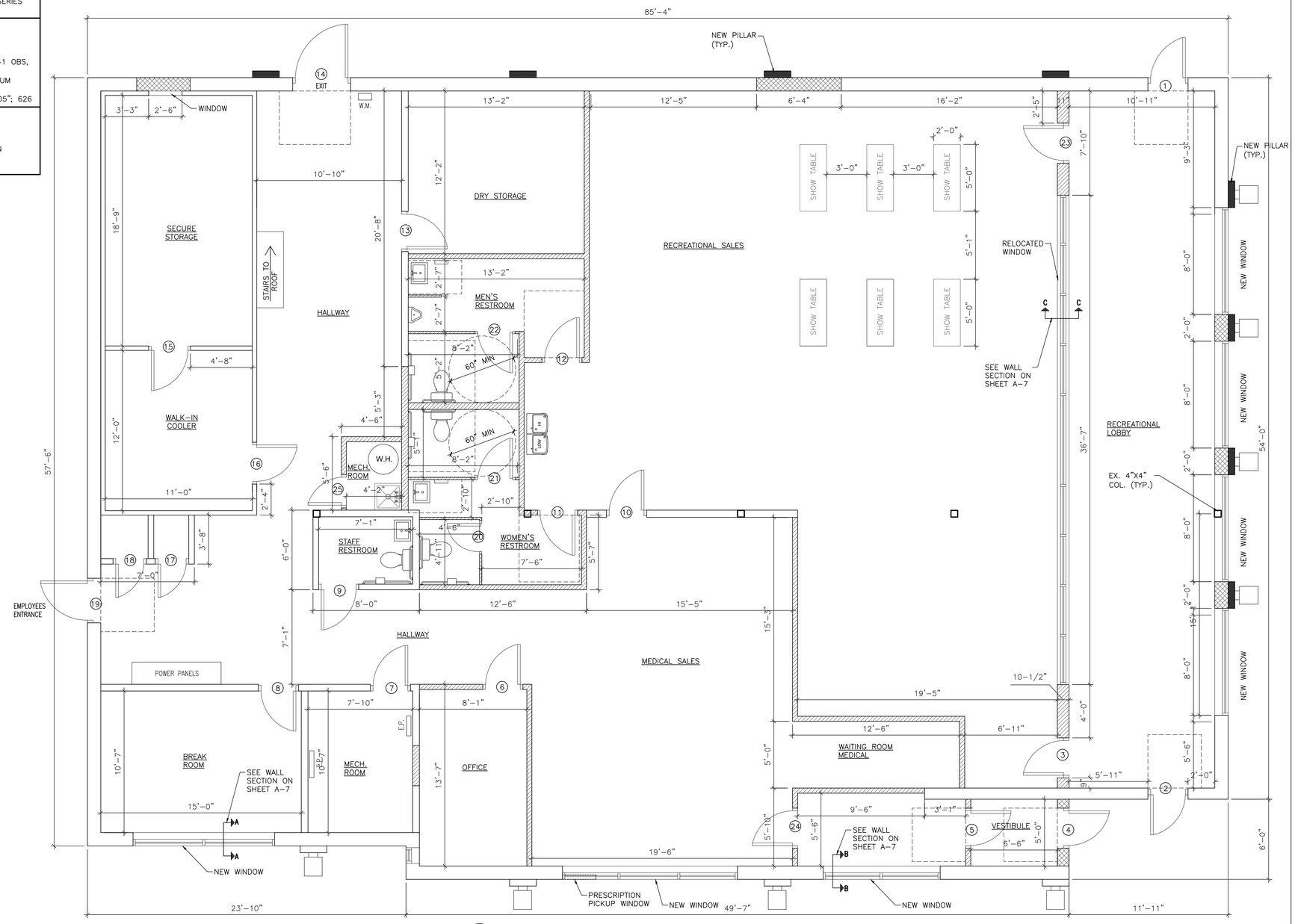
11. PANIC HARDWARE PER ADA REQUIREMENT

DOOR TYPES:



DOOR SCHEDULE

DOOR						FRAME				COMMENTS
DOOR NUMBER	DOOR TYPE	WIDTH	HEIGHT	MATERIAL	THICKNESS	FINISH	TYPE	MATERIAL	FINISH	TYPE HARDWARE	COMMENTS
1	A	3'–0"	6'–8"	GLASS	1.75"	–	1	ALU	PT	–	RELOCATED DOOR
2	A	3'–0"	6'–8"	GLASS	1.75"	–	1	ALU	PT	–	NEW DOOR
3	A	3'–0"	6'–8"	GLASS	1.75"	–	1	ALU	PT	–	RELOCATED DOOR
4	A	3'–0"	6'–8"	GLASS	1.75"	–	1	ALU	PT	–	RELOCATED DOOR
5	A	3'–0"	6'–8"	GLASS	1.75"	–	1	ALU	PT	–	RELOCATED DOOR
6	C	3'–0"	6'–8"	MTL	1.75"	PT	1	MTL	PT	–	NEW DOOR
7	C	3'–0"	6'–8"	MTL	1.75"	PT	1	MTL	PT	–	NEW DOOR
8	C	3'–0"	6'–8"	MTL	1.75"	PT	1	MTL	PT	–	EXISTING DOOR
9	C	3'–0"	6'–8"	MTL	1.75"	PT	1	MTL	PT	–	RELOCATED DOOR
10	C	3'–0"	6'–8"	MTL	1.75"	PT	1	MTL	PT	–	NEW DOOR
11	C	3'–0"	6'–8"	MTL	1.75"	PT	1	MTL	PT	–	NEW DOOR
12	C	3'–0"	6'–8"	MTL	1.75"	PT	1	MTL	PT	–	NEW DOOR
13	C	3'–0"	6'–8"	MTL	1.75"	PT	1	MTL	PT	–	EXISTING DOOR
14	C	4'–4"	7'–4"	MTL	1.75"	PT	1	MTL	PT	–	EXISTING DOOR
15	C	2'–8"	6'–8"	MTL	1.75"	PT	1	MTL	PT	–	EXISTING FREEZER DOOR
16	C	2'–8"	6'–8"	MTL	1.75"	PT	1	MTL	PT	–	EXISTING COOLER DOOR
17	C	2'–6"	6'–8"	MTL	1.75"	PT	1	MTL	PT	–	EXISTING DOOR
18	C	2'–6"	6'–8"	MTL	1.75"	PT	1	MTL	PT	–	EXISTING DOOR
19	C	3'–4"	7'–4"	MTL	1.75"	PT	1	MTL	PT	–	EXISTING DOOR
20	C	2'–6"	6'–8"	MTL	1.75"	PT	1	MTL	PT	–	NEW DOOR
21	C	3'–0"	6'–8"	MTL	1.75"	PT	1	MTL	PT	–	NEW DOOR
22	C	3'–0"	6'–8"	MTL	1.75"	PT	1	MTL	PT	–	NEW DOOR
23	A	3'–0"	6'–8"	GLASS	1.75"	–	1	ALU	PT	–	RELOCATED DOOR
24	C	3'–0"	6'–8"	MTL	1.75"	PT	1	MTL	PT	–	NEW DOOR
25	C	2'–6"	6'–8"	MTL	1.75"	PT	1	MTL	PT	–	NEW DOOR



PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"

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QUATRO CONSTRUCTION LLC
DESIGN BUILD CONTRACTOR
COMMERCIAL/INDUSTRIAL/RESIDENTIAL
201 NORTH PARK STREET
YPSILANTI, MI. 48198
PHONE (734)485–7737, FAX (734)485–7873

EAGLE PLAZA
1070 NORTH HURON RIVER DRIVE,
YPSILANTI, MI 48197

ISSUE DATE
6/9/20
6/25/20

DRAWN BY: F.B.
CHECKED BY: T.Q.
APPROVED BY: T.Q.

ARCHITECTURAL SEAL:

PROJECT NO.: 2741

SHEET TITLE: PROPOSED FLOOR PLAN

SHEET NO.: A–3

City of Ypsilanti

Community & Economic Development Department

August 19, 2020

Staff Review of Special Use Expansion and Site Plan
Patient Station – 539 S. Huron St.

GENERAL INFORMATION

Applicant:	539 Huron Real Estate Company 539 S. Huron St. Ypsilanti, MI 48197
Project:	Patient Station – Temporary storage trailer expansion
Public Hearing Date:	August 19, 2020
Location:	North of I-94 on east side of Huron. Parcel ID# 11-11-37-101-002.
Zoning:	"GC" General Corridor
Action Requested:	Approval
Staff Recommendation:	Approval, with conditions.

PROJECT AND SITE DESCRIPTION

The applicant is applying to expand their Special Use permit. The special permit is currently for medical marijuana provisioning center and recreational marihuana retailer uses. The existing building houses these uses, and the applicant proposes to add a temporary storage trailer to connect to the rear of the existing building, and a separate temporary trailer to stand alone in the rear yard.

The existing building is approximately 550 square feet on a lot of approximately 1.18 acres. The new temporary storage trailer is 320 square feet. There is currently parking to the north and south, as well as vehicle access to and from S. Huron St. The vehicle access to Bell and to Kramer have been blocked at this time.

This application is for the existing property only. There are proposed plans to build a 9,918 square foot structure south of the existing building, with associated parking and site improvements, and to demolish the existing structure. These plans were previously approved by Planning Commission in June and August of 2018 for medical marijuana provisioning center use. That approval still stands, and the project is currently in the detailed engineering review phase.

Figure 1: Subject Site Location (2015 Aerial)

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

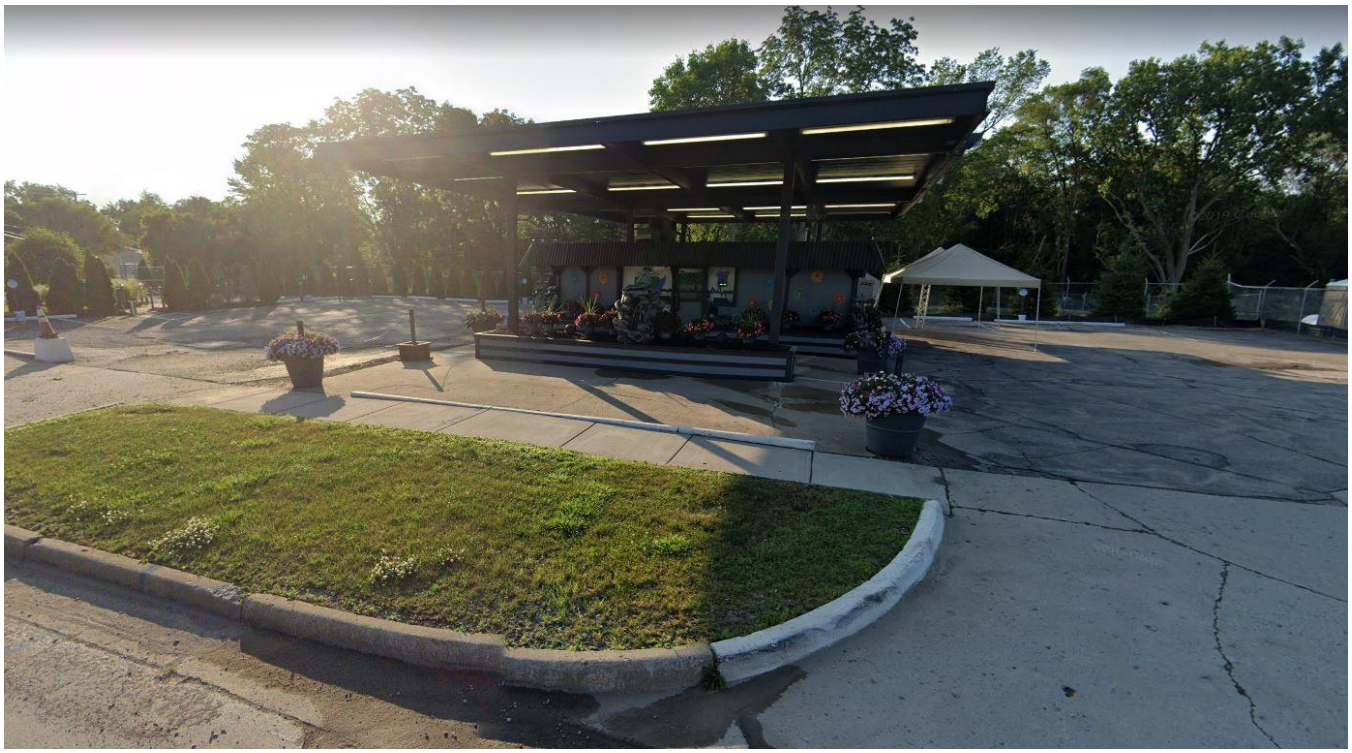


Figure 3: Photograph of Site (Google Street-View, July 2019)

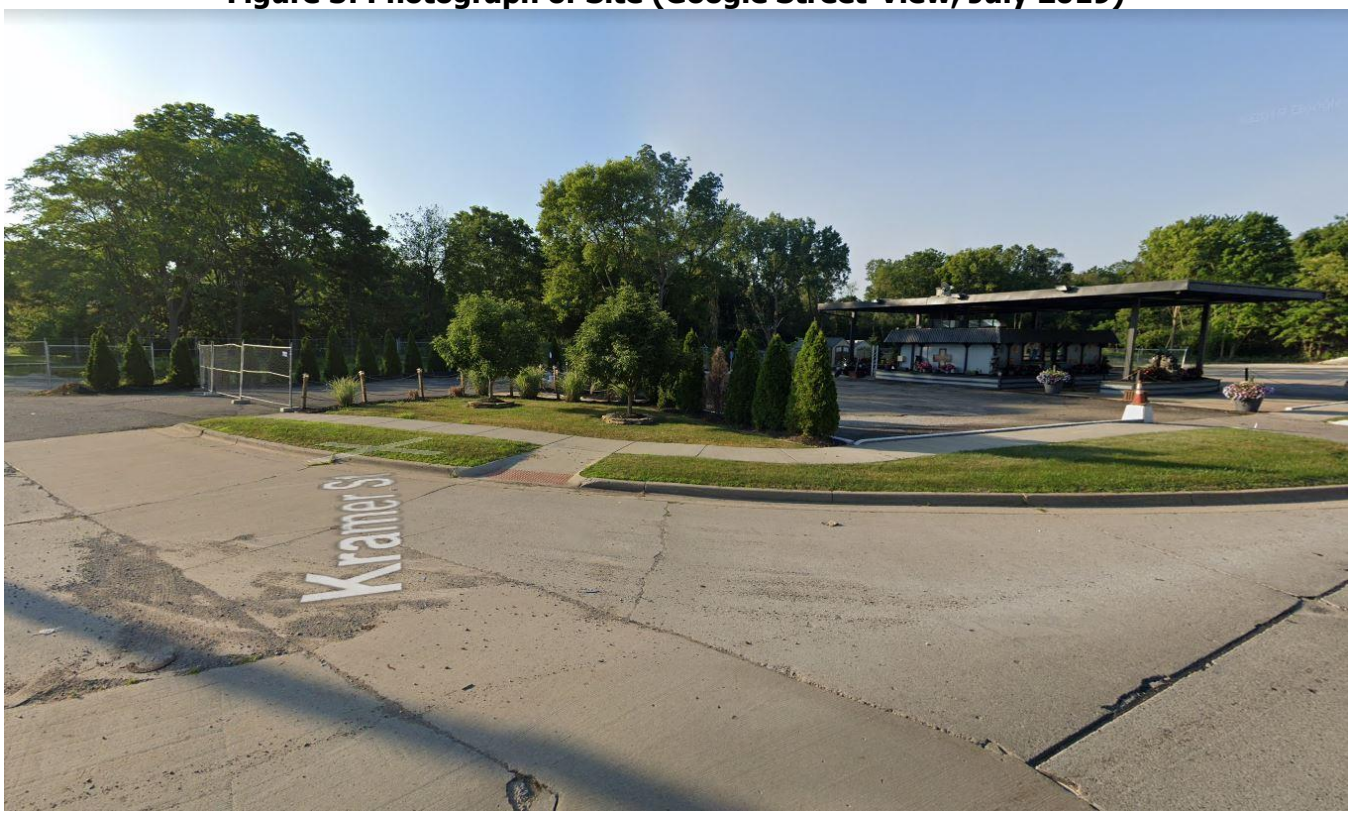


Figure 4: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Gas Station	NC- Neighborhood Corridor
EAST	Residential	GC, Park (vacant properties), and CN-Mid (residential properties)
SOUTH	Vacant Land I-94 Ramp	GC- General Corridor PMD- Production, Manufacturing, Distribution
WEST	Warehouse	PMD- Production, Manufacturing, Distribution

DISCUSSION

Section 122-328 of the Zoning Ordinance requires that an expansion to a special land use go before Planning Commission, subject to the same procedures followed for an original special use permit. Staff deemed the addition of a temporary storage trailer, even for staff and storage purposes only, to be an expansion of their special land use.

There is a second temporary trailer pointed out in the site plan as "existing". Because it was not previously permitted, that trailer should also be part of this review.

Essentially, the review before you is a hybrid Special Use and Temporary Use Permit review. The use of these trailers, being temporary, should comply with the Temporary Use Permit requirements as specified in Section 122-335. Because the intention is for these temporary trailers to remain for longer than 30 days and deals with an expansion of a special land use, Planning Commission is responsible for this review.

For reference regarding construction- construction trailers for uses incidental to construction work may be authorized for up to 12 months. City staff may administratively approve such temporary use permit. But because these temporary uses are explicitly labeled as "for storage use" and "for office use", not construction use, staff deems these as separate from their eventual construction and requiring the review of Planning Commission.

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 marijuana provisioning center and recreational marihuana retailer use of the existing building and temporary structures until the proposed new facility is constructed. 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.

City staff encourages that the temporary structures do not turn into permanent structures. The temporary structure nature of this review will be discussed in the Site Plan Review section of this review.

(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: There is significant vegetation screening this location from the residential area to the east. The continued blocking of the vehicle access to Kramer to the north shall be continued to minimize inadvertent commercial traffic.

The use of multiple structures on the site is not preferred for a marijuana facility, but City staff understands there will be a transition taking place with the construction of the new facility. Section 122-537 and 122-550 stipulate that medical marijuana provisioning centers and recreational marihuana retailers, respectively, contain marijuana "within the main building in an enclosed, locked facility," therefore marijuana shall only be stored in the main, existing building. Marijuana shall not be stored or contained in either of the proposed and existing temporary trailers.

(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, with the exception of transit and bicycle.

(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."

New items to be addressed (pertinent to expansion):

- Temporary trailers shall not become permanent.
- Temporary trailers shall not store or contain marijuana.

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."

The applicant is proposing the temporary use of the two temporary premanufactured trailers. The temporary use permit and site plan review standards shall both be applied in this case. The temporary use permit standards to consider are:

§122-335

(h) Standards. No temporary structure or use permit shall be authorized until the following additional standards are met:

(1) The location and erection of any temporary structure shall conform to all of the regulations of the zoning district in which it is situated and all other applicable regulations of this chapter.

(2) If an open-air use, it must be located on a fully paved surface, unless otherwise indicated.

(3) The location of such use shall not be injurious to adjacent properties or the surrounding neighborhood.

(4) The water supply and sanitary facilities of any temporary dwelling shall conform to all applicable requirements of the state health department, the county health department, and City codes and other regulations.

(5) The following shall be taken into consideration:

(i) The reasons and necessity for the temporary use or structure.

(ii) The nature of the use or structure.

(iii) The proposed location of the use or structure.

(6) If not required above, the approving body may request a sketch plan, drawn to scale no smaller than one inch equals 50 feet, showing the location of the temporary use in relation to the lot lines and other structures.

(7) Reasonable conditions may be required with the approval of a temporary special permit by the approving body. The conditions may include, but are not limited to, conditions necessary to ensure that public services and facilities are not adversely affected, to protect the natural environment and 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.

Additionally, for safety reasons, the trailers shall be inspected and permitted by the Building Department.

New Items to be Addressed (pertinent to expansion):

- Staff recommends the temporary trailers shall remain on the site for no longer than one year, or until the future building is granted a Certificate of Occupancy, whichever is less.
- Temporary trailers shall be inspected and permitted by the Building Department.

Figure 5: Capture of Survey of Existing Property

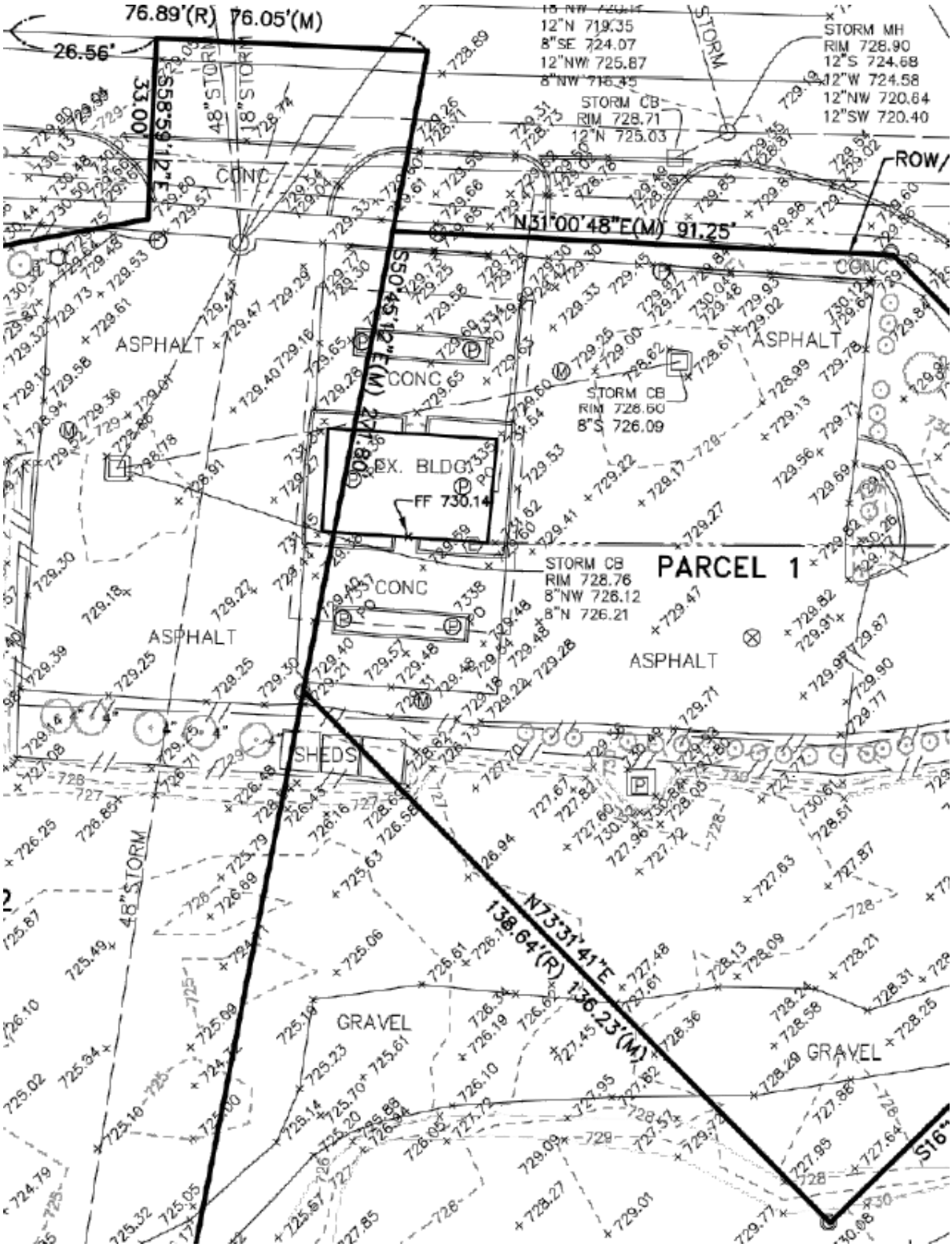
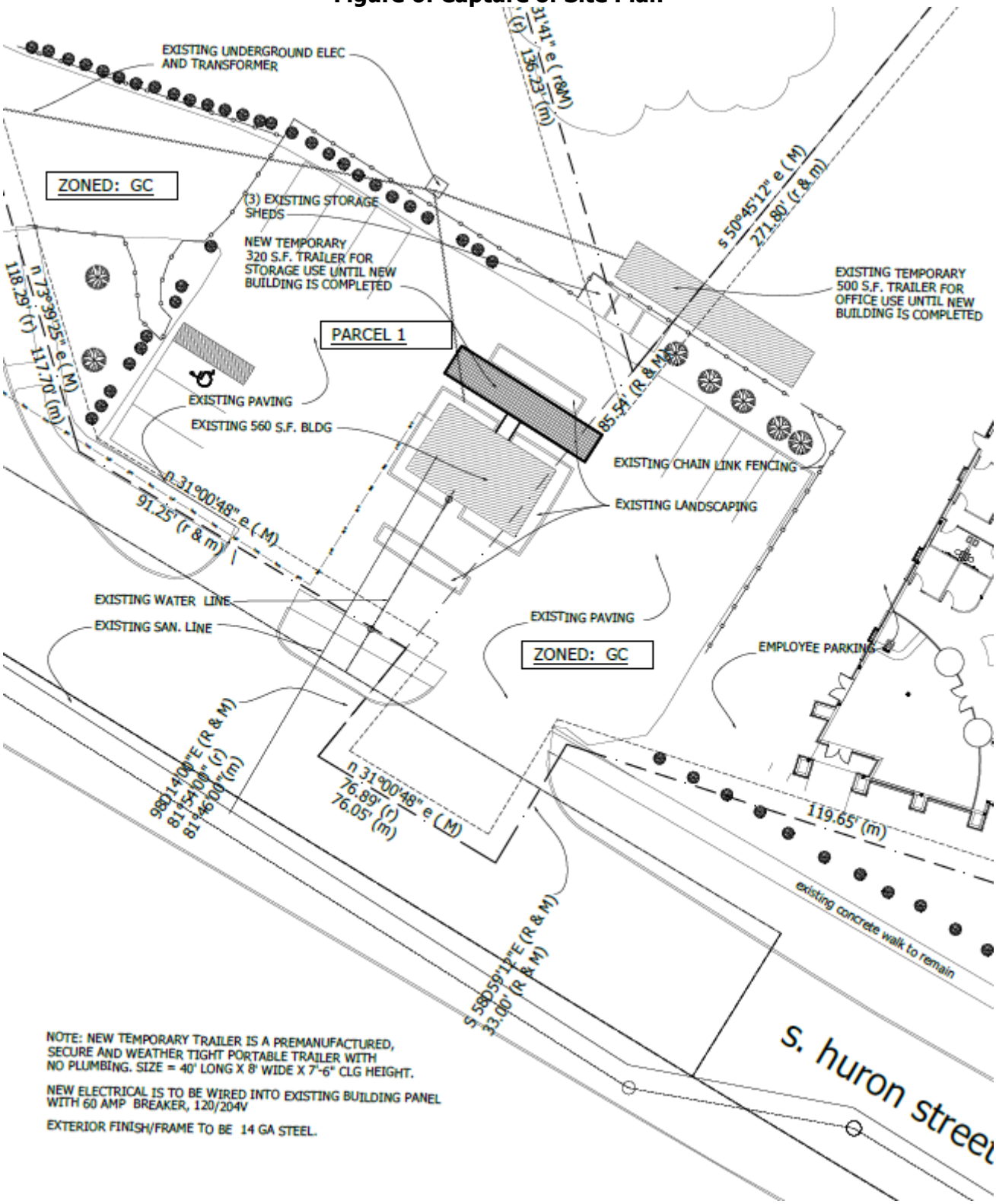


Figure 6: Capture of Site Plan



PATIENT
STATION
OPEN

CITGO

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

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

There is one small building (approximately 18'x30') in the center of the site, as well as a canopy. There is a small shed towards the rear of the structure. Parking is to the north and south of the building.

