

1. 7:00 P.M. Planning Commission September 2020 Regular Meeting

Documents:

01 - SEPTEMBER 2020 AGENDA.PDF
02 - VIRTUAL MEETING NOTICE.PDF
03 - AUGUST 2020 MINUTES.PDF
04 - 505 TYLER RD..PDF
05 - 815 HURON RIVER DRIVE.PDF
06 - 539 S. HURON ST..PDF
07 - DRAFT BYLAWS AMENDMENT.PDF
08 - NMAC SEPTEMBER MEETING MINUTES.PDF
FULL PACKET.PDF

Agenda
Planning Commission - Virtual Meeting
Wednesday, September 16, 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, September 16.

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

- August 19, 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: Automobile Sales at 505 Tyler Rd.
 - Public Hearing
- Special Use Permit & Limited Site Plan Review: Recreational Marihuana Microbusiness at 815 Huron River Drive.
 - Public Hearing
- Special Use Permit Expansion & Site Plan Review: Medical marijuana provisioning center/recreational marihuana retailer at 539 S. Huron St.
 - Tabled from August 19, 2020 Meeting

VI. Old Business

- Draft Bylaws Amendment

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, September 16, 2020 at 7 p.m. The meeting will be 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.

September 16, 2020 Planning Commission Meeting Virtual Access Link

<https://us02web.zoom.us/j/82667823849>

When prompted, enter **Meeting ID:** 826 6782 3849

September 16, 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:** 826 6782 3849, 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: September 11, 2020

MINUTES

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

III. Approval of Minutes

- July 15, 2020 Meeting

Motion to approve

Offered By: Commissioner Jugenitz; Seconded By: Commissioner Hollifield

Approved: Yes – 6; No – 0; Absent – 2 (Donnelly, Talaga)

Motion to amend the agenda to move committee reports after audience participation

Offered By: Commissioner Hollifield; Seconded By: Commissioner Jugenitz

Approved: Yes – 6; No – 0; Absent – 2 (Donnelly, Talaga)

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 Jugenitz; Seconded By: Commissioner Hollifield

Approved: Yes – 6; No – 0; Absent – 2 (Donnelly, Talaga)

No audience participation.

Motion to close audience participation

Offered By: Commissioner Jugenitz; Seconded By: Commissioner Hollifield

Approved: Yes – 6; No – 0; Absent – 2 (Donnelly, Talaga)

V. Committee Reports

- Non-Motorized Committee Report

Commissioner Davis Jr. spoke about the nonmotorized plan update. Commissioner Talaga had done a lot of work on that, and he is taking that baton. They are looking for a plan that best works for the governor's directive. This committee really want to get work done this year and request that committee members meet monthly. There is a strain on staff for closed captioning, but the committee could do the CC for their own meeting.

- **Housing Affordability and Accessibility Committee Report**

Members of the committee met with Andy to discuss which portions of the report should be integrated into the master plan. There will be a special work session with council on housing affordability issues.

VI. Presentations and Public Hearing Items

- Special Use Permit & Limited Site Plan Review: Group Child Care Home at 416 Ainsworth Circle

Staff gave a presentation to the Commission.

416 Ainsworth is zoned R-1. This is for a group childcare home zoned that is a state licensed facility that will host 7-12 children. The property is large and exceeds play area requirements .25 acres and 1500 square foot house. The installation of screening of 80% is required. Staff recommends the planning commission approve the special permit.

Applicant: Princess Rankin is excited to move back to the neighborhood she grew up in. Her daycare has been open for 5 years, she has 17 years of experience, and an EMU degree. She teaches the high scope curriculum.

The applicant and commission discussed options for fencing in the front yard. The city does not allow opaque screening in the front yard.

Public Hearing

Motion to open the public hearing.

Offered By: Commissioner Jugenitz; Seconded By: Commissioner Hollifield

Approved: Yes – 6; No – 0; Absent – 2 (Donnelly, Talaga)

Seeing none.

Motion to close the public hearing.

Offered By: Commissioner Hollifield; Seconded By: Commissioner Jugenitz

Approved: Yes – 6; No – 0; Absent – 2 (Donnelly, Talaga)

No discussion, the commission agreed that the application was straight forward.

Motion that the Planning Commission approve the Special Use Permit for the group childcare 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.

Offered By: Commissioner Jugenitz; Seconded By: Commissioner Hollifield

Approved: Yes – 6; No – 0; Absent – 2 (Donnelly, Talaga)

Motion that 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.*

Offered By: Commissioner Simmons; Seconded By: Commissioner Hollifield

Approved: Yes – 6; No – 0; Absent – 2 (Donnelly, Talaga)

- Special Use Permit & Limited Site Plan Review: Medical marijuana provisioning center/recreational marihuana retailer at 1070 Huron River Drive
Staff gave a presentation to the commission.
Indica LLC aka Sticky Ypsi is looking to transfer to a property next door to the old McDonalds at 1070 Huron River Dr. The primary use is medical and retail in nature. The zoning ordinance mentions drive thru facilities are prohibited. There is a bus stop within 300 ft, there is room to improve connection for pedestrian access.
Staff recommends approval with conditions.