Two trailers will be added. The 320 square foot trailer will be temporarily connected to the rear of the building. We will call this trailer "Trailer A" for clarity. The other 500 square foot trailer is proposed to be located even further to the rear of the property, and will stand alone. We will call this trailer "Trailer B."

Referencing §122-335(h)(1), the structures should comply with the regulations of the zoning ordinance, including setback requirements. City staff interprets the present building and site a "Single Story Commercial Building" building type and will need to conform to the requirements thereof. City staff sees Trailer A as an attached accessory structure, meaning it needs to comply with the principal building setback requirements. Trailer B is then a detached accessory building, and needs to comply with those requirements thereof.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
GC & §122-477.SC BUILDING TYPE	Determined by lot size	Single Story Commercial Building	Single Story Commercial Building
LOT REQUIREMENTS			
	No changes proposed to the lot.		
BUILDING ENVELOPE AND HEIGHT			
Principal Building (Trailer A)	15′ feet rear setback	Not yet installed.	TRAILER A: Based on scale measurement: 16′ (Should be confirmed by Applicant)
Accessory Building (Trailer B)	10′ feet rear and side setback	Crosses property lines	Crosses property lines – should be located at least 10 feet from rear or side property lines.

Figure 7: Capture Single Story Commercial Building Requirements

Sec. 122-477. SC Single Story Commercial Building

SC SINGLE STORY COMMERCIAL BUILDING

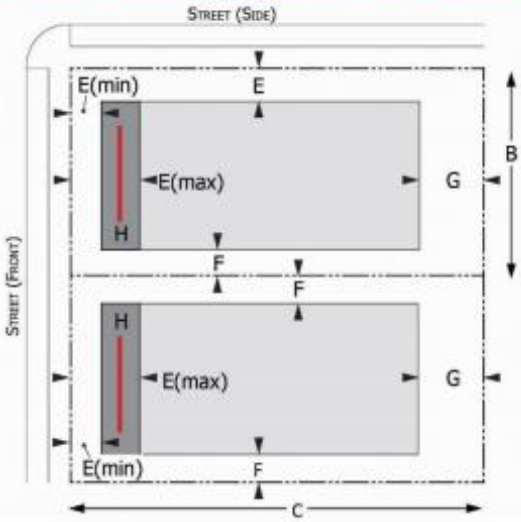
These are generally designed for a single commercial use, located in lots that accomodate accessory parking, loading, and waste disposal areas.

LOT REQUIREMENTS		MIN	MAX
A	Lot size (sf)	7,500	90,000
B	Lot width (ft)	50	300
C	Lot depth (ft)	100	300
D	Lot coverage (%)	--	60
BUILDING ENVELOPE		**MIN**	**MAX**
E	Street setback (front or side) (ft)	5[1]	15[1]
F	Side setback (interior lot line) (ft)	0	--
G	Rear setback (ft)	15[2]	--
H	Frontage buildout (%)	50	100
ACCESSORY BUILDING ENVELOPE		**MIN**	**MAX**
I	Street setback (ft)	30	--
J	Side setback (ft)	10	--
K	Rear setback (ft)	10	--
L	Building footprint (sf)	--	800
BUILDING HEIGHT		**MIN**	**MAX**
M	Principal building (stories)	1	1
N	Accessory structure(s) (ft)	--	15
PARKING LOCATION			
	Permitted in the side, street side, and rear yards.		
PRIVATE FRONTAGES			
	Thoroughfare Commercial required.		

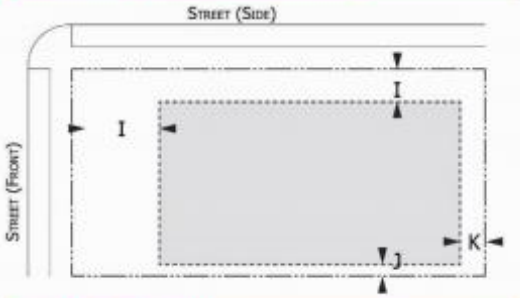
(1) If located on Washtenaw Avenue, must build no more than ten feet from future right-of-way line as defined in the ReImagine Washtenaw plan.
(2) When adjacent to existing detached single-family homes, the rear setback shall be a minimum of 25 feet.

EXAMPLE

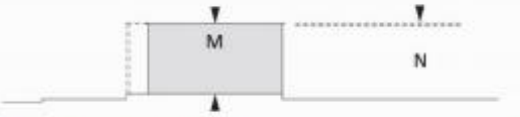
LOT REQUIREMENTS AND BUILDING ENVELOPE



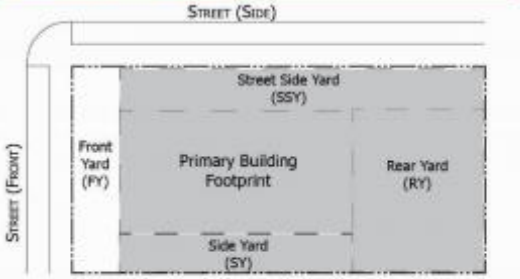
ACCESSORY BUILDING ENVELOPE



BUILDING HEIGHT



PARKING LOCATION



New Items to be Addressed (pertinent to expansion): Confirmation of rear setback for Trailer A. Trailer B shall be located in an area not crossing property lines and complying with setback requirements.

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."

There are two access drives off Huron, as well as one off Kramer. The one drive off Kramer has been blocked and shall remain blocked with no parking allowed. This was blocked at neighborhood request due to concerns about traffic using Kramer/Bell to access the site or to cut through. Planning Commission required this condition as part of their approvals in 2018 and 2020. Staff recommends keeping the Kramer drive blocked with no parking allowed.

New Items to be Addressed (pertinent to expansion): 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.

New Items to be Addressed (pertinent to expansion): None.

STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends the Planning Commission **approve** the Special Use Permit expansion for the Patient Station at 539 S Huron with the following findings and conditions:

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

Conditions

1. Special use expansion approval shall be subject to approval of site plan.
2. Temporary trailers shall not become permanent.
3. No marijuana shall be stored or contained in either of the temporary trailers.

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends the Planning Commission **approve** the site plan for the Patient Station at 539 S Huron with the following findings and conditions:

Findings

1. The application substantially complies with §122-310.
2. The temporary nature of the trailers prompt temporary use permit regulations (§122-335).

Conditions

1. Temporary trailers shall remain on the site for no longer than one year, or until the future building is granted a Certificate of Occupancy, whichever is less.
2. Temporary trailers shall be inspected and permitted by the Building Department.
3. Confirmation/annotation of rear setback distance of attached temporary trailer.
4. Detached temporary trailer be moved to a location on the property conforming to zoning code.

Andy Aamodt
City Planner, Community & Economic Development Department

CC File
Applicant team

CONSENT OF OWNER
TO SPECIAL USE APPLICATION

PATIENT STATION
539 S. HURON

The undersigned, as an authorized representative of 539 Huron Real Estate Company, LLC, is the equitable title owner of the real estate at 539 S. Huron, Ypsilanti, Michigan and consents to the Special Use Permit Application being submitted by Kenzy Consulting, LLC d/b/a Patient Station.

539 HURON REAL ESTATE COMPANY, LLC,
a Michigan limited liability company

[redacted]

By: [redacted]
Eric Nemeth
Its: Managing Member

Subscribed and sworn to before me this
6th day of August, 2020.
[redacted]
[redacted], Notary Public
Lenawee County, State of Michigan
acting in Washtenaw County, Michigan
My Commission Expires: [redacted]

[redacted]

[redacted]

SITE PLAN REVIEW APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

Applicant

Name: 539 Huron Real Estate Company		
Address: 445 Joe Hall Dr.		
City: Ypsilanti	State: MI	Zip: 48197
Phone: [redacted]	Email: [redacted]	

Property

Name of project: PATIENT STATION
Address: 539 S. HURON ST.
List all parcel identification numbers included in development: PARCELS 1,2&3 PLAN OF CLARKSVILLE LIBER 3 PAGE 1
Property owner*
Current use: GC ZONED - MARIJUANA PROVISIONARY CENTER
Proposed use: SAME
Current zoning: GC
Legal description of property (may be attached): SEE ATTACHED PLANC

*If applicant is not the property owner: applicant must attach property owner's written, notarized authorization of application.

Signature

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

Signature: [redacted]	Date: 7-17-2020
Print Name: JAMES NEMETH	

You must complete the checklist on the following page before turning in your application.

SITE PLAN FOR:

patient station medical marijuana provisionary center

539 south huron st ypsilanti michigan

legal description:

land situated in the county of washtenaw, city of ypsilanti, state of michigan described as follows:

parcel 1:
lot 2 and part of lot 3, plan of clarksville, according to the plat thereof as recorded in liber 3, page 1, washtenaw county records, described as follows: beginning at the northeast corner of said lot 2; thence southerly 132.12 feet along the easterly line of lots 2 and 3; thence westerly deflecting 89 degrees 56 minutes 30 seconds to the right 138.64 feet along the southerly line of said lot 3; thence northwesterly deflecting 56 degrees 17 minutes 20 seconds to the right 85.54 feet; thence northeasterly deflecting 81 degrees 17 minutes 20 seconds to the right 91.25 feet along the easterly line of huron street as n ow laid out and used; thence easterly deflecting 41 degrees 47 minutes to the right 118.29 feet along the northerly line of said lot 2 to the point of beg.

parcel 2:
part of lot 3 plan of clarksville, according to the plat thereof as recorded in liber 3, page 1, washtenaw county records, and part of french claim 680, described as follows: beginning at the intersection of the centerline of huron street with the centerline of monroe avenue (now abandoned) thence northeasterly 76.89 feet along the centerline of huron street; thence southeasterly deflecting 98 degrees 14 minutes to the right 271.80 feet; thence southwesterly deflecting 81 degrees 46 minutes to the right 121.83 feet; thence northwesterly deflecting 88 degrees 33 minutes to the right 269.07 feet to the center of juron street; thence northeasterly deflecting 91 degrees 27 minutes to the right 90.67 feet along the center of huron street to the point of beginning, exepting therefrom that part taken for highway purposes as set forth in declaration of taking recorded in liber 1296, page 428, washtenaw county records.

parcel 3:
all that part of french claim 680, city of ypsilanti, washtenaw county, michigan, describes as follows: commencing at the intersection of the centerline of huron street and monroe avenue; thence south 31 degrees 00 minutes 48 seconds west a distance of 91.51 feet along the centerline of huron street to the point of beginning; thence south 60 degrees 26 minutes 12 seconds east a distance of 269.08 feet; thence south 31 degrees 00 minutes 48 seconds west a distance of 179.39 feet; thence north 58 degrees 59 minutes 12 seconds west a distance of 86.00 feet; thence north 58 degrees 59 minutes 12 seconds west, a distance of 183.00 feet to the centerline of huron street; thence north 31 degrees 00 minutes 48 seconds east a distance of 322.58 feet to the point of beginning, which lies southeasterly of a line described as commencing a the intersection of the centerlines of monroe avenue and huron street; thence north 31 degrees 00 minutes 48 seconds east along the centerline of huron street a distance of 26.56 feet; thence south 58 degrees 59 minutes 12 seconds east a distance of 33.00 feet to the point of beginning; thence south 17 degrees 57 minutes 08 seconds west a distance of 308.44 feet; thence south 07 degrees 41 minutes 52 seconds west a distance of 111.81 feet; thence south 27 degrees 38 minutes 50seconds east a distance of 111.81 feet to a point of ending.

Total site contains 94,617 s.f. or 2.17 acres

property owner:

539 S Huron Real Estate Company
Eric Nemeth
[redacted]

ARCHITECT

ROARK GALT ARCHITECTS/LLC
A MICHIGAN CORPORATION
[redacted]

ISSUED FOR	DATE
PLANNING	7.17.20

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ROARK GALT ARCHITECTS/LLC
A MICHIGAN CORPORATION
[redacted]

ARCHITECT SIGNATURE:

APPLICABLE CODES:

SITE DESIGN: city of ypsilanti zoning ordinance
BUILDING: 2015 MICHIGAN BUILDING CODE
FIRE AND SAFETY: 2015 INTERNATIONAL FIRE CODE
MECHANICAL: 2015 MICHIGAN MECHANICAL CODE
ELECTRICAL: 2014 NATIONAL ELECTRICAL CODE
PLUMBING: 2015 MICHIGAN PLUMBING CODE
ACCESSIBILITY: 1966 PA 1, MCL 125.1351 TO 125.1356, THIS CODE, AND ICC/ANSI A 117.1, EXCEPT SECTIONS 611 AND 707
ENERGY: 2015 INTERNATIONAL ENERGY CODE (N.a.)

BUILDING & ZONING

ZONING: GC

use group:
OCCUPANCY CLASSIFICATION: "M" - mercatile

TYPE OF CONSTRUCTION:
CONSTRUCTION TYPE 5B

SPACE IS NON SPRINKLERED

ALLOWABLE BUILDING AREA: 9,000 s.f.

ALLOWABLE BUILDING HEIGHT: 1 story and 40'

provided building area: 1,380 s.f.
provided building height: 1 story and 14'-8"

OCCUPANCY:"M" AREA = 1,380 s.f.

basement and ground floor area: 1 person for every 30 s.f.
stock, storage and shipping areas: 1 person for every 300 s.f.

1,060 S.F. / 30 = 31
320 S.F. / 300 = 1

total occupancy = 32

exit requirements:

number of exits required: 1
number of exits provided: 1

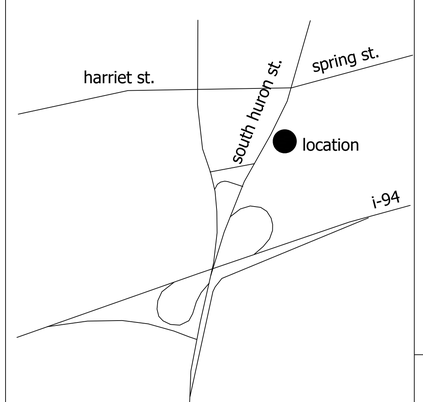
FIRE RESISTANCE RATINGS: 5b

STRUCTURAL FRAME 0 HOUR

BEARING WALLS:
EXTERIOR: 0 HOUR
INTERIOR: 0 HOUR

NON BEARING PARTITION: 0 HOUR
FLOOR CONSTRUCTION: 0 HOUR
ROOF CONSTRUCTION: 0 HOUR

parking requirements:
1 space for each 250 s.f. of gross area.
gross area = 1,380 s.f.
1,380 / 250 = 6 spaces required incl. (1) ph space
9 spaces provided. including (1) ph space



location map

S0 COVER SHEET
S1 SITE SURVEY
S2 SITE PLAN
S3 FLOOR PLAN

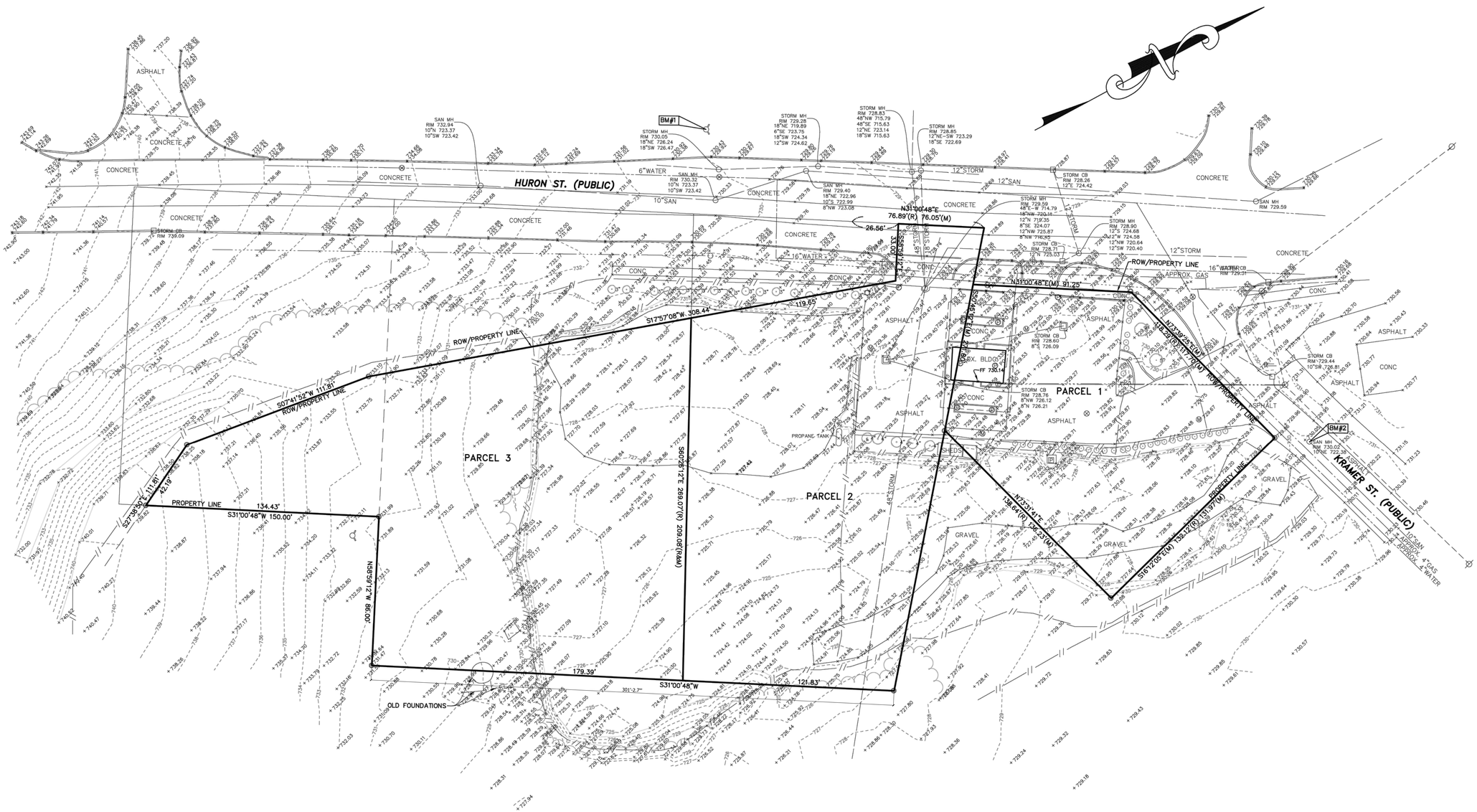
PROJECT DESCRIPTION:
SITE DESIGN FOR
PATIENT STATION MEDICAL MARIJUANA PROVISONING CENTER

ADDRESS:
539 SOUTH HURON
YPLIANTI, MICHIGAN

DRAWN BY: DJM
CHECKED: DJM
SCALE: NONE
DATE: 7.17.20
JOB NUMBER: 20200022
TITLE:

SHEET NUMBER
COVER
OF
SHEET

building information



LEGEND

- EX. CATCH BASIN
- EX. MANHOLE
- EX. END SECTION
- EX. OVERFLOW STRUCTURE
- EX. CLEANOUT
- EX. HYDRANT
- EX. WATER SHUTOFF
- EX. FIRE DEPT. CONNECTION
- EX. WATER WELL
- EX. LIGHTPOLE
- EX. UTILITY POLE
- EX. GUY ANCHOR
- EX. TRAFFIC SIGNAL
- 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
- EX. BOULDER
- EX. TREE STUMP
- EX. TREE
- 1023 EX. TREE TAG & NUMBER
- EX. TREE LINE
- EX. FENCE
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WATER MAIN
- EX. ELECTRIC CABLE
- EX. COMMUNICATION
- EX. GAS LINE
- EX. OVERHEAD LINE

BENCHMARK:

BM#1 – TOP NUT ON FIRE HYDRANT ON THE WEST SIDE OF SOUTH HURON STREET.
ELEVATION 732.83 NAVD88

BM#2 – SANITARY MANHOLE COVER IN KRAMER ST., ±125' EAST OF HURON STREET.
ELEVATION 730.02 NAVD88

NOTE:

– BOUNDARY, STORM AND SANITARY SEWER INVERTS PERFORMED BY CORE LAND CONSULTING ON 09/21/2016, JOB#2794–178.

DESCRIPTIONS:

LAND SITUATED IN THE COUNTY OF WASHTENAW, CITY OF YPSILANTI, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

PARCEL 1:
LOT 2 AND PART OF LOT 3, PLAN OF CLARKSVILLE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 3, PAGE 1, WASHTENAW COUNTY RECORDS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTHERLY 132.12 FEET ALONG THE EASTERLY LINE OF LOTS 2 AND 3; THENCE WESTERLY DEFLECTING 89 DEGREES 56 MINUTES 30 SECONDS TO THE RIGHT 138.64 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 3; THENCE NORTHWESTERLY DEFLECTING 56 DEGREES 17 MINUTES 20 SECONDS TO THE RIGHT 85.54 FEET; THENCE NORTHEASTERLY DEFLECTING 81 DEGREES 54 MINUTES TO THE RIGHT 91.25 FEET ALONG THE EASTERLY LINE OF HURON STREET AS NOW LAID OUT AND USED; THENCE EASTERLY DEFLECTING 41 DEGREES 47 MINUTES TO THE RIGHT 118.29 FEET ALONG THE NORTHERLY LINE OF SAID LOT 2 TO THE POINT OF BEGINNING.

PARCEL 2:
PART OF LOT 3 PLAN OF CLARKSVILLE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 3, PAGE 1, WASHTENAW COUNTY RECORDS, AND PART OF FRENCH CLAIM 680, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF HURON STREET WITH THE CENTERLINE OF MONROE AVENUE (NOW ABANDONED); THENCE NORTHEASTERLY 76.89 FEET ALONG THE CENTERLINE OF HURON STREET; THENCE SOUTHEASTERLY DEFLECTING 98 DEGREES 14 MINUTES TO THE RIGHT 271.80 FEET; THENCE SOUTHWESTERLY DEFLECTING 81 DEGREES 46 MINUTES TO THE RIGHT 121.83 FEET; THENCE NORTHWESTERLY DEFLECTING 88 DEGREES 33 MINUTES TO THE RIGHT 269.07 FEET TO THE CENTER OF HURON STREET; THENCE NORTHEASTERLY DEFLECTING 91 DEGREES 27 MINUTES TO THE RIGHT 90.67 FEET ALONG THE CENTER OF HURON STREET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART TAKEN FOR HIGHWAY PURPOSES AS SET FORTH IN DECLARATION OF TAKING RECORDED IN LIBER 1296, PAGE 428, WASHTENAW COUNTY RECORDS.

PARCEL 3:
ALL THAT PART OF FRENCH CLAIM 680, CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN, DESCRIBED AS FOLLOW: COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF HURON STREET AND MONROE AVENUE; THENCE SOUTH 31 DEGREES 00 MINUTES 48 SECONDS WEST A DISTANCE OF 91.51 FEET ALONG THE CENTERLINE OF HURON STREET TO THE POINT OF BEGINNING; THENCE SOUTH 60 DEGREES 26 MINUTES 12 SECOND EAST A DISTANCE OF 269.08 FEET; THENCE SOUTH 31 DEGREES 00 MINUTES 48 SECONDS WEST A DISTANCE OF 179.39 FEET; THENCE NORTH 58 DEGREES 59 MINUTES 12 SECONDS WEST A DISTANCE OF 86.00 FEET; THENCE SOUTH 31 DEGREES 00 MINUTES 48 SECONDS WEST A DISTANCE OF 150.00 FEET; THENCE NORTH 58 DEGREES 59 MINUTES 12 SECONDS WEST, A DISTANCE OF 183.00 FEET TO THE CENTERLINE OF HURON STREET; THENCE NORTH 31 DEGREES 00 MINUTES 48 SECONDS EAST A DISTANCE OF 322.58 FEET TO THE POINT OF BEGINNING, WHICH LIES SOUTHEASTERLY OF A LINE DESCRIBED AS COMMENCING AT THE INTERSECTION OF THE CENTERLINES OF MONROE AVENUE AND HURON STREET; THENCE NORTH 31 DEGREES 00 MINUTES 48 SECONDS EAST ALONG THE CENTERLINE OF HURON STREET A DISTANCE OF 26.56 FEET; THENCE SOUTH 58 DEGREES 59 MINUTES 12 SECONDS EAST A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 17 DEGREES 57 MINUTES 08 SECONDS WEST A DISTANCE OF 308.44 FEET; THENCE SOUTH 07 DEGREES 41 MINUTES 52 SECONDS WEST A DISTANCE OF 111.81 FEET; THENCE SOUTH 27 DEGREES 38 MINUTES 50 SECONDS EAST A DISTANCE OF 111.81 TO A POINT OF ENDING.

STATE OF MICHIGAN
GINGER MICHALSKI-WALLACE
PROFESSIONAL SURVEYOR
No. 47664
LICENSED PROFESSIONAL SURVEYOR

[redacted]

NOTICE:

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.

NOTE:

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT 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 EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE 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 PRESERVE 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

ALPINE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS

46892 WEST ROAD
SUITE 109
NOVI, MICHIGAN 48377

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

811
Know what's below
Call before you dig.

CLIENT: METRO GENERAL CONTRACTORS, INC.

TOPOGRAPHIC SURVEY

PATIENT STATION
TOWNSHIP: 3S
CITY OF YPSILANTI
WASHTENAW COUNTY
MICHIGAN

SECTION: 9 RANGE: 7E

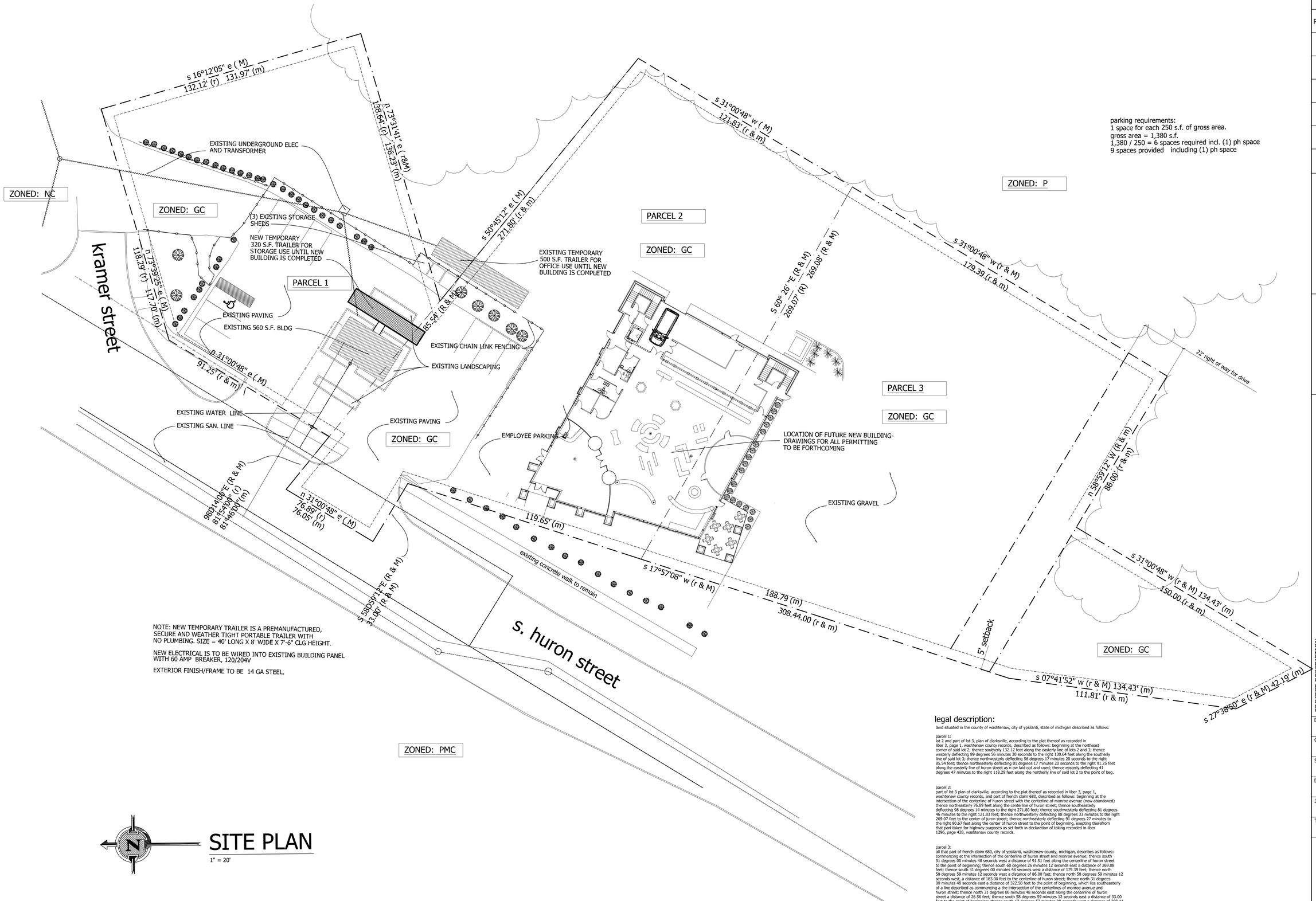
REVISED

DATE: 2019–12–16
DRAWN BY: SD/TG
CHECKED BY: SD/TG

0 15 30

FBK:
CHF:
SCALE HOR 1"=30 FT.
VER 1"= FT.

2
18–638



parking requirements:
1 space for each 250 s.f. of gross area.
gross area = 1,380 s.f.
1,380 / 250 = 6 spaces required incl. (1) ph space
9 spaces provided including (1) ph space

NOTE: NEW TEMPORARY TRAILER IS A PREMANUFACTURED, SECURE AND WEATHER TIGHT PORTABLE TRAILER WITH NO PLUMBING. SIZE = 40' LONG X 8' WIDE X 7'-6" CLG HEIGHT.

NEW ELECTRICAL IS TO BE WIRED INTO EXISTING BUILDING PANEL WITH 60 AMP BREAKER, 120/204V

EXTERIOR FINISH/FRAME TO BE 14 GA STEEL.

SITE PLAN

1" = 20'

legal description:

land situated in the county of washtenaw, city of ypsilanti, state of michigan described as follows:

parcel 1:
lot 2 and part of lot 3, plan of clarksville, according to the plat thereof as recorded in liber 3, page 1, washtenaw county records, described as follows: beginning at the northeast corner of said lot 2; thence southerly 132.12 feet along the easterly line of lots 2 and 3; thence westerly deflecting 89 degrees 56 minutes 30 seconds to the right 138.64 feet along the southerly line of said lot 3; thence northwesterly deflecting 56 degrees 17 minutes 20 seconds to the right 85.54 feet; thence northeasterly deflecting 81 degrees 17 minutes 20 seconds to the right 91.25 feet along the easterly line of huron street as n ow laid out and used; thence easterly deflecting 41 degrees 47 minutes to the right 118.29 feet along the northerly line of said lot 2 to the point of beg.

parcel 2:
part of lot 3 plan of clarksville, according to the plat thereof as recorded in liber 3, page 1, washtenaw county records, and part of french claim 680, described as follows: beginning at the intersection of the centerline of huron street with the centerline of monroe avenue (now abandoned) thence northeasterly 76.89 feet along the centerline of huron street; thence southeasterly deflecting 98 degrees 14 minutes to the right 271.80 feet; thence southwesterly deflecting 81 degrees 46 minutes to the right 121.83 feet; thence northwesterly deflecting 88 degrees 33 minutes to the right 269.07 feet to the center of juron street; thence northeasterly deflecting 91 degrees 27 minutes to the right 90.67 feet along the center of huron street to the point of beginning, exepting therefrom that part taken for highway purposes as set forth in declaration of taking recorded in liber 1296, page 428, washtenaw county records.

parcel 3:
all that part of french claim 680, city of ypsilanti, washtenaw county, michigan, describes as follows: commencing at the intersection of the centerline of huron street and monroe avenue; thence south 31 degrees 00 minutes 48 seconds west a distance of 91.51 feet along the centerline of huron street to the point of beginning; thence south 60 degrees 26 minutes 12 seconds east a distance of 269.08 feet; thence south 31 degrees 00 minutes 48 seconds west a distance of 179.39 feet; thence north 58 degrees 59 minutes 12 seconds west a distance of 86.00 feet; thence north 58 degrees 59 minutes 12 seconds west, a distance of 183.00 feet to the centerline of huron street; thence north 31 degrees 00 minutes 48 seconds east a distance of 322.58 feet to the point of beginning, which lies southeasterly of a line described as commencing a the intersection of the centerlines of monroe avenue and huron street; thence north 31 degrees 00 minutes 48 seconds east along the centerline of huron street a distance of 26.56 feet; thence south 58 degrees 59 minutes 12 seconds east a distance of 33.00 feet to the point of beginning; thence south 17 degrees 57 minutes 08 seconds west a distance of 308.44 feet; thence south 07 degrees 41 minutes 52 seconds west a distance of 111.81 feet; thence south 27 degrees 38 minutes 50seconds east a distance of 111.81 feet to a point of ending.

ISSUED FOR	DATE
PLANNING	7.17.20

COPYRIGHT 2011 1. THIS DRAWING IS THE PROPERTY OF ROARK GALT ARCHITECTS LLC AND IS INTENDED FOR THE USE OF THE ORIGINAL OWNER. THIS DOCUMENT IS NOT TO BE LOANED, ASSIGNED OR DISCLOSED, LIMITATIONS SET OF THE DOCUMENT SHALL CONSTITUTE AN INFRINGEMENT OF RIGHTS. ROARK GALT ARCHITECTS LLC, WILL NOT BE LIABLE FOR ROARK ARCHITECTS LLC, WIDE HELD RESPONSIBLE OR LIABLE FOR ANY REPRODUCTION OF THIS DRAWING, IN WHOLE OR IN PART, OF THIS DRAWING. THIS DRAWING WAS COMPUTER GENERATED.

ROARK GALT ARCHITECTS/LLC
A. MICHIGAN CORPORATION

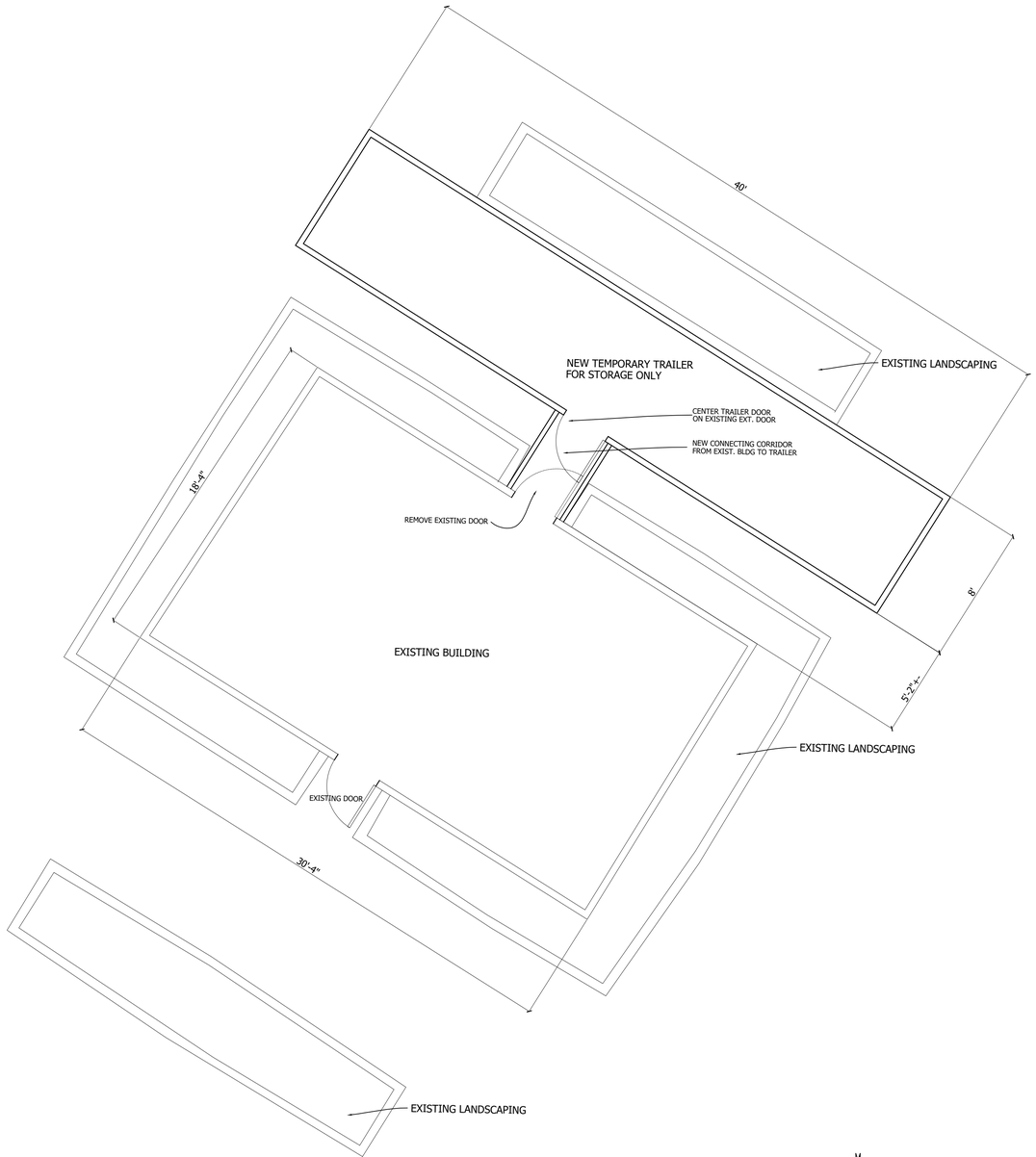
ARCHITECT SIGNATURE:

PROJECT DESCRIPTION:
SITE DESIGN FOR
PATIENT STATION MEDICAL MARIJUANA PROVISONING CENTER

ADDRESS:
539 SOUTH HURON
YPLIANTI, MICHIGAN

DRAWN BY: DJM
CHECKED: DJM
SCALE: 1" = 20'
DATE: 7.17.20
JOB NUMBER: 20200022
TITLE: SITE PLAN

SHEET NUMBER
S2
OF
3



NOTE: NEW TEMPORARY TRAILER IS A PREMANUFACTURED, SECURE AND WEATHER TIGHT PORTABLE TRAILER WITH NO PLUMBING. SIZE = 40' LONG X 8' WIDE X 7'-6" CLG HEIGHT.

NEW ELECTRICAL IS TO BE WIRED INTO EXISTING BUILDING PANEL WITH 60 AMP BREAKER, 120/204V

EXTERIOR FINISH/FRAME TO BE 14 GA STEEL.

FLOOR PLAN

1/4" = 1'-0"

ISSUED FOR	DATE
PLANNING	7.17.20

COPYRIGHT 2011, THIS DRAWING IS THE PROPERTY OF ROARK GALT ARCHITECTS LLC AND IS INTENDED FOR THE USE OF THE OWNER OF THE PROJECT IDENTIFIED HEREIN. THE LEGAL ASSIGNS OR DESIGNEES. UNAUTHORIZED USE OF THE DOCUMENT SHALL CONSTITUTE AN INFRINGEMENT OF RIGHTS. ARCHITECTS LLC. AND IS HELD RESPONSIBLE OR LIABLE FOR ANY MODIFICATIONS, ALTERATIONS OR REPRODUCTIONS OF DRAWINGS. THIS DRAWING WAS COMPUTER GENERATED.

ROARK GALT ARCHITECTS/LLC
A ARCHITECTURAL CONSULTATION

[redacted]

ARCHITECT SIGNATURE:

PROJECT DESCRIPTION:
SITE DESIGN FOR
PATIENT STATION MEDICAL MARIJUANA PROVISONING CENTER

ADDRESS:
539 SOUTH HURON
YPLIANTI, MICHIGAN

DRAWN BY: DJM

CHECKED: DJM

SCALE: 1/4' = 1'-0"

DATE: 7.17.20

JOB NUMBER: 20200022

TITLE: FLOOR PLAN

SHEET NUMBER

S3

OF

3

Notice of Amendment

Proposed amendment to *The Rules of Procedure and Bylaws of the Planning Commission of the City of Ypsilanti, Michigan as adopted April 17, 2019*.

Article III - Membership, Section 4. to be amended as follows:

Section 4. Each member of the Commission shall avoid conflicts of interest, including, but not limited to, deliberating on, voting on, or reviewing a case concerning the member; the immediate family or household of the member; property owned by or neighboring property owned by the member; or a corporation or partnership in which the member has an ownership, employment, or other financial interest; or when there is a reasonable appearance of a conflict of interest.

For the purposes of this section, a neighboring property shall include any property falling within the 300' notification radius described by Section 103 of the Zoning Act.

Potential conflicts of interest should be identified by the member prior to deliberation of the case. Members shall disclose, except where it violates a confidence, the general nature of the conflict, and the minutes shall so record the conflict and abstention. ~~The member shall remove themself from the meeting room during deliberation of the case.~~ The member with the conflict of interest may choose to remain in the meeting room, but must abstain from commenting and communicating during the case and its deliberation. Written comments may be transmitted to the Chair and/or City Planner by the member before the meeting, and may be read aloud by the Chair.

Notice of Amendment

August 19, 2020

Proposed amendment to *The Rules of Procedure and Bylaws of the Planning Commission of the City of Ypsilanti, Michigan as adopted April 17, 2019*.

Article V- Meetings, Section 5. to be amended as follows:

Section 5. The normal order of business at meetings shall be as follows:

1. Call to order
2. Roll call
3. Approval of minutes
4. Audience participation
5. Committee Reports
6. Any business item requiring a public hearing
7. Old business
8. New business
9. Adjournment

Ypsilanti Non-Motorized Advisory Committee Meeting Minutes
Thursday, August 13, 2020

1. Call to order - The meeting was brought to order at 7:03pm by teleconference. Committee members attending were Jenny Connolly, Mike Davis Jr., Renee Echols, Dylan Goings, Bob Krzewinski, Helen Schulte, and Sarah Walsh (quorum met) . Also attending were City Council member Steve Wilcoxen, City Public Services Department Project Manager Bonnie Wessler, City Planner Andy Aamodt, and City Clerk Andrew Hellenga.

2. Introductions - Audience participation - Public input – None.
3. Guest presentations – None.
4. General business
    a. Agenda approval - Offered By: Committee member Schulte; Seconded By: Committee Member Davis. Approved: Yes – 7; No – 0.

    b. Approval of June meeting minutes (no July meeting) - Offered By: Committee member Connolly; Seconded By: Committee member Walsh. Approved: Yes – 7; No – 0.

    c. Bylaws review – Bob Krzewinski reported that Committee member Jared Walfish has moved out of the City and resigned from the Committee effective July 22, 2020. Also, Mike Davis Jr. was approved by the Planning Commission, at its 7/15/2020 meeting, as a Committee member and Commission representative to the Committee. The next Committee member terms ending will be Bob Krzewinski (12/31/2020) and Sarah Walsh (12/31/2020).

    d. Other – Andy Aamodt and Andrew Hellenga noted that with the Governor continuing the state of emergency for Michigan, there are an increasing number of official City meetings held by teleconference with only limited staff to administer these meetings. Until such a time that the state of emergency ends and public meetings are permitted, City Committee meetings are asked to scale back their meeting schedules and meet quarterly.

5. Old & continuing business
    a. 2020 Committee priorities
        1. City Non-Motorized Plan – A discussion was held on a sub-committee of the Committee meeting on and informal basis and how this relates to the Michigan Open Meetings Act. For the individuals working on the Non-Motorized Plan update, Mike Davis Jr. will “captain” the proceedings and meet individually meet with City staff as needed. Andy Aamodt will send a Doodle poll for a potential Plan Working Session meeting in the coming months.

        2. Sidewalk curb cut inventory & improvements
            - Curb Cut Priority List – Committee suggestions forwarded to the City Public Services office in June with no updates.

        3. Pedestrian Improvements – (Signage, road markings, permanent radar speed signs at select locations, Rectangular Rapid-Flashing Beacon, traffic calming. Concentrate on where most pedestrian activity occurs)
            - Continue current efforts with MDOT on in-City State Route pedestrian improvements (i.e. Huron, West Cross, Washtenaw, Hamilton, Michigan). No updates.
            - Install permanent (i.e. solar powered) radar speed signs at locations with a high incidence of speeding (i.e. southbound Prospect south of Holmes, Mansfield both directions near schools) – No updates.

        4. Bike Lanes
            - Spring repainting of existing bike lanes - No updates.

        5. Communication & Education
            - Publish quarterly Non-Motorized Committee newsletter – Bob Krzewinski working on this.

- Review City Council, Planning Commission, Sustainability Commission agendas for possible Committee input at their meetings – On 8/18/2020, at the City Council meeting, a vote will be taken on a State of Michigan Department of Natural Resources Trust Fund grant application for Huron Street non-motorized improvements over I-94.
- Spring/summer safety education program for both motorists, pedestrians and bicyclists – No new updates.
- Sidewalk/Curb Cut vegetation (summer) snow removal (winter) promotion by Committee – Bob Krzewinski will place posts on Facebook neighborhood group pages urging sidewalks be kept clear of vegetation growth.

6. Non-Motorized City budget – Determine yearly, non-motorized project funding amount available. Committee involvement in CIP review and non-motorized project funding disbursement decisions. No updates.

7. Neighborhood Connectors - Low-speed street which has been "optimized" for bicycle & walking traffic. Mike Davis and Bob Krzewinski will ride the suggested connecting routes in August and September with an invitation going out to other Committee contacts.

8. Border To Border (B2B) Trail gap completion and enhancement.
   - Support City and Washtenaw County Parks & Recreation Commission efforts to complete the Trail through the City. It was noted that the August election millage renewal to be used for County road projects and non-motorized facilities passed by 76% countywide but by an 83% in the City of Ypsilanti.
   - Install “State Law – Stop For Pedestrians In Crosswalk” signs at mid-block B2B Trail crossing of Cornell Street between Collegewood and Mayhew. – No new updates.

9. Bike & Walk Friendly Communities
   - Submit Walk Friendly Community application when Non-Motorized Plan update complete.
   - Bike Friendly Community (BFC) award recertification (current BFC award expires in November 2021) – No new updates.
   - Bike Friendly Business program drive – No new updates.

10. Events & Community Outreach – Bob Krzewinski attended the Eastern Michigan University Police Department August 1st Bike Rodeo with a Committee information table with safe-cycling handouts. The delayed (from May) 2020 Bike To Work Week will be 9/21-27 and Bike To Work Day will take place on Tuesday, September 22 (which is also World Car Free Day). Bob Krzewinski will look into setting up a bike commuter station on Bike To Work Day as has been done in previous years.

11. Safe Routes To School - No updates

b. Parkridge, Frog Island, Senior Center bike repair stations – Ordered by the City,
c. Pedestrian Crossing Legislation – Michigan HB 4738 (Representative Ronnie Peterson) – This potential revision to statewide pedestrian crossing regulations has seen no real activity since June 2019.

6. New Business
   a. Planning - Public Services Departments update – No new updates.
      - Other – Steve Wilcoxen discussed speeding problems in the City. Bob Krzewinski will contact Bonnie Wessler about adding sharrows at bike lane major street intersections to a) give guidance to cyclists where they should be traveling until the bike lane starts up again, and b) alert motorists there could be cyclists in the road ahead.

7. Other Items – Announcements – Next meeting – Next meeting date will be largely determined by actions involving completion of the Non-Motorized Plan update.

8. Adjournment - Offered By: Committee member Echols; Seconded By: Committee Member Schulte. Approved: Yes – 6; No – 0. Meeting adjourned at 8:12pm.

Agenda
Planning Commission - Virtual Meeting
Wednesday, August 19, 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, August 19.

I. Call to Order

II. Roll Call

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

- July 15, 2020 Meeting

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 at 416 Ainsworth Circle
  - Public Hearing
- Special Use Permit & Limited Site Plan Review: Medical marijuana provisioning center/recreational marihuana retailer at 1070 Huron River Drive
  - Public Hearing
- Special Use Permit Expansion & Site Plan Review: Medical marijuana provisioning center/recreational marihuana retailer at 539 S. Huron St.
  - Public Hearing

VI. Old Business

- Draft Bylaws Amendments

VII. New Business

VIII. Future Business Discussion / Updates

IX. Committee Reports

- Committee Discussion
- Non-Motorized Committee Report
- Housing Affordability and Accessibility Committee Report

X. Adjournment

PUBLIC NOTICE
CITY OF YPSILANTI
PLANNING COMMISSION MEETING – VIRTUAL MEETING

The Ypsilanti Planning Commission will hold a virtual meeting on Wednesday, August 19, 2020 at 7 p.m. The meeting will be in held in accordance with Governor Whitmer's Executive Order 2020-154.

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

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

August 19, 2020 Planning Commission Meeting Virtual Access Link

https://us02web.zoom.us/j/82316583447

When prompted, enter **Meeting ID**: 823 1658 3447

August 19, 2020 Planning Commission Meeting Toll Free Phone Number Access

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

When prompted, enter the **Meeting ID**: 823 1658 3447, followed by the #, press # again to be connected.

The public will be able to make comment during *Audience Participation* or the *Public Hearing*. 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: August 14, 2020

MEETING MINUTES
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

DRAFT

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:*

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○ 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

DRAFT

- 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

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City of Ypsilanti
Community & Economic Development Department

August 19, 2020

Staff Review of Special Use Application
Group Child Care Home
416 Ainsworth Circle

GENERAL INFORMATION

Applicant:	Princess Rankin 416 Ainsworth Circle Ypsilanti, MI 48197
Project:	416 Ainsworth Circle – Group Childcare Home
Application Date:	July 15, 2020
Location:	416 Ainsworth Circle
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 11-11-39-426-036, a 0.251-acre property that fronts on the southwest side of Ainsworth Circle, within the Ainsworth Subdivision. The property includes an ~1,580 square foot house and a detached garage. The rear yard is fenced on three sides by a combination of chain-link and stockade fencing; some of which appears to have been installed by neighboring properties. The application is for a Special Use Permit to operate a group childcare 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 muse 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: 416 Ainsworth Circle, facing west (August 2020)

Figure 3: 416 Ainsworth Circle, facing west-southwest (August 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	Single family residential	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. The 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: No adverse impacts to the transportation system 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: No detrimental impacts to the community's economic sustainability 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*

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 Ainsworth Circle. 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 6,000 square feet in the rear yard.