Elimination of parking spaces, distance regulations, access management opportunities, walkability for Huron River Drive were discussed.

Jacob: Applicant, Indica LLC

Indica LLC remains in compliance with the state and City, and our adult use license and permit going well. The opportunity to repurpose the abandoned building was a good investment. We are needing to grow and expand; it has always been in the plan. This is the perfect opportunity, close to our current location, customers are familiar and know us. The State of Michigan allows us to provide curbside service, allows home delivery. I understand that the city has decided that it wants to eliminate drive-throughs. We would appreciate being able to utilize that during this time to use for curbside according to regulation.

Public Hearing

Motion to open the public hearing.

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

Approved: Yes – 6; No – 0; Absent – 2 (Donnelly, Talaga)

Seeing none.

Motion to close the public hearing.

Offered By: Commissioner Jugenitz; Seconded By: Commissioner Hollifield

Approved: Yes – 6; No – 0; Absent – 2 (Donnelly, Talaga)

*Motion that the Planning Commission **approve** the Special Use Permit for medical marijuana provisioning center and recreational marijuana 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.*

Offered By: Commissioner Jugenitz; Seconded By: Commissioner Hollifield

Approved: Yes – 6; No – 0; Absent – 2 (Donnelly, Talaga)

*Motion that 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.*
- *Applicant provide dimensions for parking spaces and aisles for staff review*

Offered By: Commissioner Jugenitz; Seconded By: Commissioner Simmons

Approved: Yes – 6; No – 0; Absent – 2 (Donnelly, Talaga)

- Special Use Permit Expansion & Site Plan Review: Medical marijuana provisioning center/recreational marijuana retailer at 539 S. Huron St.

Staff presented the application to the commission.

The applicant is willing to make the trailer connecting to the rear a permanent structure.

Marijuana is not permitted to be stored in a temporary building.

There is a stand-alone trailer that should be part of this review.

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.

The setback of the trailer was not addressed in the plan, and should be included, the second trailer is placed on property lines.

Staff recommends the Planning Commission approve the Special Use Permit expansion and the site plan for the Patient Station at 539 S Huron.

Commissioner Dunwoodie expressed concern over temporary approvals.

This would be something the building department would have to sign off on.

Applicant: Dennis Crowlin, attorney. Jim and Eric Nemith of Patient Station are also present.

Applicant stated that the building department expressed that they will work with them. Their building is small, and an approval would make a big difference for the business. They are happy to comply with any building code. They are hoping to break ground with the new building soon.

Public Hearing

Motion to open the public hearing.

Offered By: Commissioner Jugenitz; Seconded By: Commissioner Hollifield
Approved: Yes – 6; No – 0; Absent – 2 (Donnelly, Talaga)

Seeing none.

Motion to close the public hearing.

Offered By: Commissioner Jugenitz; Seconded By: Commissioner Simmons
Approved: Yes – 6; No – 0; Absent – 2 (Donnelly, Talaga)

The commission discussed moving forward or tabling approval because commissioners felt the application needed to be revised to reflect one temporary trailer, and one permanent trailer. The special use permit conditions would need to be revised to reflect two different trailers. Due diligence should be made in order to not appear preferential to the applicant.

*Motion that 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. One temporary trailer shall not become permanent.*
- 3. No marijuana shall be stored or contained in the temporary trailer.*

Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Hollifield
Failed: Yes – 3 (Hollifield, Dunwoodie, Davis Jr.) ; No – 3 (Jugenitz, Simmons, Bettis) ;
Absent – 2 (Donnelly, Talaga)

Commissioner Dunwoodie entertained a motion to table to allow for the review of a revised site plan that properly indicates temporary and permanent additions to the site.

Motion to table the Special Use permit for 539 S Huron

Offered By: Commissioner Jugenitz; Seconded By: Commissioner Simmons
Approved: Yes – 4 ; No – 2 (Davis Jr., Hollifield) ; Absent – 2 (Donnelly, Talaga)

Motion to table the Site Plan Review for 539 S Huron

Offered By: Commissioner Jugenitz; Seconded By: Commissioner Simmons
Approved: Yes – 5 ; No – 1 (Hollifield) ; Absent – 2 (Donnelly, Talaga)

VII. Old Business

- Draft Bylaws Amendments

Motion to adopt the 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 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.

Offered By: Commissioner Simmons; Seconded By: Commissioner Jugenitz

Approved: Yes – 6 ; No – 0 ; Absent – 2 (Donnelly, Talaga)

The commission reviewed a bylaw amendment to be voted on next meeting.

VIII. New Business

IX. Future Business Discussion / Updates

Staff asked the commission to consider setting consistent boundaries to all committees. The housing affordability committee has completed what has been asked by the commission and was a timed committee.

Staff asked committee members to consider providing closed captioning of their own meetings. Commissioner Jugenitz expects to dissolve the Housing and Affordability and Accessibility Committee after the City Council presentation coming up.

Commissioner Dunwoodie suggested dissolving the committee and continuing less formal working sessions. He does not want to cut off the work before it is done, but agrees that there has not been consistent quorum, or an official meeting in a while.