Items to be Addressed: *None.*

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

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

The site has driveway access from Ainsworth Circle. There is on-street parking available on both sides of Ainsworth Circle. 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, 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."

- Child care group homes require outdoor recreation space to be fenced and screened from any adjacent lot per §122-521.
- Current fencing includes a combination chain-link and stockade fence along the rear west property boundary, and chain link fencing on the north and south property boundaries.
- The applicant has indicated in their site plan that the rear yard will be fully enclosed by a fence.

Items to be Addressed:

1. The applicant must screen the chain-link fenced areas; either by
    a. Installation of an opaque fence enclosure, 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, which further encourages families with children to move to the neighborhood.

STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends the Planning Commission approve the Special Use Permit for the group child care home at 416 Ainsworth Circle 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 limited site plan for the group child care home at 416 Ainsworth Circle 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 – Princess Rankin

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.
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

Applicant

Name Princess Rankin	
Address 416 Ainsworth Circle Ypsilanti, MI 48197	
Phone [redacted]	Email [redacted]

Property

Address 416 Ainsworth Circle	Parcel ID 11 11 39 426 036
Property owner* Beverly Turman Dawson pending sell to Princess Rankin House closes July 31st	

*If applicant is not the property owner: applicant must attach property owner's written, notarized authorization of application.

Project

Name of project Rezoning home for group home daycare
Current use home
Proposed use** Group home daycare

Rationale for request**

**Please attach additional pages to the application if needed.

Signature

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

Signat[redacted]	Date 6·29·2020
Print Name Princess Rankin	

FOR OFFICE USE ONLY

[redacted]

SKETCH PLAN REVIEW APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

Applicant

Name Princess Rankin		
Address 416 Ainsworth Cr.		
City Ypsilanti	State MI	Zip 48197
Phone [redacted]	Email [redacted]	

Property

Name of project Group Home Daycare
Address 416 Ainsworth Cr.
List all parcel identification numbers included in development 11-11 39 426 036
Property owner* Princess Rankin house will close by July 31st
Current use home
Proposed use group home daycare
Current zoning
Legal description of property (may be attached) Single family home

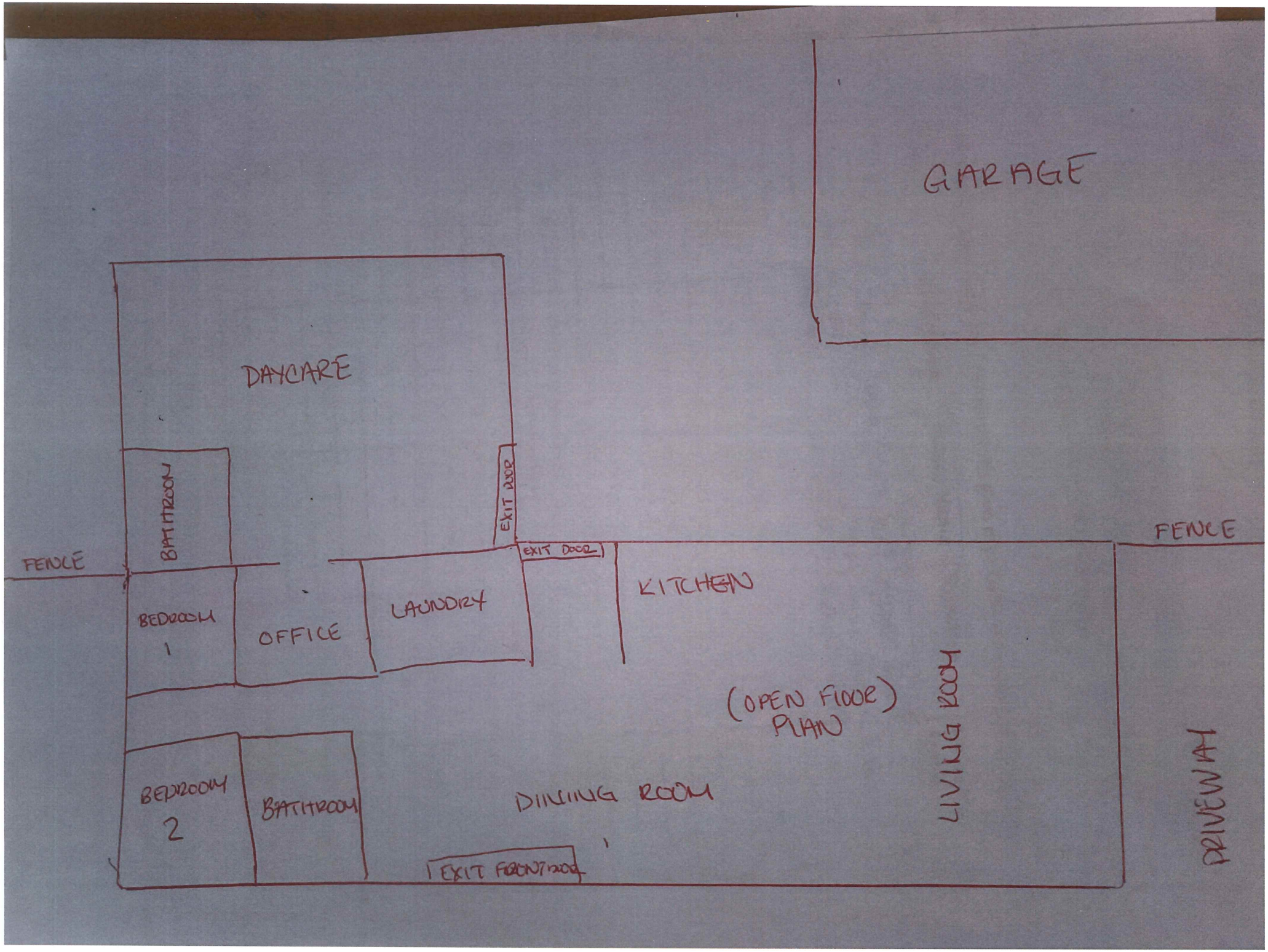
*If applicant is not the property owner: applicant must attach property owner's written, notarized authorization of application.

Signature

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

Signature: [redacted]	Date: 6·30·2020
Print Name: Princess Rankin	

You must complete the checklist on the following page before turning in your application.


GARAGE
DAYCARE
BATHROOM
EXIT DOOR
FENCE
FENCE
EXIT DOOR
KITCHEN
BEDROOM 1
OFFICE
LAUNDRY
(OPEN FLOOR PLAN)
LIVING ROOM
DRIVEWAY
BEDROOM 2
BATHROOM
DINING ROOM
EXIT FRONT DOOR

City of Ypsilanti

Community & Economic Development Department

August 19, 2020

Staff Review of Special Use and Site Plan
Provisioning Center and Recreational Marihuana Retailer
1070 Huron River Drive

GENERAL INFORMATION

Applicant:	Indica LLC 1090 N Huron River Drive Ypsilanti, MI 48197
Project:	Indica LLC (Sticky Ypsi)
Public Hearing Date:	August 19, 2020
Location:	Huron River Drive (Parcel ID# 11-11-05-150-008)
Zoning:	"GC" General Corridor
Action Requested:	Approval
Staff Recommendation:	Approval with Conditions

PROJECT AND SITE DESCRIPTION

The applicant is seeking to move their medical marijuana provisioning center/recreational marihuana retailer facility from the Eastern Plaza to the standalone building at 1070 Huron River Drive. This building is the former McDonald's. The site's zoning of General Corridor allows for this use upon approval as a special land use, and in this case only a limited site plan was required, as the applicant is not proposing any changes to the building footprint or to the overall layout of the site.

The parcel is 1.05 acres. The building fronts Huron River Drive. There is access from Huron River Drive as well as a connection drive to and from the neighboring property (1072). The building itself as well as various aspects of the site are nonconforming; if changes are ever proposed to the building or site they will need to come into compliance with the zoning ordinance.

Figure 1: Subject Site Aerial

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

Figure 3: Google Street-View (July, 2019)

Figure 4: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Railroad; Huron River	N/A
EAST	Railroad; Huron River; further-multifamily apartments	N/A; GC
SOUTH	EMU Campus	EMU Campus
WEST	Commercial plaza	GC

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

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

COMMENTS: The proposal is to make use of the existing vacant building. The use conforms generally to the provisions and requirements of the chapter. 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%. Odor should be considered, but should not be much of a nuisance to surrounding properties because of distances between these properties.

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

COMMENTS: The special use is primarily medical/retail in nature, and re-uses the existing drive-through fast food restaurant building. The site serves the proposed use well as it draws traffic from Huron River Drive, has sufficient natural buffering, and has little potential to negatively impact surrounding areas.

The building's pickup/drive-through use shall not be continued. Sections 122-537 and 122-550 (specific use regulations for medical marijuana provisioning centers and recreational marihuana retailers, respectively) prohibit drive-through facilities or walk-up windows.

(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 site is located on Huron River Drive, which has extensive access to transportation facilities. Huron River Drive is a four lane road and contains a shared-use path for bicyclists and pedestrians. Also, there are bus stops nearby, about 300 feet from the property. The use should not have adverse impacts on the transportation system.

There is room to improve the connection from the public sidewalk to the building. Staff discusses this suggestion in the site plan review.

(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: Drive-through and/or pick-up window uses are prohibited.

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."

Figure 5: Requirements

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-477 BUILDING TYPE	Determined by lot size	Single story commercial	Unchanged
§122-537 & §122-550 USE-SPECIFIC	**Medical Marijuana Provisioning Centers & Recreational Marihuana Retailers**		
	Drive-through and walk-up or similar facilities shall be prohibited	Drive-through window from former fast food use.	Plan proposes to keep and re-use drive-through window.

Figure 6: Site Plan Capture

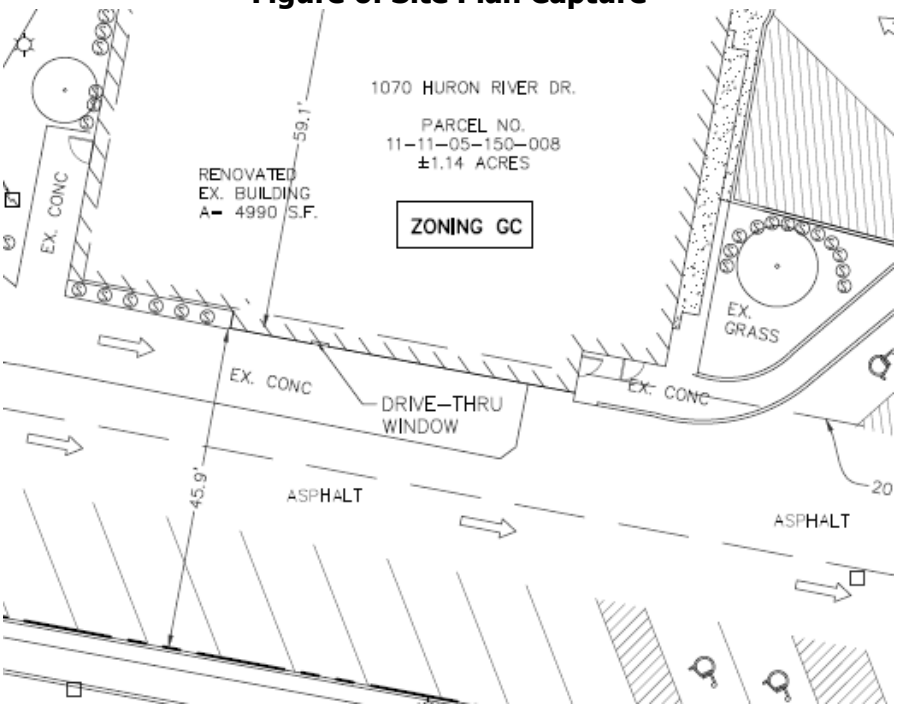
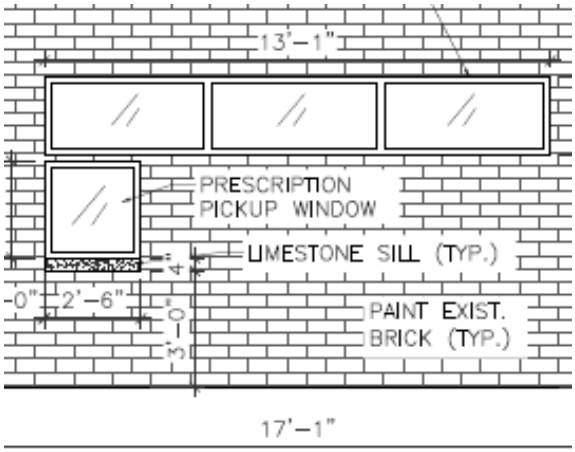


Figure 7: Elevation Plan Capture



Items to be Addressed: Drive-through or pick-up windows shall be eliminated from 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."

There is one building on the site, designed as a fast food drive-through establishment. The access is from Huron River Drive as well as a connection drive from the adjoining 1072 Huron River Drive commercial plaza.

Items to be Addressed: *None.*

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

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

Separation of pedestrian and vehicular traffic shall be better outlined on site. Painted pathway markings, or surfacing materials should be added to delineate where pedestrians can safely access the building from the public sidewalk.

This is a large site which is automobile-oriented, zoned "GC," and proposes no increase of paving. Therefore staff feels the over-parking at this site is satisfactory.

Figure 7: Site Plan Capture

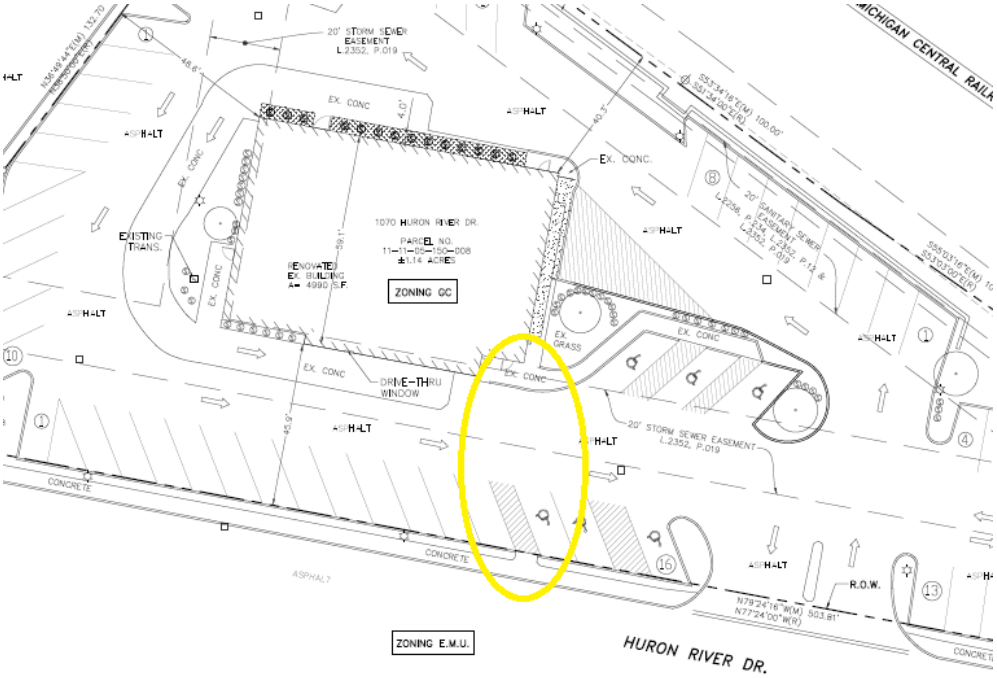


Figure 8: Site Access, Traffic and Parking Requirements

	ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-685	**PARKING Dimensions**	• 9'x18' minimum, exceptions if adjacent to wall or overhang provided • May have 20% small car (8'x16', signed) • May have 10% motorcycle (5x8', signed)	Undetermined due to site age/maintenance.	**Spaces undimensioned on site plan, appear conforming.**
§122-685	**BARRIER FREE**	Barrier free parking spaces must be provided in accordance with the state barrier free design requirements. The site plan's total of 53 spaces prompts 3 required barrier free spaces.	3 existing.	**Site plan accounts for 6 barrier-free spaces.**
§122-684	**Screening & Landscaping (external)**	Screened in accordance with 703 if abutting R1, MD, CN, CN-Mid, CN-SF	No existing screening	Abutting lots are zoned GC, none required.

ORDINANCE REFERENCE		REQUIRED	EXISTING CONDITIONS	PROPOSED
		3'-4' screen 80% opacity where visible from ROW	No existing screening	**Screening required from Huron River Drive ROW. A 3' wall or 3' to 4' planting (at minimum 80% opacity) shall be added.**
§122-691	**Motor spaces**	Retail uses, not otherwise specified: *1 per 250 gross sf.* 4990 square foot noted = 20 (base) parking space requirement.	53-59 spaces.	59 spaces to remain-existing nonconforming.
§122-693	**Bicycle spaces**	1 per 5 motor spaces, minimum of 2	No existing spaces.	**None proposed. Applicant to provide 12 bike parking spaces/loops.**
§122-692	**Parking discounts**	Transit	Eligible	4 spaces may be removed from base requirement.
		Alternative Vehicles		
		Bicycle		
		PC discretion, special circumstances not listed above		
		Walkable Urban Districts: parking requirements automatically halved in C, NC, HC, CN, CN-Mid, CN-SF; PC may waive 50% in GC if walkable area		Staff does not recommend a waiver at this time, nor is one needed.
§122-672	**SIDEWALKS**	Must be along public street.	Existing	No changes – appears to conform..
§122-675	**TRAFFIC VISIBILITY**	Maintain shrubs/other obstructions lower than 30" and trees/other obstructions higher than 8': At driveway: within a 10'x10' triangle formed by the street ROW line and the edge of the driveway At intersection: within a 25' x 25' triangle formed by an extension of the property lines, as measured from the pavement edges.	Complies	Site plan currently complies. Additional screening should comply with traffic visibility requirements.

Items to be Addressed:

- Provide off-street parking landscaping in conformance with 122-684 and 122-675.
- Provide at least 12 bike hoops/spaces on site, in conformance with 122-693.

SCREENING §122-311(h)

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

Figure 9: Screening Requirements

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-609 Lighting	• Dark Sky compliant; may be full cutoff where affecting residential uses • not >0.5 fc @ lot line • not >16'in height • not < 0.3 fc	Lighting unknown.	**None proposed. Lighting is required for parking lot and building entrances used at night.**
§122-608 Refuse Containers	masonry enclosure 1' taller than dumpster (no less than 6'), in rear yard, 80% opaque swing door, on a concrete pad	Appears to conform.	No changes- appears to conform.
§122-631 Landscape plan	Not required.		
§122-634 Screening Between Land Uses *if conflicting use*	Not required		
§122-636 Street Trees	1 tree per 30' of lineal frontage, centered between sidewalk and back of curb: 504'/30' = 16 street trees.	No trees. Not known from site plan if there are utility constraints- Planning Commission may grant waivers if such utility constraints exist.	**Applicant to provide 16 street trees, or may provide a fee-in-lieu of planting of trees due to site constraints.**

Items to be Addressed:

- Applicant shall submit a lighting plan conforming with the provisions of 122-609.
- Staff recommends that applicant to provide 16 trees in front yard or fee-in-lieu for 16 trees, if site constraints exist.

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

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

Coordination with DPS may be required for street tree plantings.

MASTER PLAN CONSIDERATIONS §122-311(k)

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

Great place to do business, especially green and creative. This new build helps with the potential growth of a local business in a convenient location. The re-use of the building promotes public health, safety, sustainability and general welfare.

STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends the Planning Commission **approve** the Special Use Permit for medical marijuana provisioning center and recreational marihuana retailer use at 1070 Huron River Drive 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.
- Drive-through and/or pick-up window uses are prohibited.

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends the Planning Commission **approve** the Limited Site Plan for 1070 Huron River Drive with the following findings and conditions:

Findings:
- The application substantially complies with §122-311.
- The existing building and site design are legal nonconforming under §122-352

Conditions:
- Drive-through and/or pick-up windows shall be eliminated from plans.
- Provide markings for pedestrian access from public sidewalk to building.
- Provide off-street parking landscaping in conformance with 122-684 and 122-675.
- Provide at least 12 bike hoops/spaces on site, in conformance with 122-693.
- Provide a lighting plan conforming with the provisions of 122-609.
- Provide 16 trees in front yard, or fee-in-lieu for 16 trees if site constraints exist.

Andy Aamodt
City Planner, Community & Economic Development Department

CC File
Applicant

Applicant*

Name		
INDICA LLC		
Address		
1090 N HURON RIVER DRIVE		
City	State	Zip
YPSILANTI	MICHIGAN	48197
Phone / Fax	E-Mail	
[redacted]	[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 INDICA LLC (STICKY YPSI) MMFLA PROVISIONING CENTER AND MRTMA ADULT-USE PROVISIONING RETAILER
Address 1070 N HURON RIVER DIRVE
List all parcel identification numbers included in development: SEE ATTACHED
Current use: VACANT
Proposed use: MMFLA PROVISIONING CENTER AND MRTMA ADULT-USE PROVISIONING RETAILER
Legal description of property (may be attached) SEE ATTACHED

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.	
S[redacted]	Date: 7/14/2020
Print Name: JACOB ABRAHAM	

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

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 INDICA LLC

Property

Name of project INDICA LLC (STICKY YPSI- MMFLA PROVISIONING CENTER AND MRTMA ADULT USE PROVISIONING RETAILER
Current use: MMFLA PROVISIONING CENTER
Proposed use : MMFLA PROVISIONING CENTER AND MRTMA ADULT USE PROVISIONING RETAILER
Rationale for request: CHANGE OF CITY ZONING ORDIANCE

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.	
S[redacted]	Date: 7/14/2020
P[redacted] JACOB ABRAHAM	

Landlord Letter of Consent

Eagle Plaza, LLC is the prospective landlord of the property located at 1070 N. Huron River Drive, Ypsilanti, Michigan 48197. The property is currently subject to a lease agreement with Indica LLC dba "Sticky Ypsi." Indica LLC has executed a conditional lease for the 1070 N. Huron River Drive location for a period of 20 years, which will expire on July 14, 2040.

Mark Garmo, Manager of Eagle Plaza, LLC acknowledges that he is aware and in full agreement that the proposed use of the 1070 N. Huron River Drive location is for a Provisioning Center Facility / Marijuana Retailer Establishment under the Michigan Medical Marihuana Facility Licenses Act, The Michigan Regulation and Taxation of Marihuana Act, the City of Ypsilanti ordinances on Medical Marijuana and Adult Use.

Respectfully Submitted,

Landlord/Corporation Signature [redacted]

Print Name: MARK GARMO
Landlord

Date: 7 / 15 / 2020

State of Michigan
County of Oakland ss.: [redacted]

On this 15 day of July 2020, before me [redacted], Notary Public, personally appeared Mark Garmo, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

W[redacted]

N[redacted]

Print Name: [redacted]

State of Michigan, County of Oakland.
Acting in the County of Oakland, Michigan.
My commission expires on _____.

[redacted]

LEGEND

- EX. CATCH BASIN
- EX. MANHOLE
- EX. END SECTION
- EX. OVERFLOW STRUCTURE
- EX. DOWNSPOUT/ROOF DRAIN
- EX. CLEANOUT
- EX. HYDRANT
- EX. WATER SHUTOFF
- EX. FIRE DEPT. CONNECTION
- EX. WATER WELL
- EX. LIGHTPOLE BASE
- EX. UTILITY POLE
- EX. GUY ANCHOR
- EX. TRAFFIC SIGNAL
- EX. GAS SHUTOFF
- EX. GAS VENT
- EX. HANDHOLE
- EX. PEDESTAL
- EX. TRANSFORMER
- EX. GENERATOR
- EX. GAS METER
- EX. ELECTRIC METER
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- SET IRON
- EX. BOULDER
- EX. TREE STUMP
- EX. TREE
- 1023 EX. TREE TAG & NUMBER
- EX. TREE LINE
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- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WATER MAIN
- EX. ELECTRIC CABLE
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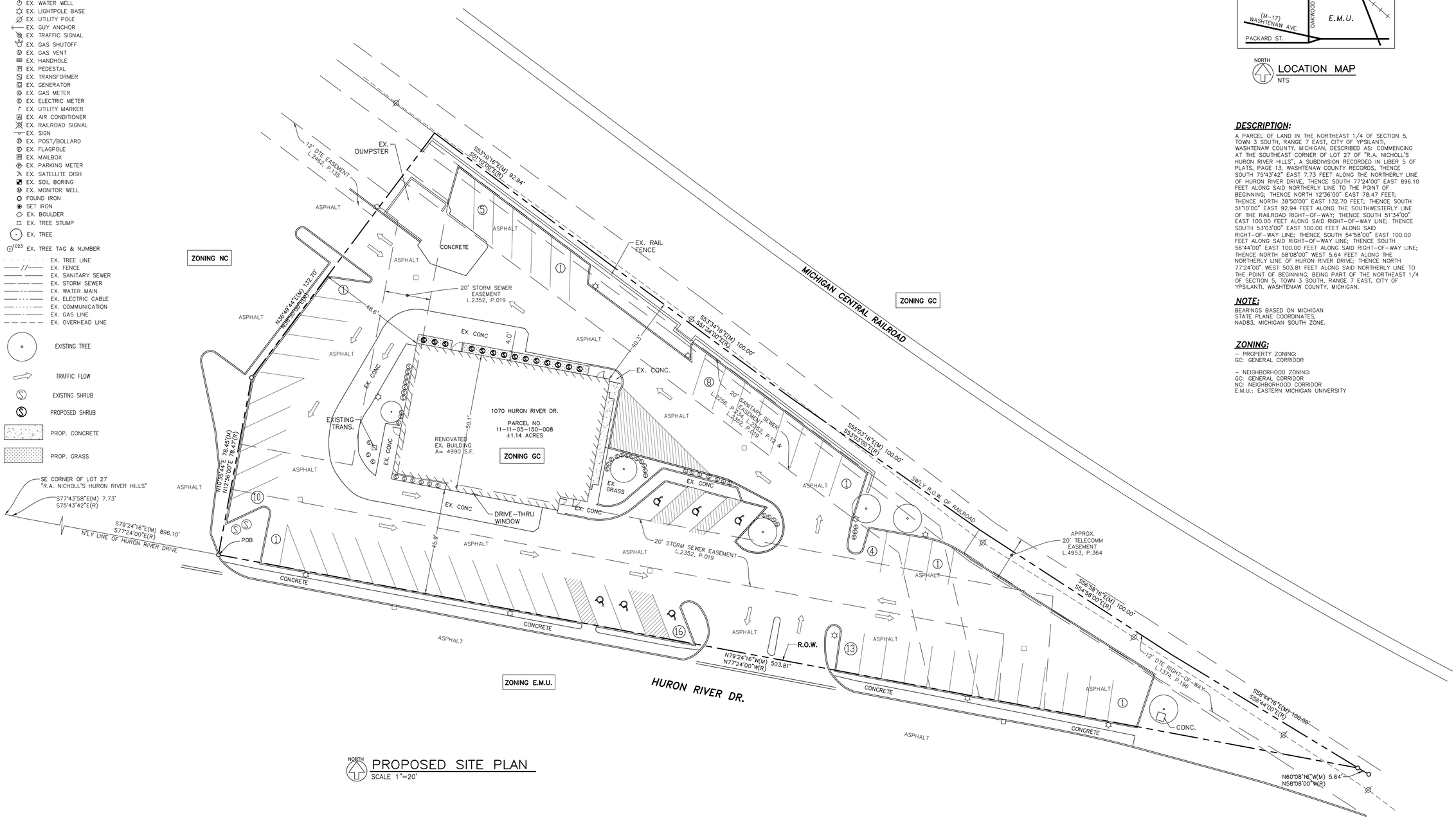
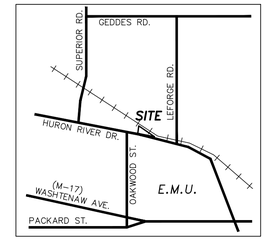


NORTH
PROPOSED SITE PLAN
SCALE 1"=20'



NORTH
LOCATION MAP
NTS

DESCRIPTION:

A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 5, TOWN 3 SOUTH, RANGE 7 EAST, CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 27 OF "R.A. NICHOLL'S HURON RIVER HILLS", A SUBDIVISION RECORDED IN LIBER 5 OF PLATS, PAGE 13, WASHTENAW COUNTY RECORDS, THENCE SOUTH 75°43'42" EAST 7.73 FEET ALONG THE NORTHERLY LINE OF HURON RIVER DRIVE, THENCE SOUTH 77°24'00" EAST 896.10 FEET ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING; THENCE NORTH 12°36'00" EAST 78.47 FEET; THENCE NORTH 38°50'00" EAST 132.70 FEET; THENCE SOUTH 51°10'00" EAST 92.94 FEET ALONG THE SOUTHWESTERLY LINE OF THE RAILROAD RIGHT-OF-WAY; THENCE SOUTH 51°34'00" EAST 100.00 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE SOUTH 53°03'00" EAST 100.00 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE SOUTH 54°58'00" EAST 100.00 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE SOUTH 56°44'00" EAST 100.00 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE NORTH 58°08'00" WEST 5.64 FEET ALONG THE NORTHERLY LINE OF HURON RIVER DRIVE; THENCE NORTH 77°24'00" WEST 503.81 FEET ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING, BEING PART OF THE NORTHEAST 1/4 OF SECTION 5, TOWN 3 SOUTH, RANGE 7 EAST, CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN.

NOTE:

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

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GC: GENERAL CORRIDOR

– NEIGHBORHOOD ZONING:
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NC: NEIGHBORHOOD CORRIDOR
E.M.U.: EASTERN MICHIGAN UNIVERSITY

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COMMERCIAL/INDUSTRIAL/RESIDENTIAL
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YPSILANTI, MI. 48198
PHONE (734)485-7737, FAX (734)485-7873

EAGLE PLAZA
1070 NORTH HURON RIVER DRIVE,
YPSILANTI, MI 48197

ISSUE DATE	
06/09/20	
06/25/20	

DRAWN BY: F.B.
CHECKED BY: T.Q.
APPROVED BY: T.Q.

ARCHITECTURAL SEAL:

PROJECT NO.: 2741

SHEET TITLE: PROPOSED SITE PLAN

SHEET NO.: SP-3

LEGEND

- EX. CATCH BASIN
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- EX. OVERFLOW STRUCTURE
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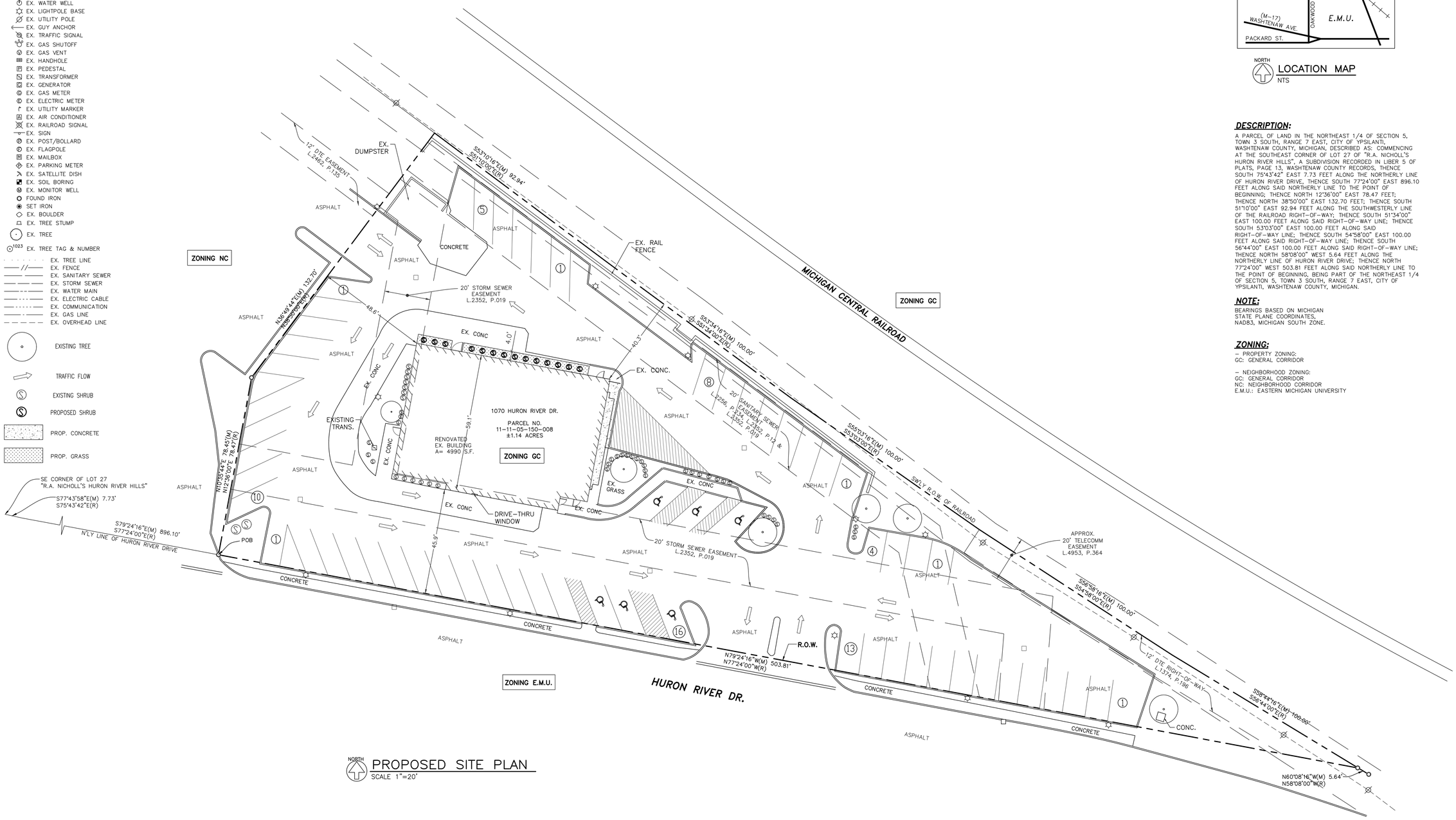

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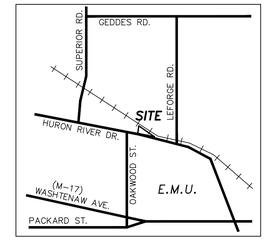
SCALE 1"=20'



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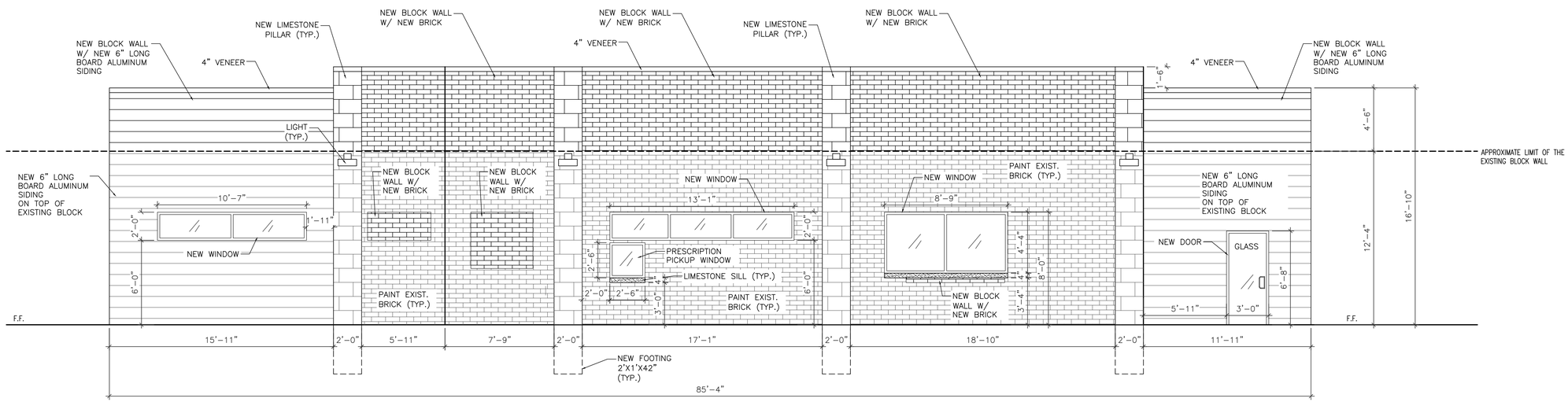
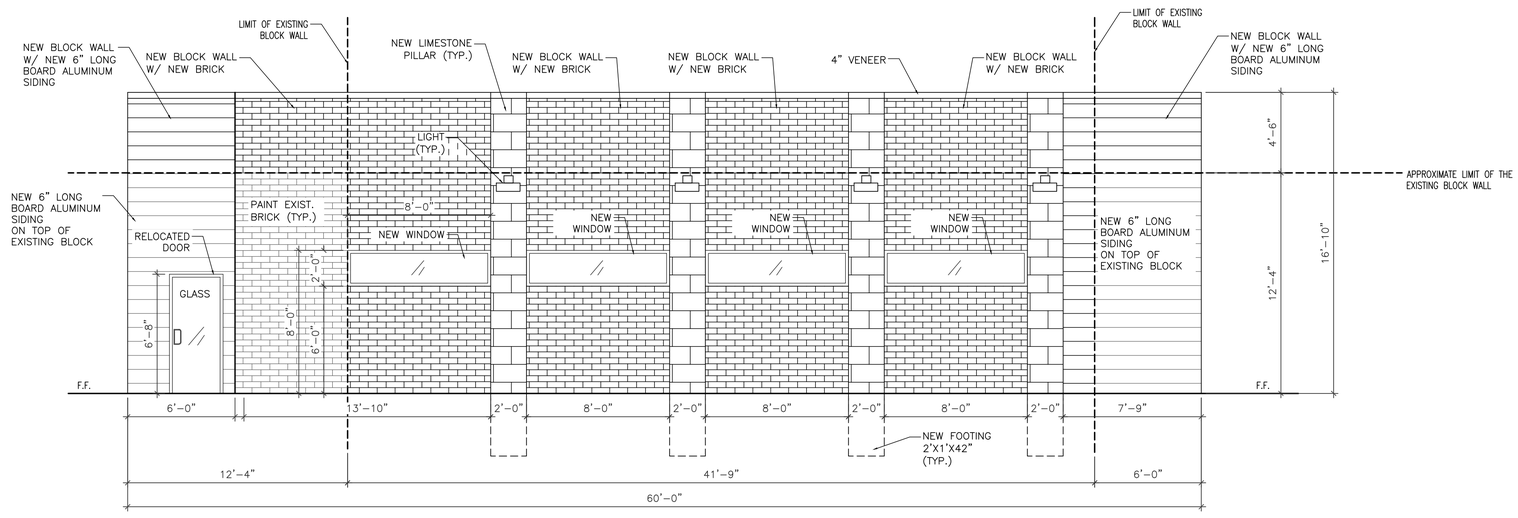


PROP. SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



PROP. EAST ELEVATION

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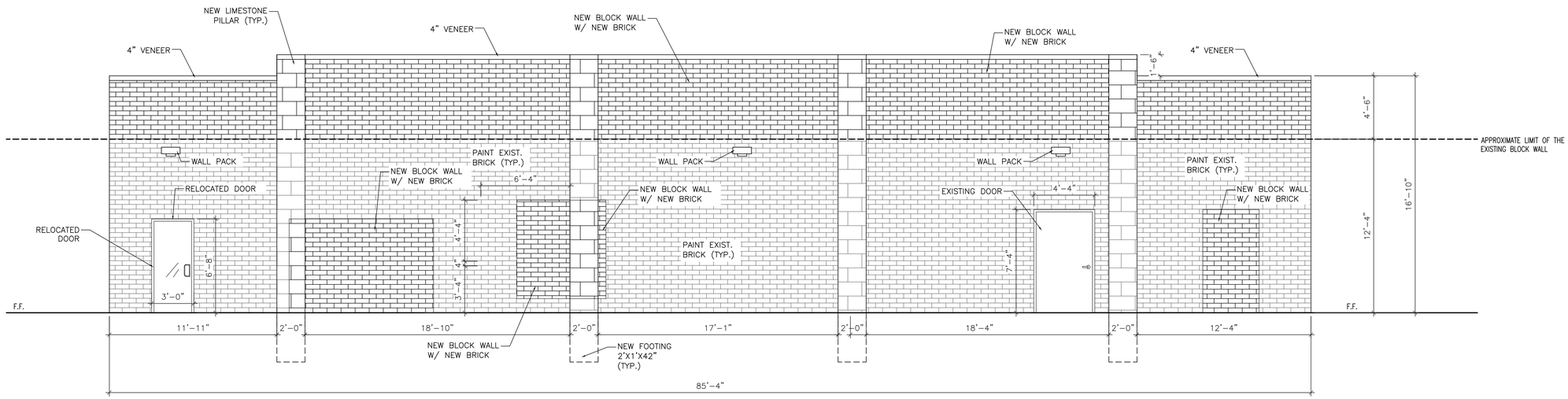
ARCHITECTURAL SEAL:

PROJECT NO.: 2741

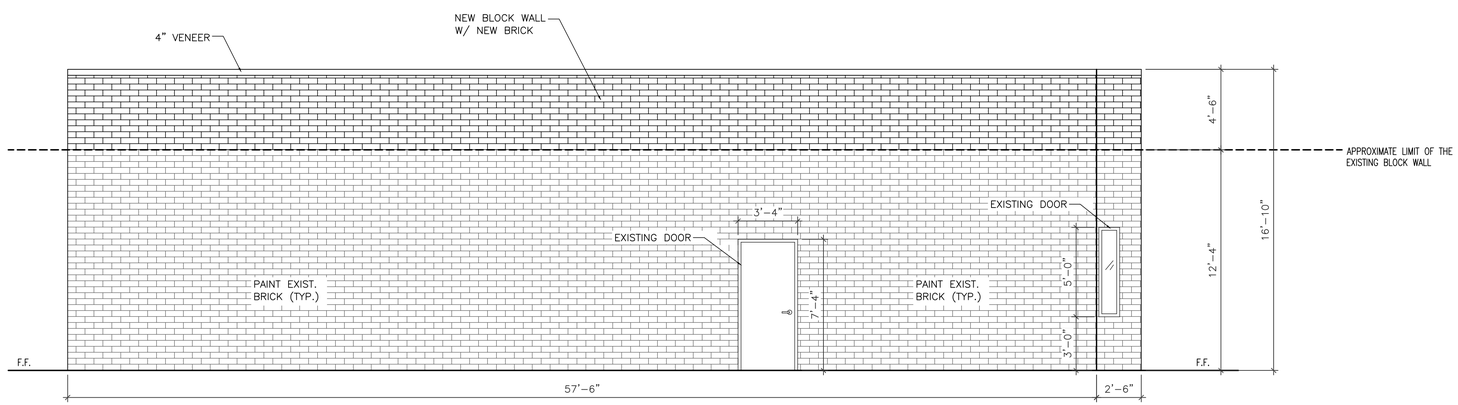
SHEET TITLE: PROPOSED SOUTH AND EAST ELEVATIONS

SHEET NO.: A-6



PROP. NORTH ELEVATION

SCALE: 1/4" = 1'-0"



PROP. WEST ELEVATION

SCALE: 1/4" = 1'-0"

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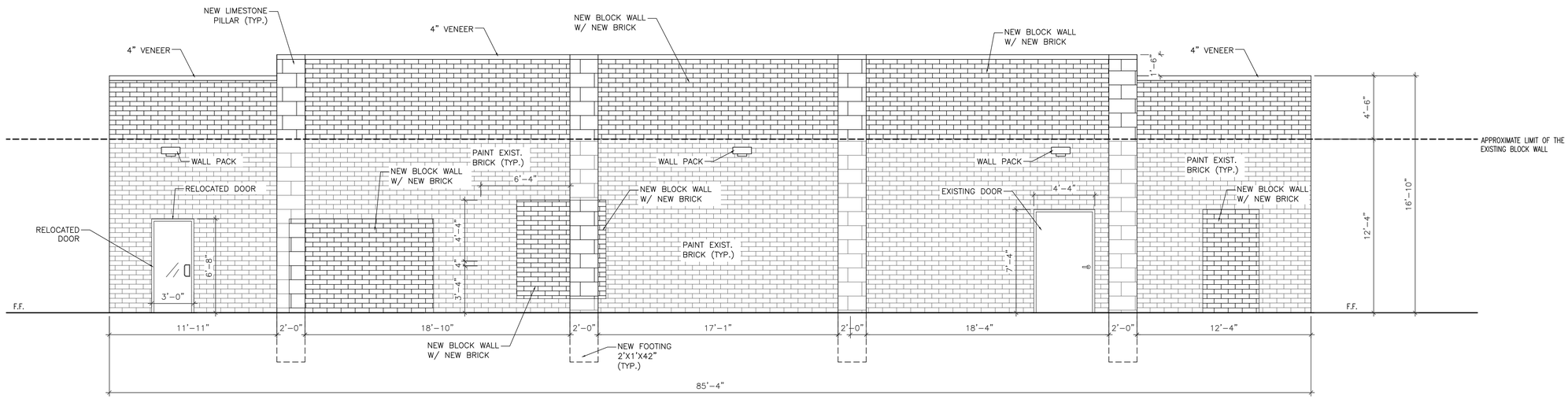
SHEET TITLE: PROPOSED NORTH AND WEST ELEVATIONS

SHEET NO.: A-6.1



PROP. NORTH ELEVATION

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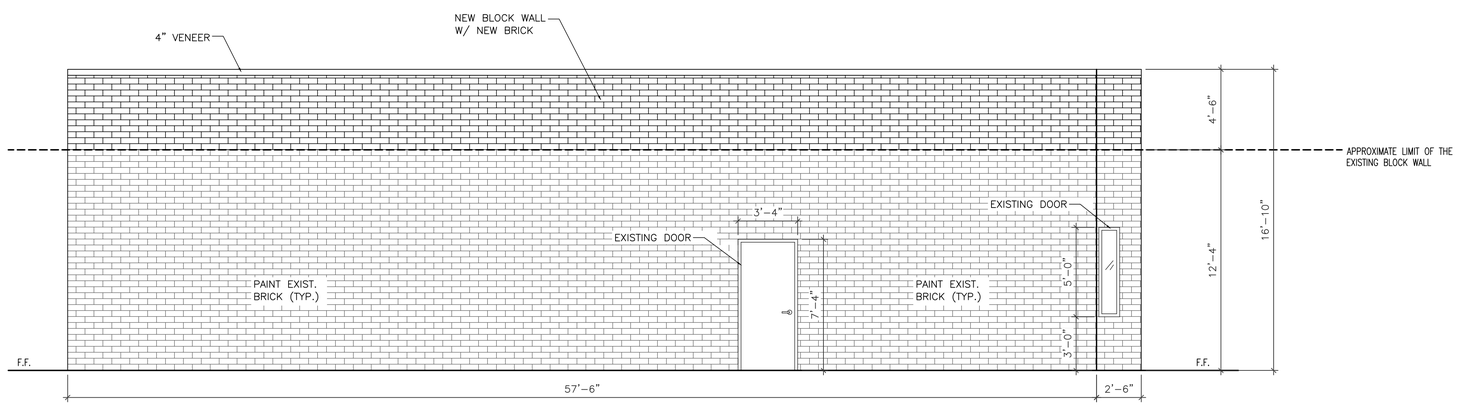

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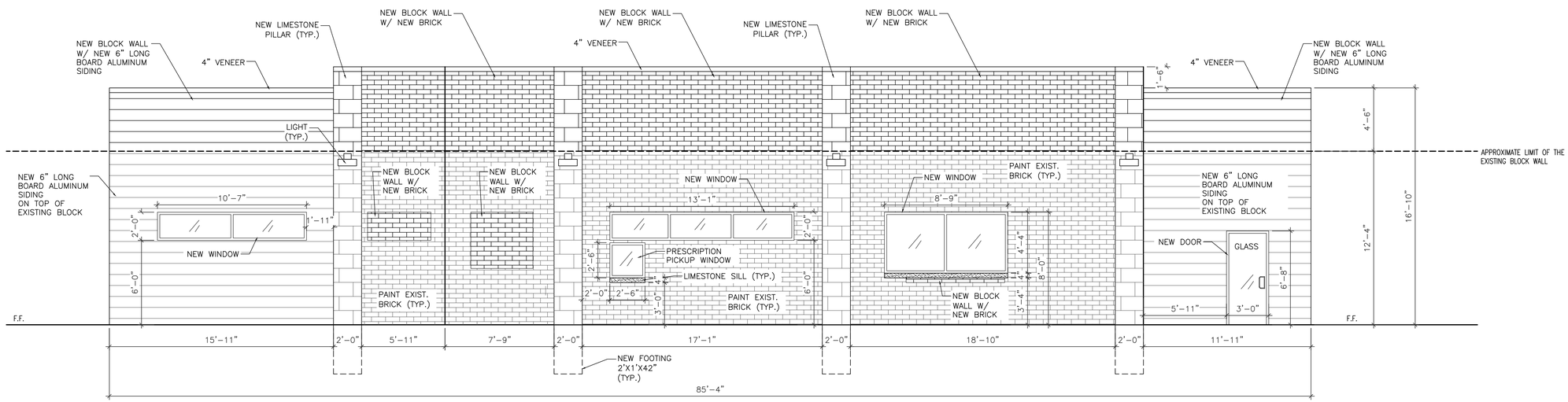

PROP. SOUTH ELEVATION

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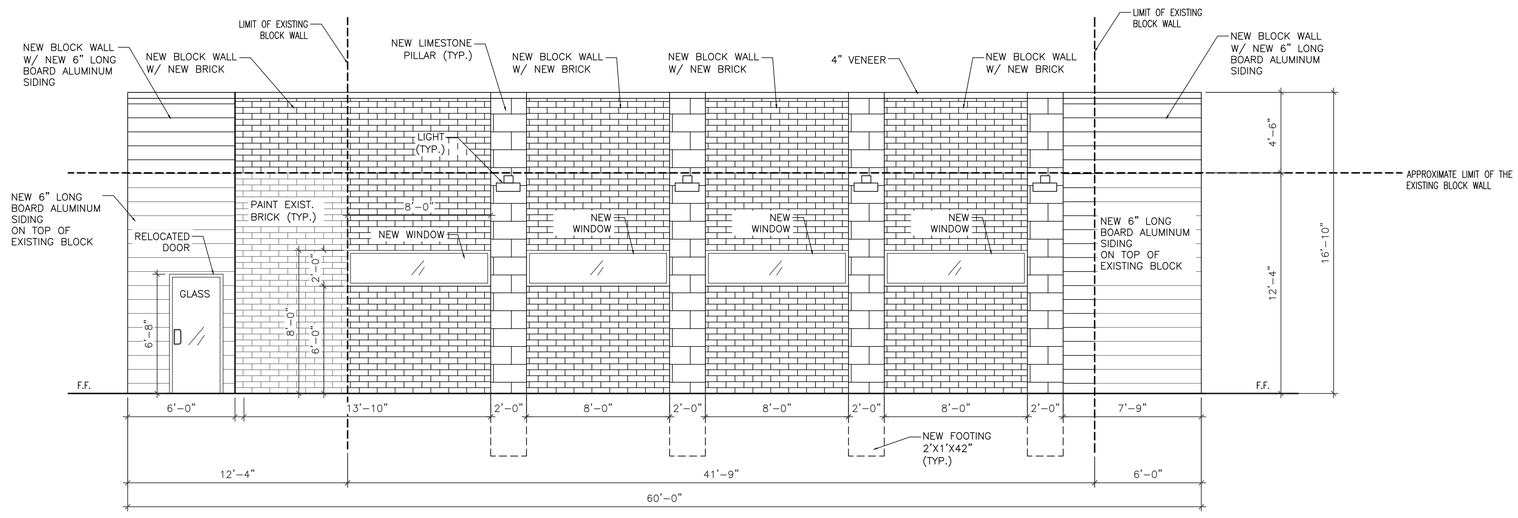

PROP. EAST ELEVATION

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ISSUE DATE
06/09/20
06/25/20

DRAWN BY: F.B.
CHECKED BY: T.Q.
APPROVED BY: T.Q.

ARCHITECTURAL SEAL:

PROJECT NO.: 2741

SHEET TITLE: PROPOSED SOUTH AND EAST ELEVATIONS

SHEET NO.: A-6

GENERAL NOTES

1. FIELD VERIFY BASE BUILDING DIMENSIONS AND DOOR LOCATIONS. REPORT DISCREPANCIES TO ARCHITECT PRIOR TO BEGINNING OF INTERIOR CONSTRUCTION.
2. HEIGHT OF WALLS ARE MEASURED FROM FLOOR SLAB.
3. HOLD METAL STUDS (FOR FULL HEIGHT WALLS) 1/2" SHORT OF EXISTING, DEFLECTION TRACK, STRUCTURE ABOVE TO ALLOW FOR DEFLECTION. PROVIDE CROSS BRACING FOR STABILITY. DO NOT ATTACH METAL STUDS TO TOP PLATE METAL TRACK.
4. CONTRACTOR SHALL PROVIDE CONSTRUCTION BARRACADE/VISUAL SCREENS IN ACCORDANCE W/OWNER & O.H.S.A. REQUIREMENTS.
5. ALL SAFETY GLASS (TEMPERED, LAMINATED, ETC.) SHALL BE PERMANENTLY LABELED TO INDICATE THE TYPE OF GLASS AND THE SAFETY GLASS STANDARD TO WHICH IT COMPLIES.
6. G.C. TO WORK WITH OWNERS FIRE SUPPRESSION CONTACT TO REWORK EXISTING FIRE SUPPRESSION SYSTEM.

GENERAL CONSTRUCTION NOTES

1. ALL DIMENSIONS ARE FROM FACE OF GYP. BD. TO FACE OF GYP. BD UNLESS OTHERWISE NOTED.
2. G.C. SHALL EXTEND 1/2" GYP. BD./MTL.STUDS/EXTERIOR INSULATION FROM THE TOP OF ALL WINDOWS/WALLS TO +6" ABOVE THE CEILING/TO ROOF DECK AS REQUIRED PER CEILING HEIGHTS. TYP ALL PERIMETER WALLS.
3. G.C. TO LAYOUT ALL WALLS PRIOR TO FRAMING.

GENERAL WORK CONDITION NOTES

1. G.C. SHALL COMPLY WITH LOCAL MUNICIPALITY CONSTRUCTION RULES/ ORDINANCES LIMITING HOURS OF CONSTRUCTION, ROW PARKING RULES, ETC.
2. G.C. SHALL KEEP SITE AND SHARED SPACES (PARKING LOT(S), CORRIDORS, ROOF, ETC.) CLEAN & ORGANIZED TO ALLOW OTHER TENANTS TO PERFORM THEIR WORK CONCURRENTLY. NECESSARY DISRUPTIONS OF NEIGHBOR ACTIVITIES MUST BE COORDINATED WITH & APPROVED BY LANDLORD/ MUNICIPALITY IN ADVANCE.
3. ACTIVITY SHALL NOT NEGATIVELY IMPACT THE NEIGHBORING PROPERTIES. UNPLANNED DAMAGE TO NEIGHBORING PROPERTY(S) SHALL BE REPAIRED AT COST TO RESPONSIBLE PARTY(S).
4. G.C. SHALL MAINTAIN A CLEAN WORKSITE (DEBRIS REMOVED DAILY) WITH MATERIAL OFF FLOOR & ON MATERIAL DOLLIES/ CARTS. IF SITE IS NOT MAINTAINED AS REQUIRED, NOODLES C.M. WILL MAKE ARRANGEMENTS TO TAKE CARE OF THE ISSUE(S) & COSTS WILL BE CHARGED TO THE G.C.
5. COMPLY WITH LLD/TENANT CONTRACTOR PROCEDURES.

DOOR HARDWARE

HARDWARE TYPE 1:
(ENTRANCE DOOR)
(1) CLOSER; LCN 4040 SERIES
(1) EXIT DEVICE; ADAMS RITE #3300 MORTISE EXIT DEVICE (BY. G.C.) OR EQUAL
(1) PULL PLATE; HAGAR 5N
(1 ½ PR) BUTT HINGES; HAGER BB 1 279 4½"x4½" 626
(1) ADA APPROVED ALUM. THRESHOLD. WEATHER STRIPPING & SWEEP
(1) LATCH PROTECTOR DON–JO LP–211 BP
(1) KICK PLATE 32"x8"x.05"; 626

HARDWARE TYPE 2: (STORAGE)
(1 ½ PR) BUTT HINGES; HAGER BB 1 279 4½"x4½" 626
(1) KICKDOWN HOLDOPEN
(1) KICK PLATE 32"x8"x.05"; 626
(1) CLOSER; LCN 4041 SERIES DUROMONIC FINISH

HARDWARE TYPE 3:
(PORTAL DOOR)
(1) CLOSER; CONCEALED OVERHEAD
(1) PUSH/PULL; CRL DT41 OBS, 1 2" SATIN ANODIZED
(1) BUTT HINGES–ALUMINUM
(1) DOOR STOP
(1) KICK PLATE 32"x8"x.05"; 626

HARDWARE TYPE 4:
(OFFICE DOOR)
(1) CLOSER; CONCEALED WEIGHTED HINGE
(1) PUSH/PULL; 2" SATIN ANODIZED
(1) FRAME–LESS HINGE

DOOR NOTES

1. EXIT HARDWARE:
   ALL EXITS SHALL BE OPERABLE FROM THE INTERIOR OF TENANTS SPACE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. NO MANUALLY OPERATED/EDGE OR SURFACE BOLTS SHALL BE USED.
2. MAXIMUM PULL FORCES FOR INTERIOR AND EXTERIOR DOORS SHALL BE:
   INTERIOR DOORS: = 5.0 LBS FORCE
   EXTERIOR DOORS: = 7.5 LBS FORCE
3. ALL DOOR HARDWARE SHALL HAVE A SATIN ALUMINUM DARK DARK BRONZE FINISH
4. ALL LATCHSETS SHALL BE LEVER TYPE.

WALL LEGEND

EXISTING WALL	
EXTERIOR WALL - 8" MASONRY W/ 4" BRICK TO MATCH EXISTING EXTERIOR WALLS	
NEW 3-5/8" METAL STUD WALL AND ½" DRYWALL ON BOTH SIDES	

NOTES:

1. HARDWARE PROVIDED BY MANUFACTURER
2. DOOR COLOR TO MATCH ADJACENT SURFACE.
3. FRAME COLOR TO MATCH ADJACENT SURFACE.
4. EX. DOOR NO CHANGE, EXCEPT REPLACE BROKEN ITEMS IF ANY
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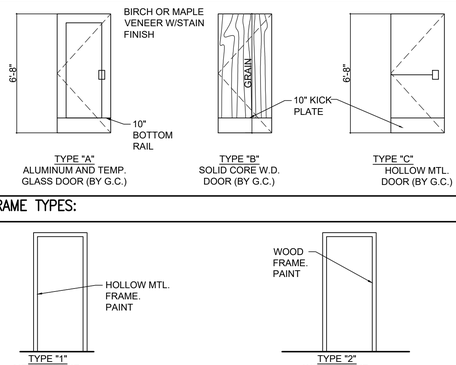
7. WEATHER STRIPPING
8. 4" KICK PLATE
9. EXIT "PADDLE" TYPE LATCHING DEVICE. SHALL SWING IN THE DIRECTION OF EGRESS.
10. 1/2" HIGH THRESHOLD MAX AND BE ADA APPROVED.
11. PANIC HARDWARE PER ADA REQUIREMENT

DOOR TYPES:



DOOR SCHEDULE

DOOR						FRAME				COMMENTS
DOOR NUMBER	DOOR TYPE	WIDTH	HEIGHT	MATERIAL	THICKNESS	FINISH	TYPE	MATERIAL	FINISH	TYPE HARDWARE	COMMENTS
1	A	3'–0"	6'–8"	GLASS	1.75"	–	1	ALU	PT	–	RELOCATED DOOR
2	A	3'–0"	6'–8"	GLASS	1.75"	–	1	ALU	PT	–	NEW DOOR
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6	C	3'–0"	6'–8"	MTL	1.75"	PT	1	MTL	PT	–	NEW DOOR
7	C	3'–0"	6'–8"	MTL	1.75"	PT	1	MTL	PT	–	NEW DOOR
8	C	3'–0"	6'–8"	MTL	1.75"	PT	1	MTL	PT	–	EXISTING DOOR
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14	C	4'–4"	7'–4"	MTL	1.75"	PT	1	MTL	PT	–	EXISTING DOOR
15	C	2'–8"	6'–8"	MTL	1.75"	PT	1	MTL	PT	–	EXISTING FREEZER DOOR
16	C	2'–8"	6'–8"	MTL	1.75"	PT	1	MTL	PT	–	EXISTING COOLER DOOR
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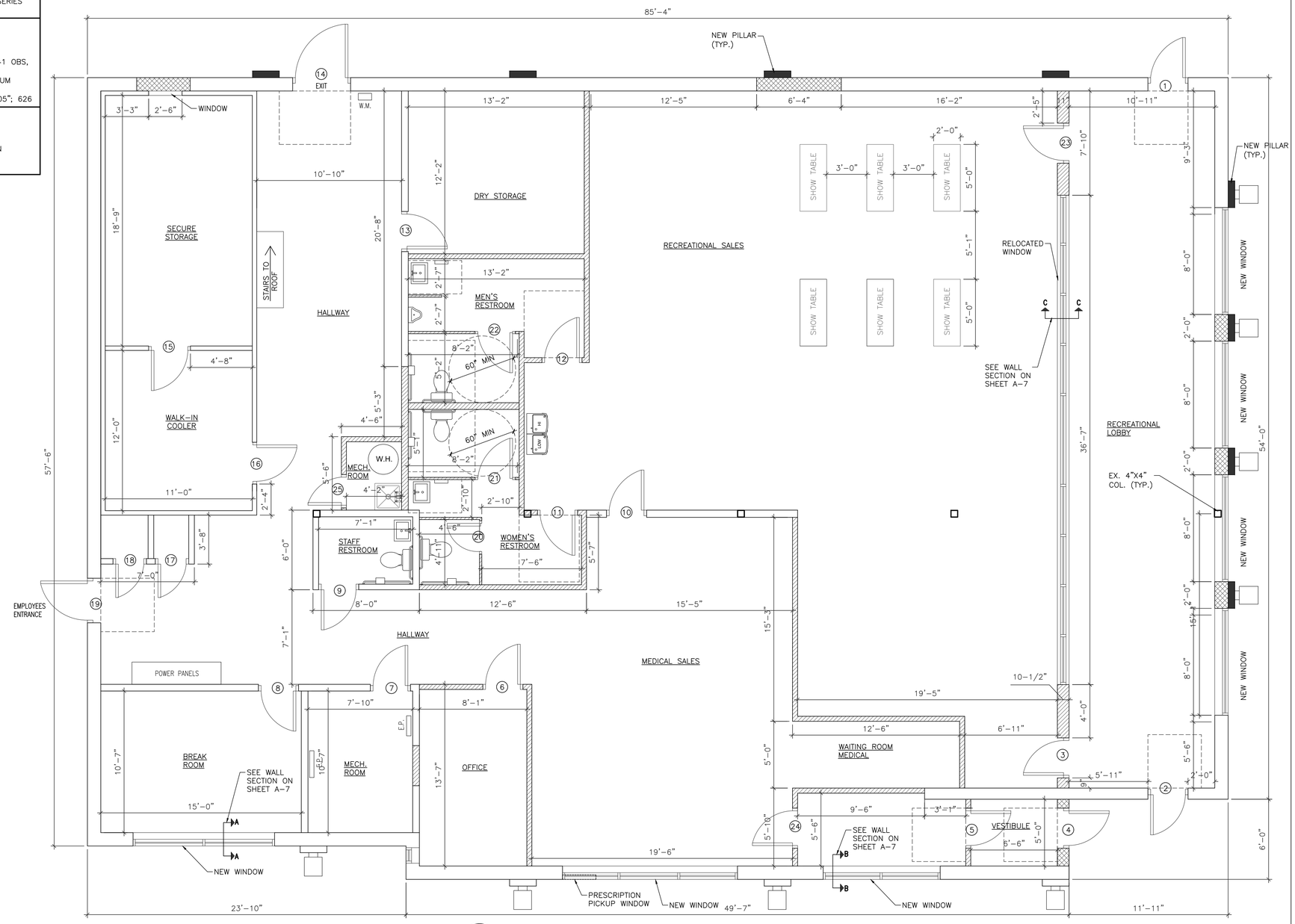

PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"

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QUATRO CONSTRUCTION LLC
DESIGN BUILD CONTRACTOR
COMMERCIAL/INDUSTRIAL/RESIDENTIAL
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YPSILANTI, MI. 48198
PHONE (734)485–7737, FAX (734)485–7873

EAGLE PLAZA
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SHEET NO.: A–3

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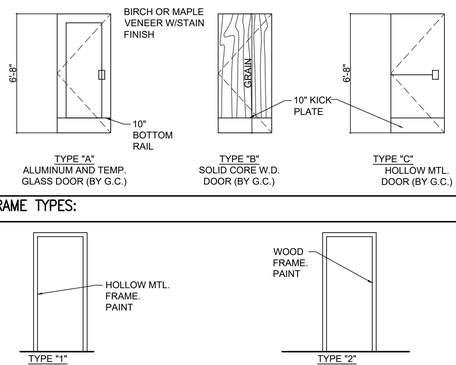

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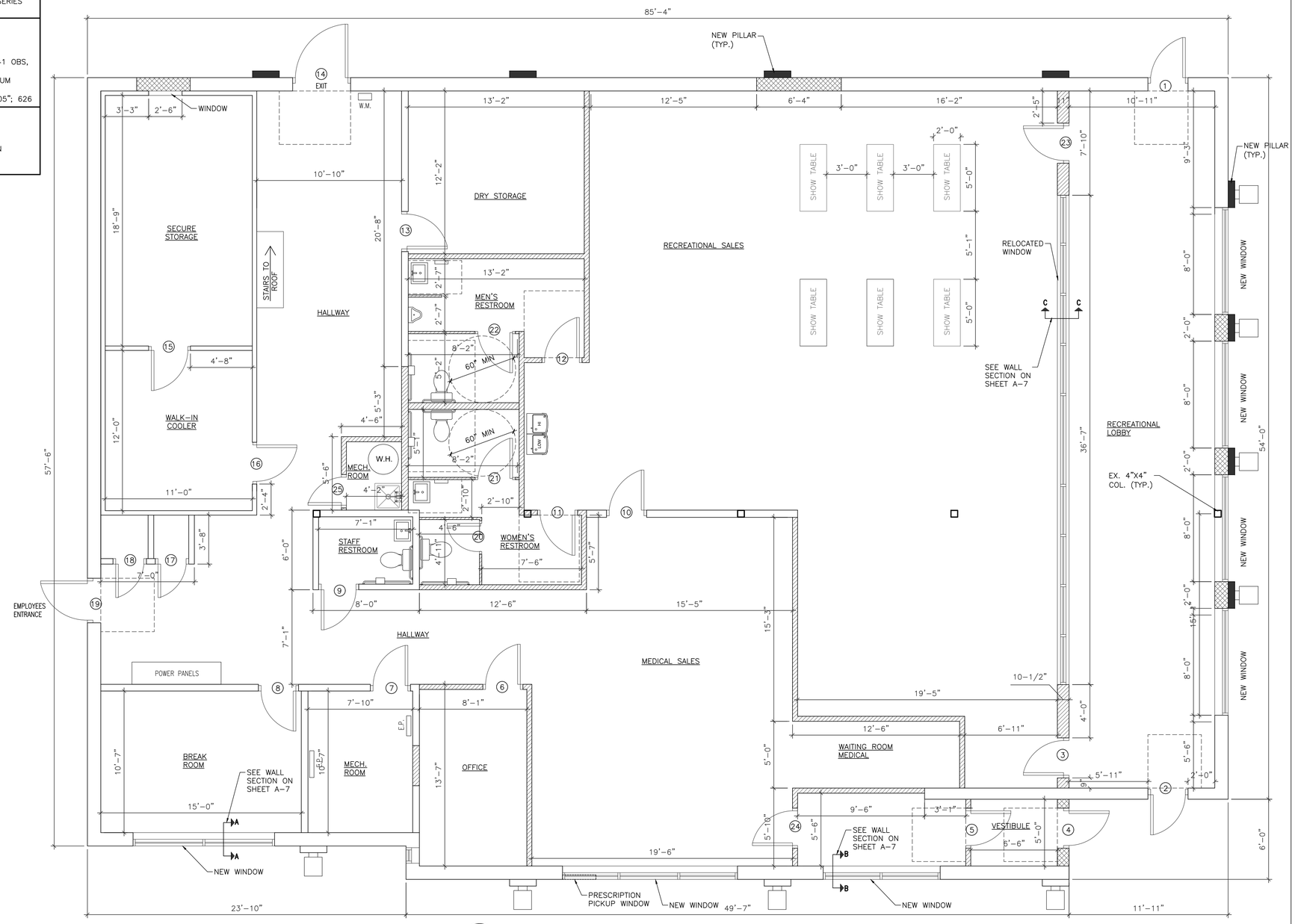

PROPOSED FLOOR PLAN

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SHEET NO.: A–3

City of Ypsilanti

Community & Economic Development Department

August 19, 2020

Staff Review of Special Use Expansion and Site Plan
Patient Station – 539 S. Huron St.

GENERAL INFORMATION

Applicant:	539 Huron Real Estate Company 539 S. Huron St. Ypsilanti, MI 48197
Project:	Patient Station – Temporary storage trailer expansion
Public Hearing Date:	August 19, 2020
Location:	North of I-94 on east side of Huron. Parcel ID# 11-11-37-101-002.
Zoning:	"GC" General Corridor
Action Requested:	Approval
Staff Recommendation:	Approval, with conditions.

PROJECT AND SITE DESCRIPTION

The applicant is applying to expand their Special Use permit. The special permit is currently for medical marijuana provisioning center and recreational marihuana retailer uses. The existing building houses these uses, and the applicant proposes to add a temporary storage trailer to connect to the rear of the existing building, and a separate temporary trailer to stand alone in the rear yard.

The existing building is approximately 550 square feet on a lot of approximately 1.18 acres. The new temporary storage trailer is 320 square feet. There is currently parking to the north and south, as well as vehicle access to and from S. Huron St. The vehicle access to Bell and to Kramer have been blocked at this time.

This application is for the existing property only. There are proposed plans to build a 9,918 square foot structure south of the existing building, with associated parking and site improvements, and to demolish the existing structure. These plans were previously approved by Planning Commission in June and August of 2018 for medical marijuana provisioning center use. That approval still stands, and the project is currently in the detailed engineering review phase.

Figure 1: Subject Site Location (2015 Aerial)

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

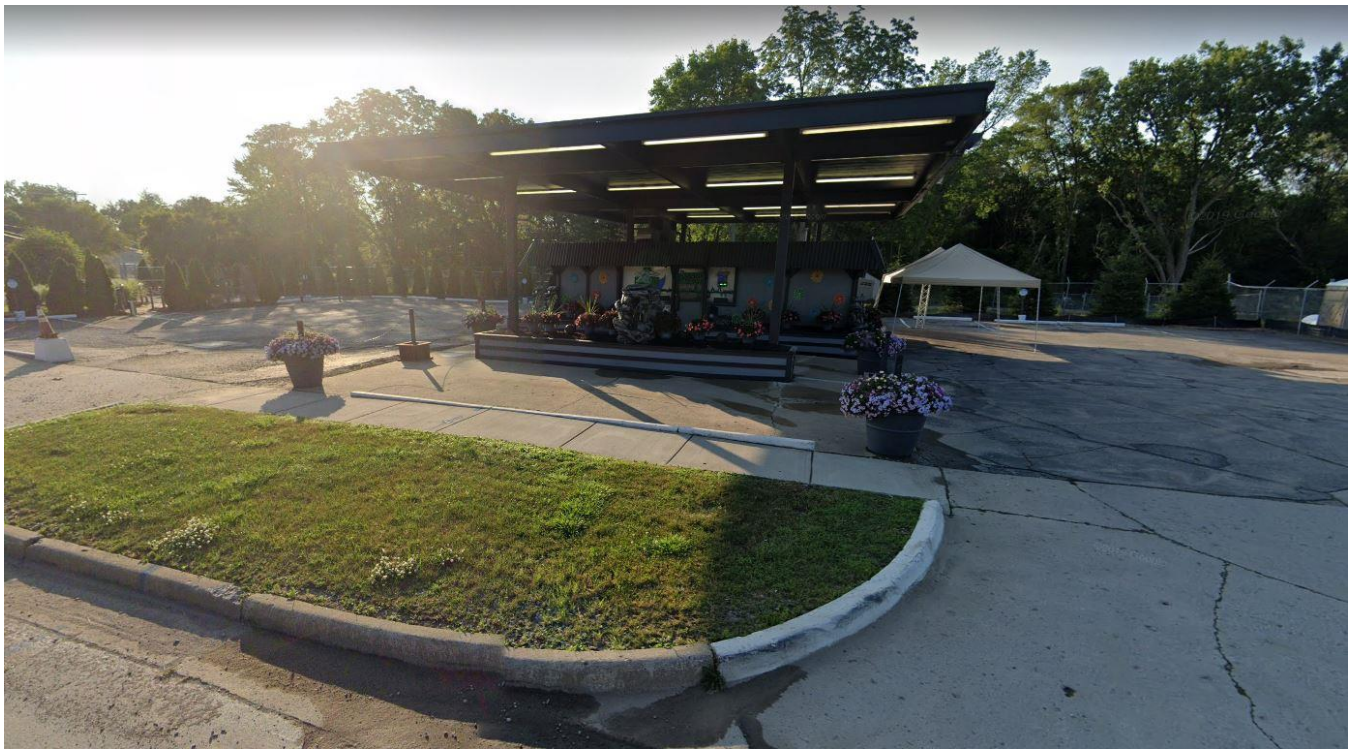


Figure 3: Photograph of Site (Google Street-View, July 2019)

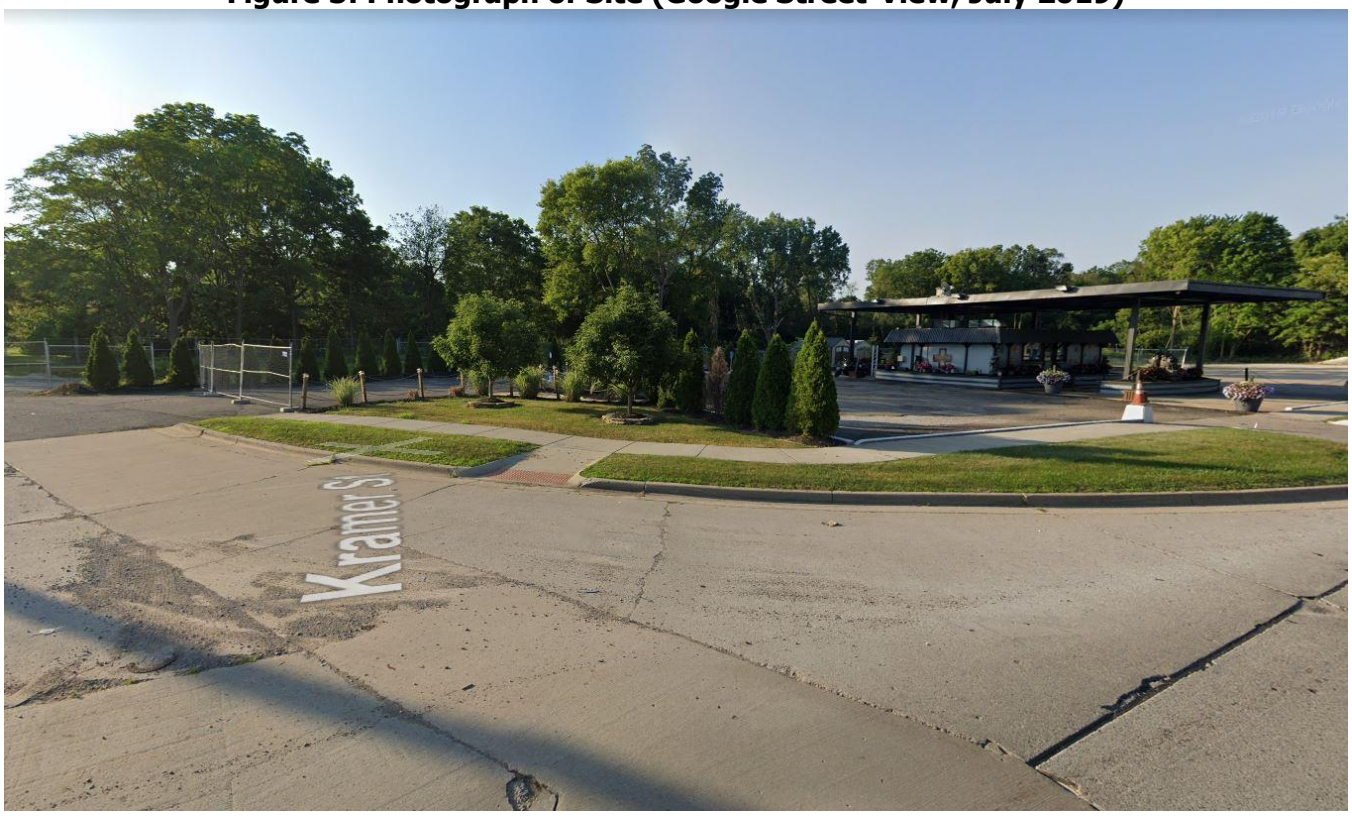


Figure 4: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Gas Station	NC- Neighborhood Corridor
EAST	Residential	GC, Park (vacant properties), and CN-Mid (residential properties)
SOUTH	Vacant Land I-94 Ramp	GC- General Corridor PMD- Production, Manufacturing, Distribution
WEST	Warehouse	PMD- Production, Manufacturing, Distribution

DISCUSSION

Section 122-328 of the Zoning Ordinance requires that an expansion to a special land use go before Planning Commission, subject to the same procedures followed for an original special use permit. Staff deemed the addition of a temporary storage trailer, even for staff and storage purposes only, to be an expansion of their special land use.

There is a second temporary trailer pointed out in the site plan as "existing". Because it was not previously permitted, that trailer should also be part of this review.

Essentially, the review before you is a hybrid Special Use and Temporary Use Permit review. The use of these trailers, being temporary, should comply with the Temporary Use Permit requirements as specified in Section 122-335. Because the intention is for these temporary trailers to remain for longer than 30 days and deals with an expansion of a special land use, Planning Commission is responsible for this review.

For reference regarding construction- construction trailers for uses incidental to construction work may be authorized for up to 12 months. City staff may administratively approve such temporary use permit. But because these temporary uses are explicitly labeled as "for storage use" and "for office use", not construction use, staff deems these as separate from their eventual construction and requiring the review of Planning Commission.

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 marijuana provisioning center and recreational marihuana retailer use of the existing building and temporary structures until the proposed new facility is constructed. 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.

City staff encourages that the temporary structures do not turn into permanent structures. The temporary structure nature of this review will be discussed in the Site Plan Review section of this review.

(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: There is significant vegetation screening this location from the residential area to the east. The continued blocking of the vehicle access to Kramer to the north shall be continued to minimize inadvertent commercial traffic.

The use of multiple structures on the site is not preferred for a marijuana facility, but City staff understands there will be a transition taking place with the construction of the new facility. Section 122-537 and 122-550 stipulate that medical marijuana provisioning centers and recreational marihuana retailers, respectively, contain marijuana "within the main building in an enclosed, locked facility," therefore marijuana shall only be stored in the main, existing building. Marijuana shall not be stored or contained in either of the proposed and existing temporary trailers.

(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, with the exception of transit and bicycle.

(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."

New items to be addressed (pertinent to expansion):

- Temporary trailers shall not become permanent.
- Temporary trailers shall not store or contain marijuana.

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."

The applicant is proposing the temporary use of the two temporary premanufactured trailers. The temporary use permit and site plan review standards shall both be applied in this case. The temporary use permit standards to consider are:

§122-335

(h) Standards. No temporary structure or use permit shall be authorized until the following additional standards are met:

(1) The location and erection of any temporary structure shall conform to all of the regulations of the zoning district in which it is situated and all other applicable regulations of this chapter.

(2) If an open-air use, it must be located on a fully paved surface, unless otherwise indicated.

(3) The location of such use shall not be injurious to adjacent properties or the surrounding neighborhood.

(4) The water supply and sanitary facilities of any temporary dwelling shall conform to all applicable requirements of the state health department, the county health department, and City codes and other regulations.

(5) The following shall be taken into consideration:

(i) The reasons and necessity for the temporary use or structure.

(ii) The nature of the use or structure.

(iii) The proposed location of the use or structure.

(6) If not required above, the approving body may request a sketch plan, drawn to scale no smaller than one inch equals 50 feet, showing the location of the temporary use in relation to the lot lines and other structures.

(7) Reasonable conditions may be required with the approval of a temporary special permit by the approving body. The conditions may include, but are not limited to, conditions necessary to ensure that public services and facilities are not adversely affected, to protect the natural environment and 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.

Additionally, for safety reasons, the trailers shall be inspected and permitted by the Building Department.

New Items to be Addressed (pertinent to expansion):

- Staff recommends the temporary trailers shall remain on the site for no longer than one year, or until the future building is granted a Certificate of Occupancy, whichever is less.
- Temporary trailers shall be inspected and permitted by the Building Department.

Figure 5: Capture of Survey of Existing Property

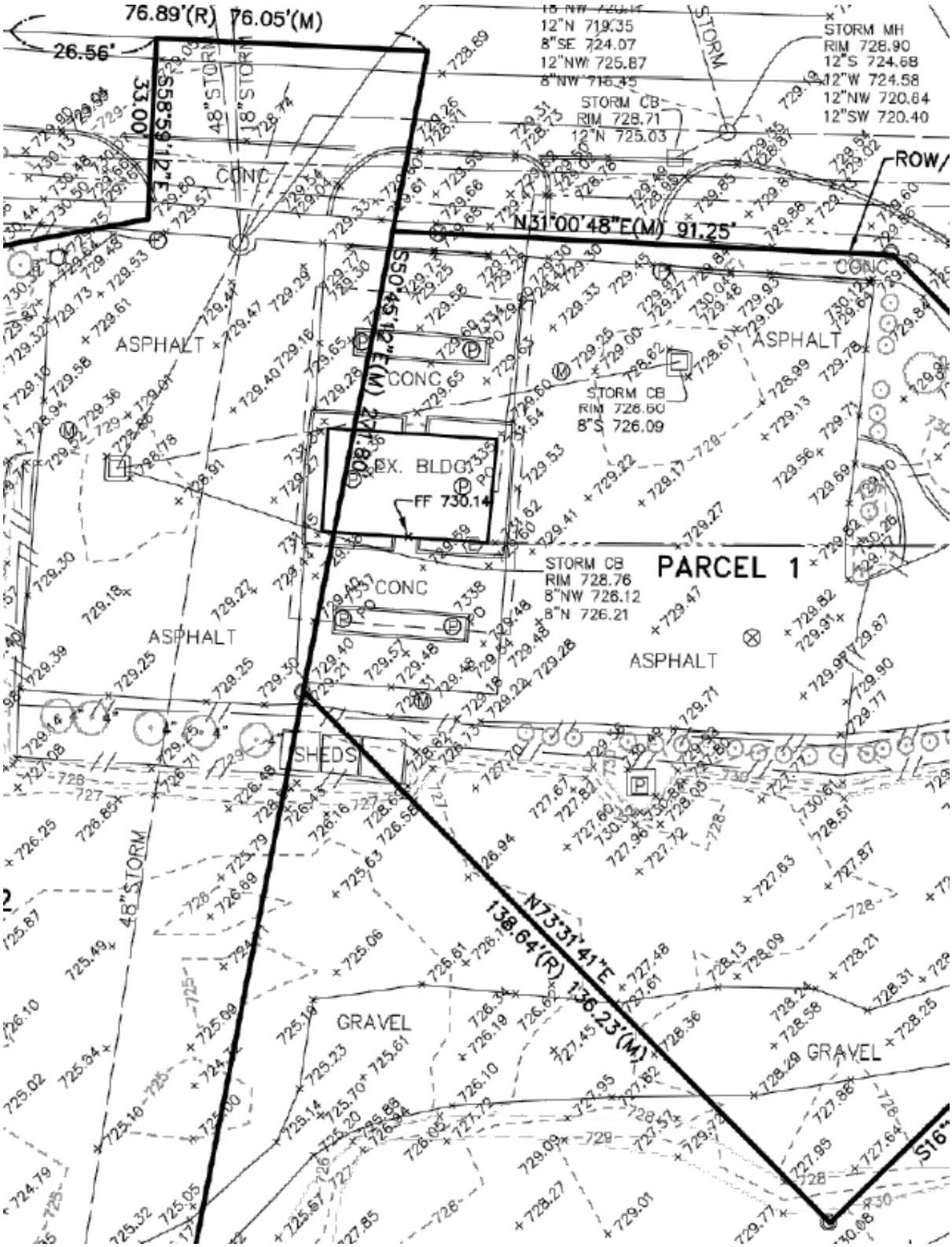
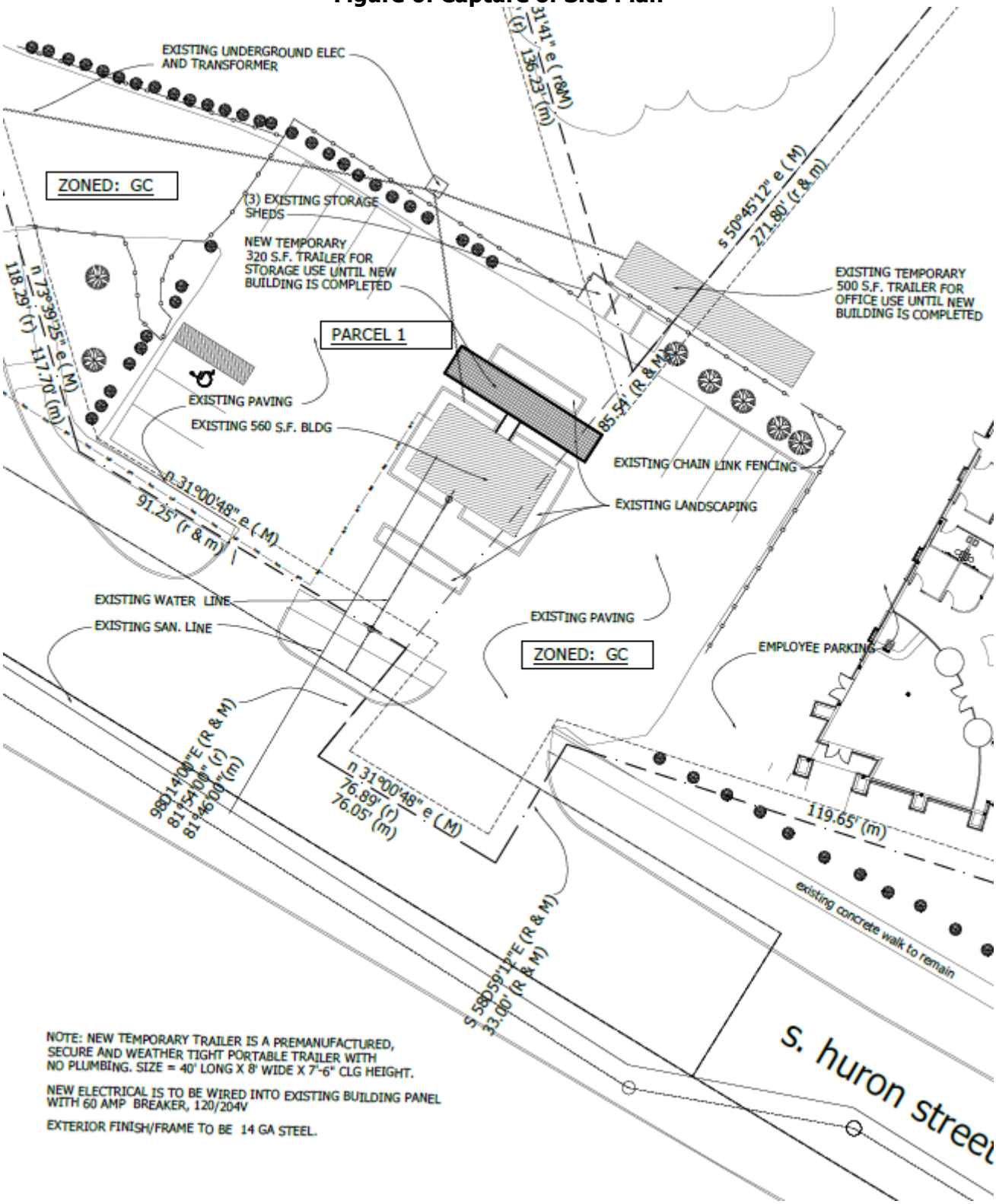


Figure 6: Capture of Site Plan



PATIENT
STATION
OPEN

CITGO

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

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

There is one small building (approximately 18'x30') in the center of the site, as well as a canopy. There is a small shed towards the rear of the structure. Parking is to the north and south of the building.

Two trailers will be added. The 320 square foot trailer will be temporarily connected to the rear of the building. We will call this trailer "Trailer A" for clarity. The other 500 square foot trailer is proposed to be located even further to the rear of the property, and will stand alone. We will call this trailer "Trailer B."

Referencing §122-335(h)(1), the structures should comply with the regulations of the zoning ordinance, including setback requirements. City staff interprets the present building and site a "Single Story Commercial Building" building type and will need to conform to the requirements thereof. City staff sees Trailer A as an attached accessory structure, meaning it needs to comply with the principal building setback requirements. Trailer B is then a detached accessory building, and needs to comply with those requirements thereof.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
GC & §122-477.SC BUILDING TYPE	Determined by lot size	Single Story Commercial Building	Single Story Commercial Building
LOT REQUIREMENTS			
	No changes proposed to the lot.		
BUILDING ENVELOPE AND HEIGHT			
Principal Building (Trailer A)	15′ feet rear setback	Not yet installed.	TRAILER A: Based on scale measurement: 16′ (Should be confirmed by Applicant)
Accessory Building (Trailer B)	10′ feet rear and side setback	Crosses property lines	Crosses property lines – should be located at least 10 feet from rear or side property lines.

Figure 7: Capture Single Story Commercial Building Requirements

Sec. 122-477. SC Single Story Commercial Building

SC SINGLE STORY COMMERCIAL BUILDING

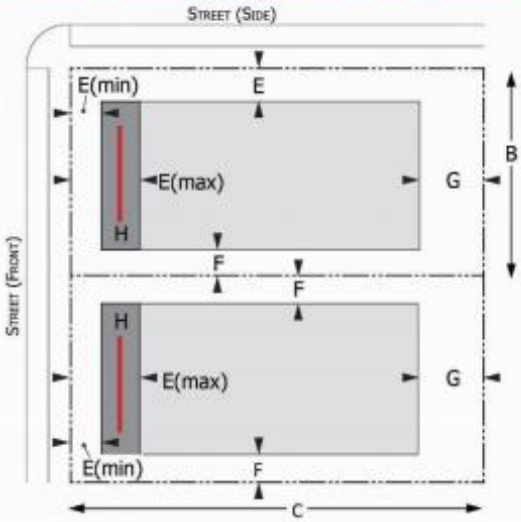
These are generally designed for a single commercial use, located in lots that accomodate accessory parking, loading, and waste disposal areas.

LOT REQUIREMENTS		MIN	MAX
A	Lot size (sf)	7,500	90,000
B	Lot width (ft)	50	300
C	Lot depth (ft)	100	300
D	Lot coverage (%)	--	60
BUILDING ENVELOPE		**MIN**	**MAX**
E	Street setback (front or side) (ft)	5[1]	15[1]
F	Side setback (interior lot line) (ft)	0	--
G	Rear setback (ft)	15[2]	--
H	Frontage buildout (%)	50	100
ACCESSORY BUILDING ENVELOPE		**MIN**	**MAX**
I	Street setback (ft)	30	--
J	Side setback (ft)	10	--
K	Rear setback (ft)	10	--
L	Building footprint (sf)	--	800
BUILDING HEIGHT		**MIN**	**MAX**
M	Principal building (stories)	1	1
N	Accessory structure(s) (ft)	--	15
PARKING LOCATION			
	Permitted in the side, street side, and rear yards.		
PRIVATE FRONTAGES			
	Thoroughfare Commercial required.		

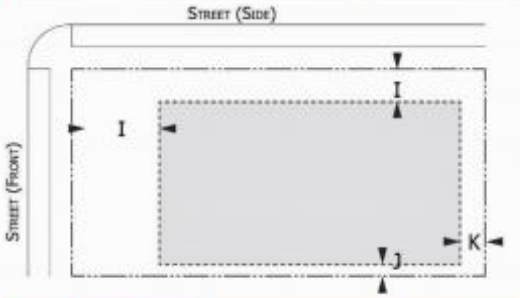
(1) If located on Washtenaw Avenue, must build no more than ten feet from future right-of-way line as defined in the ReImagine Washtenaw plan.
(2) When adjacent to existing detached single-family homes, the rear setback shall be a minimum of 25 feet.

EXAMPLE

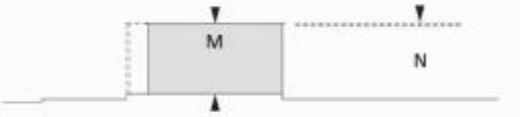
LOT REQUIREMENTS AND BUILDING ENVELOPE



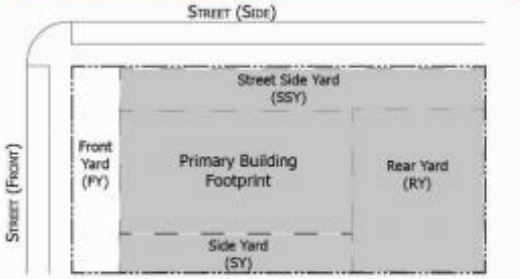
ACCESSORY BUILDING ENVELOPE



BUILDING HEIGHT



PARKING LOCATION



New Items to be Addressed (pertinent to expansion): Confirmation of rear setback for Trailer A. Trailer B shall be located in an area not crossing property lines and complying with setback requirements.

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."

There are two access drives off Huron, as well as one off Kramer. The one drive off Kramer has been blocked and shall remain blocked with no parking allowed. This was blocked at neighborhood request due to concerns about traffic using Kramer/Bell to access the site or to cut through. Planning Commission required this condition as part of their approvals in 2018 and 2020. Staff recommends keeping the Kramer drive blocked with no parking allowed.

New Items to be Addressed (pertinent to expansion): 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.

New Items to be Addressed (pertinent to expansion): None.

STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends the Planning Commission **approve** the Special Use Permit expansion for the Patient Station at 539 S Huron with the following findings and conditions:

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

Conditions

1. Special use expansion approval shall be subject to approval of site plan.
2. Temporary trailers shall not become permanent.
3. No marijuana shall be stored or contained in either of the temporary trailers.

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends the Planning Commission **approve** the site plan for the Patient Station at 539 S Huron with the following findings and conditions:

Findings

1. The application substantially complies with §122-310.
2. The temporary nature of the trailers prompt temporary use permit regulations (§122-335).

Conditions

1. Temporary trailers shall remain on the site for no longer than one year, or until the future building is granted a Certificate of Occupancy, whichever is less.
2. Temporary trailers shall be inspected and permitted by the Building Department.
3. Confirmation/annotation of rear setback distance of attached temporary trailer.
4. Detached temporary trailer be moved to a location on the property conforming to zoning code.

Andy Aamodt
City Planner, Community & Economic Development Department

CC File
Applicant team

CONSENT OF OWNER
TO SPECIAL USE APPLICATION

PATIENT STATION
539 S. HURON

The undersigned, as an authorized representative of 539 Huron Real Estate Company, LLC, is the equitable title owner of the real estate at 539 S. Huron, Ypsilanti, Michigan and consents to the Special Use Permit Application being submitted by Kenzy Consulting, LLC d/b/a Patient Station.

539 HURON REAL ESTATE COMPANY, LLC,
a Michigan limited liability company

[redacted]

By: [redacted]
Eric Nemeth
Its: Managing Member

Subscribed and sworn to before me this
6th day of August, 2020.
[redacted]
[redacted], Notary Public
Lenawee County, State of Michigan
acting in Washtenaw County, Michigan
My Commission Expires: [redacted]

[redacted]

[redacted]

SITE PLAN REVIEW APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

Applicant

Name: 539 Huron Real Estate Company		
Address: 445 Joe Hall Dr.		
City: Ypsilanti	State: MI	Zip: 48197
Phone: [redacted]	Email: [redacted]	

Property

Name of project: PATIENT STATION
Address: 539 S. HURON ST.
List all parcel identification numbers included in development: PARCELS 1,2&3 PLAN OF CLARKSVILLE LIBER 3 PAGE 1
Property owner*
Current use: GC ZONED - MARIJUANA PROVISIONARY CENTER
Proposed use: SAME
Current zoning: GC
Legal description of property (may be attached): SEE ATTACHED PLANC

*If applicant is not the property owner: applicant must attach property owner's written, notarized authorization of application.

Signature

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

Signature: [redacted]	Date: 7-17-2020
Print Name: JAMES NEMETH	

You must complete the checklist on the following page before turning in your application.

SITE PLAN FOR:

patient station medical marijuana provisionary center

539 south huron st ypsilanti michigan

legal description:

land situated in the county of washtenaw, city of ypsilanti, state of michigan described as follows:

parcel 1:
lot 2 and part of lot 3, plan of clarksville, according to the plat thereof as recorded in liber 3, page 1, washtenaw county records, described as follows: beginning at the northeast corner of said lot 2; thence southerly 132.12 feet along the easterly line of lots 2 and 3; thence westerly deflecting 89 degrees 56 minutes 30 seconds to the right 138.64 feet along the southerly line of said lot 3; thence northwesterly deflecting 56 degrees 17 minutes 20 seconds to the right 85.54 feet; thence northeasterly deflecting 81 degrees 17 minutes 20 seconds to the right 91.25 feet along the easterly line of huron street as n ow laid out and used; thence easterly deflecting 41 degrees 47 minutes to the right 118.29 feet along the northerly line of said lot 2 to the point of beg.

parcel 2:
part of lot 3 plan of clarksville, according to the plat thereof as recorded in liber 3, page 1, washtenaw county records, and part of french claim 680, described as follows: beginning at the intersection of the centerline of huron street with the centerline of monroe avenue (now abandoned) thence northeasterly 76.89 feet along the centerline of huron street; thence southeasterly deflecting 98 degrees 14 minutes to the right 271.80 feet; thence southwesterly deflecting 81 degrees 46 minutes to the right 121.83 feet; thence northwesterly deflecting 88 degrees 33 minutes to the right 269.07 feet to the center of juron street; thence northeasterly deflecting 91 degrees 27 minutes to the right 90.67 feet along the center of huron street to the point of beginning, exepting therefrom that part taken for highway purposes as set forth in declaration of taking recorded in liber 1296, page 428, washtenaw county records.

parcel 3:
all that part of french claim 680, city of ypsilanti, washtenaw county, michigan, describes as follows: commencing at the intersection of the centerline of huron street and monroe avenue; thence south 31 degrees 00 minutes 48 seconds west a distance of 91.51 feet along the centerline of huron street to the point of beginning; thence south 60 degrees 26 minutes 12 seconds east a distance of 269.08 feet; thence south 31 degrees 00 minutes 48 seconds west a distance of 179.39 feet; thence north 58 degrees 59 minutes 12 seconds west a distance of 86.00 feet; thence north 58 degrees 59 minutes 12 seconds west, a distance of 183.00 feet to the centerline of huron street; thence north 31 degrees 00 minutes 48 seconds east a distance of 322.58 feet to the point of beginning, which lies southeasterly of a line described as commencing a the intersection of the centerlines of monroe avenue and huron street; thence north 31 degrees 00 minutes 48 seconds east along the centerline of huron street a distance of 26.56 feet; thence south 58 degrees 59 minutes 12 seconds east a distance of 33.00 feet to the point of beginning; thence south 17 degrees 57 minutes 08 seconds west a distance of 308.44 feet; thence south 07 degrees 41 minutes 52 seconds west a distance of 111.81 feet; thence south 27 degrees 38 minutes 50seconds east a distance of 111.81 feet to a point of ending.

Total site contains 94,617 s.f. or 2.17 acres

property owner:

539 S Huron Real Estate Company
Eric Nemeth
[redacted]

ARCHITECT

ROARK GALT ARCHITECTS/LLC
A MICHIGAN CORPORATION
[redacted]

ISSUED FOR	DATE
PLANNING	7.17.20

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ROARK GALT ARCHITECTS/LLC
A MICHIGAN CORPORATION
[redacted]

ARCHITECT SIGNATURE:

APPLICABLE CODES:

SITE DESIGN: city of ypsilanti zoning ordinance
BUILDING: 2015 MICHIGAN BUILDING CODE
FIRE AND SAFETY: 2015 INTERNATIONAL FIRE CODE
MECHANICAL: 2015 MICHIGAN MECHANICAL CODE
ELECTRICAL: 2014 NATIONAL ELECTRICAL CODE
PLUMBING: 2015 MICHIGAN PLUMBING CODE
ACCESSIBILITY: 1966 PA 1, MCL 125.1351 TO 125.1356, THIS CODE, AND ICC/ANSI A 117.1, EXCEPT SECTIONS 611 AND 707
ENERGY: 2015 INTERNATIONAL ENERGY CODE (N.a.)

BUILDING & ZONING

ZONING: GC

use group:
OCCUPANCY CLASSIFICATION: "M" - mercatile

TYPE OF CONSTRUCTION:
CONSTRUCTION TYPE 5B

SPACE IS NON SPRINKLERED

ALLOWABLE BUILDING AREA: 9,000 s.f.

ALLOWABLE BUILDING HEIGHT: 1 story and 40'

provided building area: 1,380 s.f.
provided building height: 1 story and 14'-8"

OCCUPANCY:"M" AREA = 1,380 s.f.

basement and ground floor area: 1 person for every 30 s.f.
stock, storage and shipping areas: 1 person for every 300 s.f.

1,060 S.F. / 30 = 31
320 S.F. / 300 = 1

total occupancy = 32

exit requirements:

number of exits required: 1
number of exits provided: 1

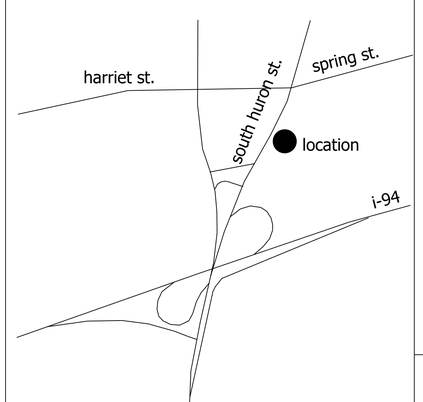
FIRE RESISTANCE RATINGS: 5b

STRUCTURAL FRAME 0 HOUR

BEARING WALLS:
EXTERIOR: 0 HOUR
INTERIOR: 0 HOUR

NON BEARING PARTITION: 0 HOUR
FLOOR CONSTRUCTION: 0 HOUR
ROOF CONSTRUCTION: 0 HOUR

parking requirements:
1 space for each 250 s.f. of gross area.
gross area = 1,380 s.f.
1,380 / 250 = 6 spaces required incl. (1) ph space
9 spaces provided. including (1) ph space



location map

S0 COVER SHEET
S1 SITE SURVEY
S2 SITE PLAN
S3 FLOOR PLAN

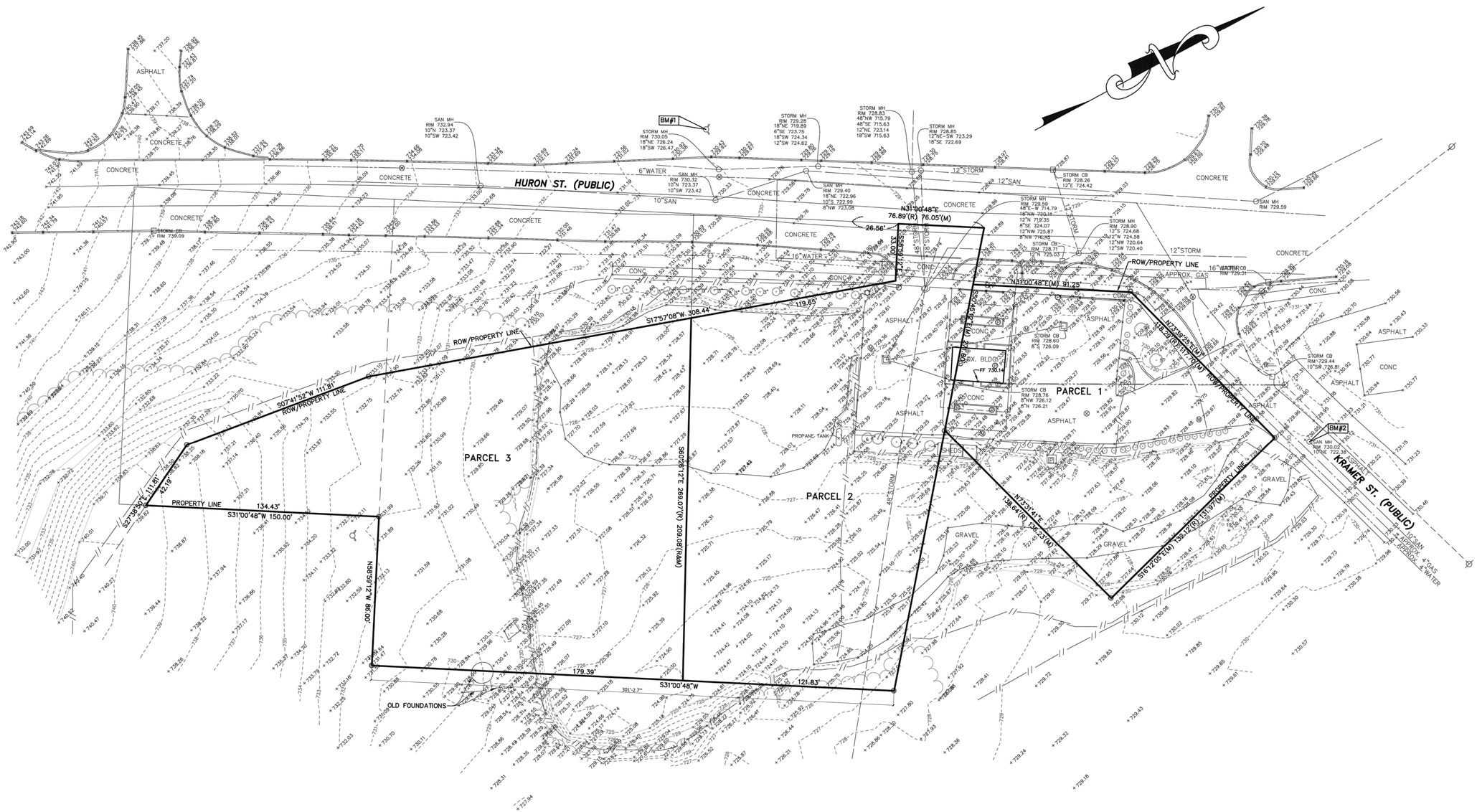
PROJECT DESCRIPTION:
SITE DESIGN FOR
PATIENT STATION MEDICAL MARIJUANA PROVISONING CENTER

ADDRESS:
539 SOUTH HURON
YPLIANTI, MICHIGAN

DRAWN BY: DJM
CHECKED: DJM
SCALE: NONE
DATE: 7.17.20
JOB NUMBER: 20200022
TITLE:

SHEET NUMBER
COVER
OF
SHEET

building information



LEGEND

- EX. CATCH BASIN
- EX. MANHOLE
- EX. END SECTION
- EX. OVERFLOW STRUCTURE
- EX. CLEANOUT
- EX. HYDRANT
- EX. WATER SHUTOFF
- EX. FIRE DEPT. CONNECTION
- EX. WATER WELL
- EX. LIGHTPOLE
- EX. UTILITY POLE
- EX. GUY ANCHOR
- EX. TRAFFIC SIGNAL
- 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
- EX. BOULDER
- EX. TREE STUMP
- EX. TREE
- 1023 EX. TREE TAG & NUMBER
- EX. TREE LINE
- EX. FENCE
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WATER MAIN
- EX. ELECTRIC CABLE
- EX. COMMUNICATION
- EX. GAS LINE
- EX. OVERHEAD LINE

BENCHMARK:

BM#1 – TOP NUT ON FIRE HYDRANT ON THE WEST SIDE OF SOUTH HURON STREET.
ELEVATION 732.83 NAVD88

BM#2 – SANITARY MANHOLE COVER IN KRAMER ST., ±125' EAST OF HURON STREET.
ELEVATION 730.02 NAVD88

NOTE:

– BOUNDARY, STORM AND SANITARY SEWER INVERTS PERFORMED BY CORE LAND CONSULTING ON 09/21/2016, JOB#2794–178.

DESCRIPTIONS:

LAND SITUATED IN THE COUNTY OF WASHTENAW, CITY OF YPSILANTI, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

PARCEL 1:
LOT 2 AND PART OF LOT 3, PLAN OF CLARKSVILLE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 3, PAGE 1, WASHTENAW COUNTY RECORDS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTHERLY 132.12 FEET ALONG THE EASTERLY LINE OF LOTS 2 AND 3; THENCE WESTERLY DEFLECTING 89 DEGREES 56 MINUTES 30 SECONDS TO THE RIGHT 138.64 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 3; THENCE NORTHWESTERLY DEFLECTING 56 DEGREES 17 MINUTES 20 SECONDS TO THE RIGHT 85.54 FEET; THENCE NORTHEASTERLY DEFLECTING 81 DEGREES 54 MINUTES TO THE RIGHT 91.25 FEET ALONG THE EASTERLY LINE OF HURON STREET AS NOW LAID OUT AND USED; THENCE EASTERLY DEFLECTING 41 DEGREES 47 MINUTES TO THE RIGHT 118.29 FEET ALONG THE NORTHERLY LINE OF SAID LOT 2 TO THE POINT OF BEGINNING.

PARCEL 2:
PART OF LOT 3 PLAN OF CLARKSVILLE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 3, PAGE 1, WASHTENAW COUNTY RECORDS, AND PART OF FRENCH CLAIM 680, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF HURON STREET WITH THE CENTERLINE OF MONROE AVENUE (NOW ABANDONED); THENCE NORTHEASTERLY 76.89 FEET ALONG THE CENTERLINE OF HURON STREET; THENCE SOUTHEASTERLY DEFLECTING 98 DEGREES 14 MINUTES TO THE RIGHT 271.80 FEET; THENCE SOUTHWESTERLY DEFLECTING 81 DEGREES 46 MINUTES TO THE RIGHT 121.83 FEET; THENCE NORTHWESTERLY DEFLECTING 88 DEGREES 33 MINUTES TO THE RIGHT 269.07 FEET TO THE CENTER OF HURON STREET; THENCE NORTHEASTERLY DEFLECTING 91 DEGREES 27 MINUTES TO THE RIGHT 90.67 FEET ALONG THE CENTER OF HURON STREET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART TAKEN FOR HIGHWAY PURPOSES AS SET FORTH IN DECLARATION OF TAKING RECORDED IN LIBER 1296, PAGE 428, WASHTENAW COUNTY RECORDS.

PARCEL 3:
ALL THAT PART OF FRENCH CLAIM 680, CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN, DESCRIBED AS FOLLOW: COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF HURON STREET AND MONROE AVENUE; THENCE SOUTH 31 DEGREES 00 MINUTES 48 SECONDS WEST A DISTANCE OF 91.51 FEET ALONG THE CENTERLINE OF HURON STREET TO THE POINT OF BEGINNING; THENCE SOUTH 60 DEGREES 26 MINUTES 12 SECOND EAST A DISTANCE OF 269.08 FEET; THENCE SOUTH 31 DEGREES 00 MINUTES 48 SECONDS WEST A DISTANCE OF 179.39 FEET; THENCE NORTH 58 DEGREES 59 MINUTES 12 SECONDS WEST A DISTANCE OF 86.00 FEET; THENCE SOUTH 31 DEGREES 00 MINUTES 48 SECONDS WEST A DISTANCE OF 150.00 FEET; THENCE NORTH 58 DEGREES 59 MINUTES 12 SECONDS WEST, A DISTANCE OF 183.00 FEET TO THE CENTERLINE OF HURON STREET; THENCE NORTH 31 DEGREES 00 MINUTES 48 SECONDS EAST A DISTANCE OF 322.58 FEET TO THE POINT OF BEGINNING, WHICH LIES SOUTHEASTERLY OF A LINE DESCRIBED AS COMMENCING AT THE INTERSECTION OF THE CENTERLINES OF MONROE AVENUE AND HURON STREET; THENCE NORTH 31 DEGREES 00 MINUTES 48 SECONDS EAST ALONG THE CENTERLINE OF HURON STREET A DISTANCE OF 26.56 FEET; THENCE SOUTH 58 DEGREES 59 MINUTES 12 SECONDS EAST A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 17 DEGREES 57 MINUTES 08 SECONDS WEST A DISTANCE OF 308.44 FEET; THENCE SOUTH 07 DEGREES 41 MINUTES 52 SECONDS WEST A DISTANCE OF 111.81 FEET; THENCE SOUTH 27 DEGREES 38 MINUTES 50 SECONDS EAST A DISTANCE OF 111.81 TO A POINT OF ENDING.

STATE OF MICHIGAN
GINGER MICHALSKI-WALLACE
PROFESSIONAL SURVEYOR
No. 47664
LICENSED PROFESSIONAL SURVEYOR

[redacted]

NOTICE:

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.

NOTE:

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT 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 EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE 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 PRESERVE 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

ALPINE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS

46892 WEST ROAD
SUITE 109
NOVI, MICHIGAN 48377

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

811
Know what's below
Call before you dig.

CLIENT: METRO GENERAL CONTRACTORS, INC.

TOPOGRAPHIC SURVEY

PATIENT STATION
TOWNSHIP: 3S
CITY OF YPSILANTI
WASHTENAW COUNTY
MICHIGAN

SECTION: 9 RANGE: 7E

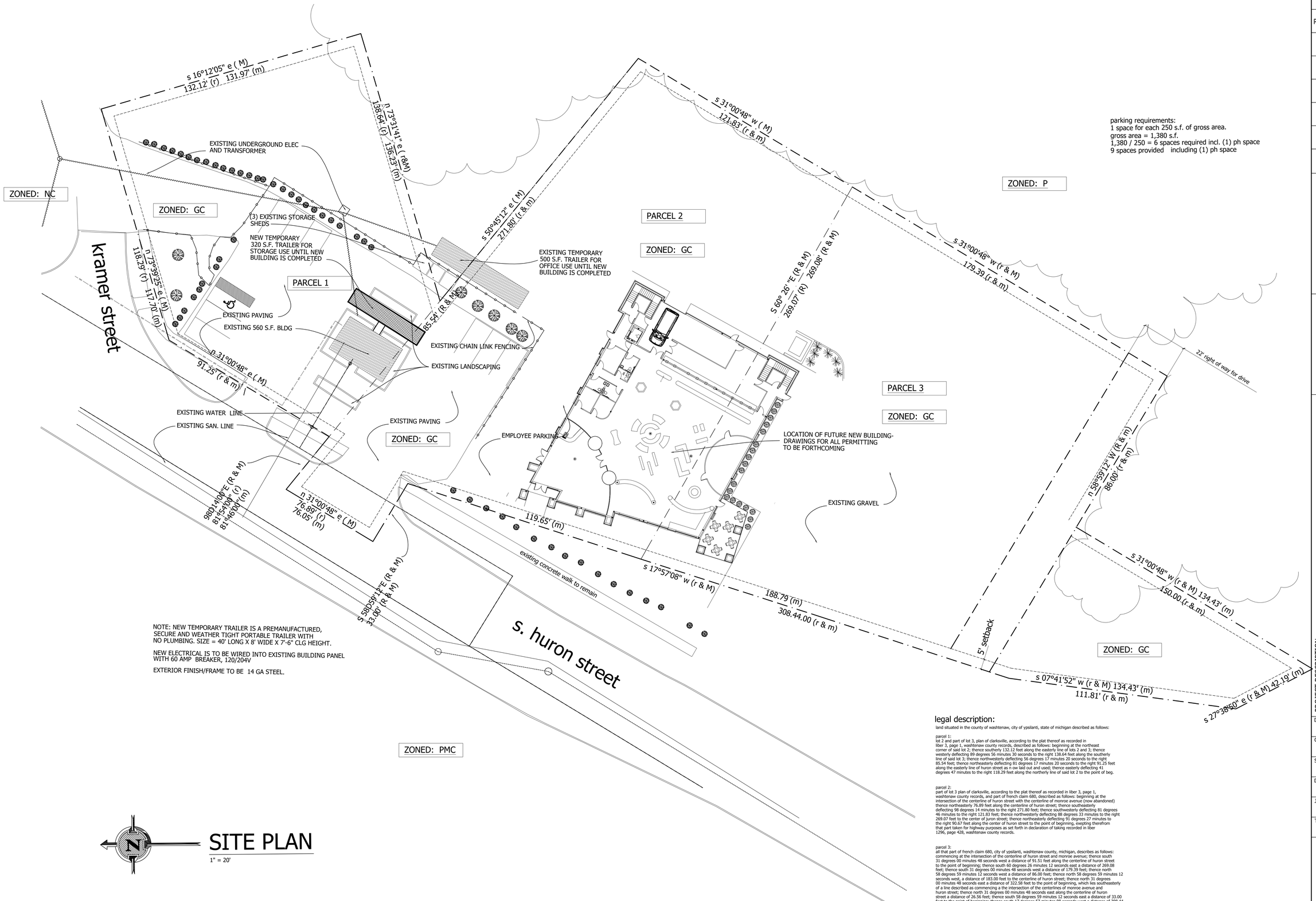
REVISED

DATE: 2019–12–16
DRAWN BY: SD/TG
CHECKED BY: SD/TG

0 15 30

FBK:
CHF:
SCALE HOR 1"=30 FT.
VER 1"= FT.

2
18–638



parking requirements:
1 space for each 250 s.f. of gross area.
gross area = 1,380 s.f.
1,380 / 250 = 6 spaces required incl. (1) ph space
9 spaces provided including (1) ph space

NOTE: NEW TEMPORARY TRAILER IS A PREMANUFACTURED, SECURE AND WEATHER TIGHT PORTABLE TRAILER WITH NO PLUMBING. SIZE = 40' LONG X 8' WIDE X 7'-6" CLG HEIGHT.

NEW ELECTRICAL IS TO BE WIRED INTO EXISTING BUILDING PANEL WITH 60 AMP BREAKER, 120/204V

EXTERIOR FINISH/FRAME TO BE 14 GA STEEL.

SITE PLAN

1" = 20'

legal description:

land situated in the county of washtenaw, city of ypsilanti, state of michigan described as follows:

parcel 1:
lot 2 and part of lot 3, plan of clarksville, according to the plat thereof as recorded in liber 3, page 1, washtenaw county records, described as follows: beginning at the northeast corner of said lot 2; thence southerly 132.12 feet along the easterly line of lots 2 and 3; thence westerly deflecting 89 degrees 56 minutes 30 seconds to the right 138.64 feet along the southerly line of said lot 3; thence northwesterly deflecting 56 degrees 17 minutes 20 seconds to the right 85.54 feet; thence northeasterly deflecting 81 degrees 17 minutes 20 seconds to the right 91.25 feet along the easterly line of huron street as n ow laid out and used; thence easterly deflecting 41 degrees 47 minutes to the right 118.29 feet along the northerly line of said lot 2 to the point of beg.

parcel 2:
part of lot 3 plan of clarksville, according to the plat thereof as recorded in liber 3, page 1, washtenaw county records, and part of french claim 680, described as follows: beginning at the intersection of the centerline of huron street with the centerline of monroe avenue (now abandoned) thence northeasterly 76.89 feet along the centerline of huron street; thence southeasterly deflecting 98 degrees 14 minutes to the right 271.80 feet; thence southwesterly deflecting 81 degrees 46 minutes to the right 121.83 feet; thence northwesterly deflecting 88 degrees 33 minutes to the right 269.07 feet to the center of juron street; thence northeasterly deflecting 91 degrees 27 minutes to the right 90.67 feet along the center of huron street to the point of beginning, exepting therefrom that part taken for highway purposes as set forth in declaration of taking recorded in liber 1296, page 428, washtenaw county records.

parcel 3:
all that part of french claim 680, city of ypsilanti, washtenaw county, michigan, describes as follows: commencing at the intersection of the centerline of huron street and monroe avenue; thence south 31 degrees 00 minutes 48 seconds west a distance of 91.51 feet along the centerline of huron street to the point of beginning; thence south 60 degrees 26 minutes 12 seconds east a distance of 269.08 feet; thence south 31 degrees 00 minutes 48 seconds west a distance of 179.39 feet; thence north 58 degrees 59 minutes 12 seconds west a distance of 86.00 feet; thence north 58 degrees 59 minutes 12 seconds west, a distance of 183.00 feet to the centerline of huron street; thence north 31 degrees 00 minutes 48 seconds east a distance of 322.58 feet to the point of beginning, which lies southeasterly of a line described as commencing a the intersection of the centerlines of monroe avenue and huron street; thence north 31 degrees 00 minutes 48 seconds east along the centerline of huron street a distance of 26.56 feet; thence south 58 degrees 59 minutes 12 seconds east a distance of 33.00 feet to the point of beginning; thence south 17 degrees 57 minutes 08 seconds west a distance of 308.44 feet; thence south 07 degrees 41 minutes 52 seconds west a distance of 111.81 feet; thence south 27 degrees 38 minutes 50seconds east a distance of 111.81 feet to a point of ending.

ISSUED FOR	DATE
PLANNING	7.17.20

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ROARK GALT ARCHITECTS/LLC
A. MICHIGAN CORPORATION

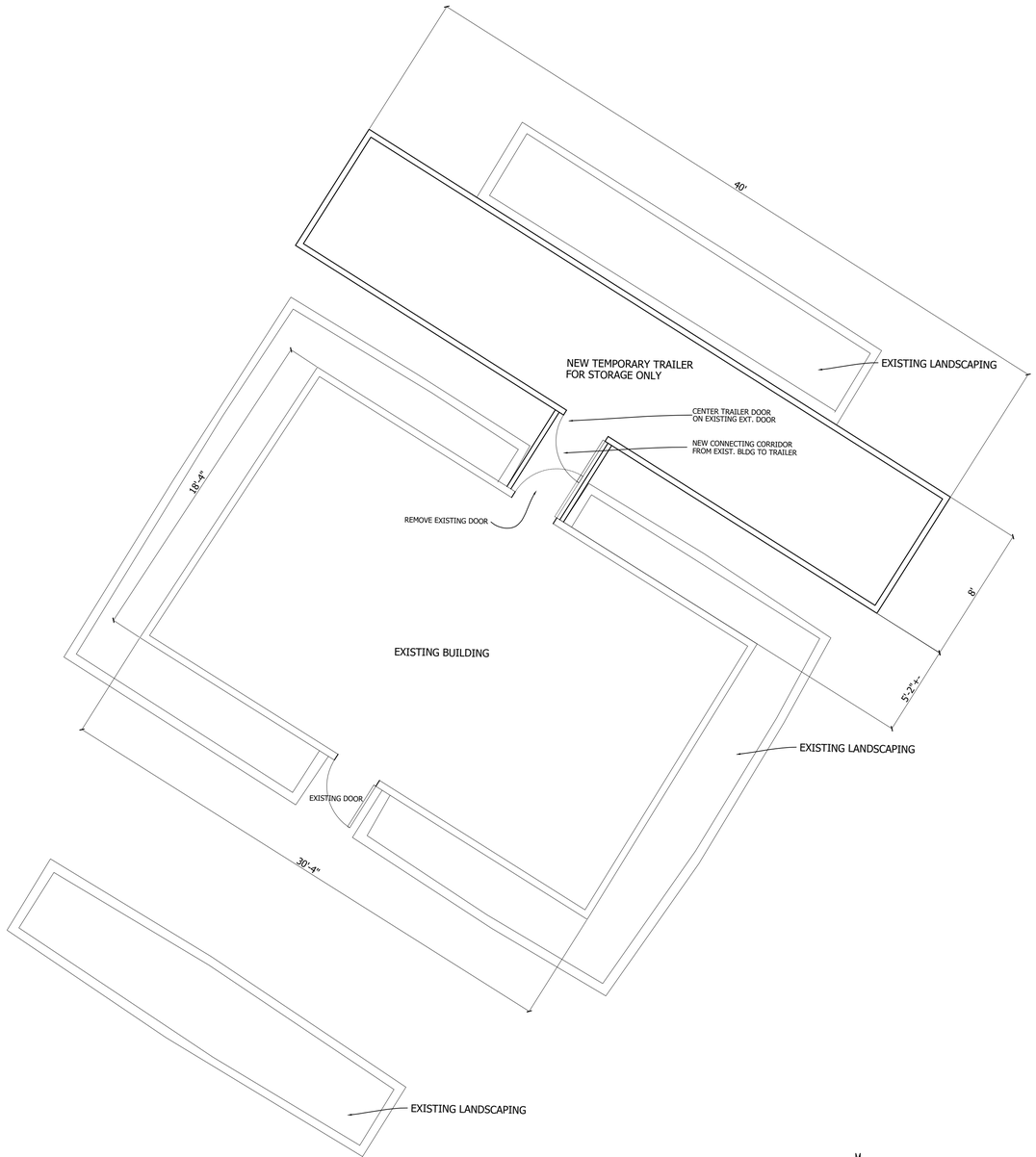
ARCHITECT SIGNATURE:

PROJECT DESCRIPTION:
SITE DESIGN FOR
PATIENT STATION MEDICAL MARIJUANA PROVISONING CENTER

ADDRESS:
539 SOUTH HURON
YPLIANTI, MICHIGAN

DRAWN BY: DJM
CHECKED: DJM
SCALE: 1" = 20'
DATE: 7.17.20
JOB NUMBER: 20200022
TITLE: SITE PLAN

SHEET NUMBER
S2
OF
3



NOTE: NEW TEMPORARY TRAILER IS A PREMANUFACTURED, SECURE AND WEATHER TIGHT PORTABLE TRAILER WITH NO PLUMBING. SIZE = 40' LONG X 8' WIDE X 7'-6" CLG HEIGHT.

NEW ELECTRICAL IS TO BE WIRED INTO EXISTING BUILDING PANEL WITH 60 AMP BREAKER, 120/204V

EXTERIOR FINISH/FRAME TO BE 14 GA STEEL.

FLOOR PLAN

1/4" = 1'-0"

ISSUED FOR	DATE
PLANNING	7.17.20

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ROARK GALT ARCHITECTS/LLC
A ARCHITECTURAL CONSULTATION

[redacted]

ARCHITECT SIGNATURE:

PROJECT DESCRIPTION:
SITE DESIGN FOR
PATIENT STATION MEDICAL MARIJUANA PROVISONING CENTER

ADDRESS:
539 SOUTH HURON
YPLIANTI, MICHIGAN

DRAWN BY: DJM

CHECKED: DJM

SCALE: 1/4' = 1'-0"

DATE: 7.17.20

JOB NUMBER: 20200022

TITLE: FLOOR PLAN

SHEET NUMBER

S3

OF

3

Notice of Amendment

Proposed amendment to *The Rules of Procedure and Bylaws of the Planning Commission of the City of Ypsilanti, Michigan as adopted April 17, 2019*.

Article III - Membership, Section 4. to be amended as follows:

Section 4. Each member of the Commission shall avoid conflicts of interest, including, but not limited to, deliberating on, voting on, or reviewing a case concerning the member; the immediate family or household of the member; property owned by or neighboring property owned by the member; or a corporation or partnership in which the member has an ownership, employment, or other financial interest; or when there is a reasonable appearance of a conflict of interest.

For the purposes of this section, a neighboring property shall include any property falling within the 300' notification radius described by Section 103 of the Zoning Act.

Potential conflicts of interest should be identified by the member prior to deliberation of the case. Members shall disclose, except where it violates a confidence, the general nature of the conflict, and the minutes shall so record the conflict and abstention. ~~The member shall remove themself from the meeting room during deliberation of the case.~~ The member with the conflict of interest may choose to remain in the meeting room, but must abstain from commenting and communicating during the case and its deliberation. Written comments may be transmitted to the Chair and/or City Planner by the member before the meeting, and may be read aloud by the Chair.

Notice of Amendment

August 19, 2020

Proposed amendment to *The Rules of Procedure and Bylaws of the Planning Commission of the City of Ypsilanti, Michigan as adopted April 17, 2019*.

Article V- Meetings, Section 5. to be amended as follows:

Section 5. The normal order of business at meetings shall be as follows:

1. Call to order
2. Roll call
3. Approval of minutes
4. Audience participation
5. Committee Reports
6. Any business item requiring a public hearing
7. Old business
8. New business
9. Adjournment