Commissioner Davis Jr. suggested that the committee stay in place until after the presentation and urged the committee to commit to provide closed captioning.

Commissioner Jugenitz thanked City Planner Aamodt for being thoughtful and careful by bringing the Patient Station application to the commission first.

X. Adjournment

Offered By: Commissioner Jugenitz; Seconded By: Commissioner Simmons

Approved: Yes – 6 ; No – 0 ; Absent – 2 (Donnelly, Talaga)



September 16, 2020

**Staff Review of Special Use and Limited Site Plan
Automobile Sales
505 Tyler Rd.**

GENERAL INFORMATION

Applicant: Exsell Smith
505 Tyler Rd.
Ypsilanti, MI 48198

Project: "Unique Auto Sales" – *Automobile Sales*

Public Hearing Date: September 16, 2020

Location: Tyler Rd. and S. Grove St. (Parcel ID 11-11-10-360-009)

Zoning: "GC" General Corridor

Action Requested: Approval

Staff Recommendation: Approval with Conditions

PROJECT AND SITE DESCRIPTION

The applicant is proposing an automobile sales lot at the 505 Tyler Rd. property. This building is a former medical office and now sits vacant. The property'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.

This parcel is 0.475 acres. The building fronts the intersection of Tyler Rd. and S. Grove St. There is access from both streets. 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 Location (2015 Aerial)



Figure 2: Front of site from Tyler Rd. (September 2020)



Figure 3: Front of site from Tyler Rd. (September 2020)



Figure 4: Street-side of site from S. Grove St. (September 2020)



Figure 5: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Construction business	GC
EAST	Personal art studio	GC
SOUTH	I-94 freeway	GC
WEST	Medical clinic	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.

- (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 use of land as an automobile sales lot should not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property, or public welfare. The applicant does not foresee this to be a high-intensity use; according to the sketch plan the applicant arranges for the display of a maximum of 13 automobiles. The zoning ordinance's specific regulations (Section 122-543) on outdoor sales lots state the use shall not generate excessive noise, odors, dust, or other impacts to nearby properties.

The attached garage is noted as a "clean up" area on the plans; this garage would be where any clean up or refinishing may take place if necessary. The zoning ordinance (§122-543d) requires any refinishing to take place in an enclosed building. The zoning ordinance does not allow for co-location of automobile repair and sales on the same lot (§122-515). The State's (LARA) licensing requires a separate state license for Auto Repair, so it may not be the applicant's intent to be conducting any major repairs anyways.

If the business wishes to sell other items, sales must take place within an enclosed building, or otherwise safely and securely stored between the hours of dusk to dawn (§122-543f).

- (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 site is designed well, as is, to serve this use. There is landscaping that exists in front and a fence on the north side of the property. According to §122-543c, "Planning Commission may specify hours of operation and stricter screening mechanisms to assure compatibility with adjacent uses." Staff suggests that if hours are not specified, then the applicant should provide lighting to the property.

- (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 at the intersection of Tyler Rd. and S. Grove St. and has access to both streets. There is a sidewalk with a wide margin that allows for adequate sightlines for transportation. There are bus stops right in front of the site.

- (5) *The proposed use shall not create additional requirements at public cost for public facilities and services that will be detrimental to the economic sustainability of the community.*

COMMENTS: None are anticipated.

CONDITIONS OF APPROVAL

§122-326

"Reasonable conditions may be required in conjunction with an approval. The conditions may include conditions necessary to ensure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity, to conserve natural resources and energy, to ensure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner. Conditions imposed must do all of the following:

- (1) Be designed to protect natural resources, the health, safety, and welfare, as well as the social and economic well-being.*
- (2) Be related to the valid exercise of police power and purposes which are affected by the proposed use or activity.*
- (3) Be necessary to meet the intent and purposes of this chapter, be related to standards established in this chapter, and be necessary to ensure compliance with those standards."*

Items to be addressed: None.

SITE PLAN: CRITERIA AND REVIEW

§122-311

For zoning compliance reviews, or plans where a Special Use permit is required but no site changes will likely be needed, the applicant may, at the determination of the City Planner, submit a limited site plan for review in lieu of a full site plan per §122-309(t).

STANDING

§122-311(a)

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

REQUIREMENTS

§122-311(b)

"The proposed site plan conforms with all the provisions and requirements, as well as the spirit and intent of this chapter and the Master Plan. The proposed development will meet all the regulations of the zoning district in which it is located."

Figure 6: Requirements

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-477 BUILDING TYPE	Determined by lot size	Single story commercial	Unchanged
§122-543 USE-SPECIFIC	Open-front or open-air businesses; outdoor sales of new or used automobiles		
	<i>All loading and parking areas for open air businesses shall be confined within the boundaries of the site, and shall not be permitted to spill over onto adjacent public rights-of-way. Curbs or wheel stops shall separate parking areas from all sidewalks.</i>	Wheel stops are located right where sidewalk meets site.	No change proposed. Applicant shall move wheel stops so that a motor vehicle cannot park on or hang over any part of the sidewalk.

Figure 7: Sketch Plan Capture



Figure 8: Zoomed Photo of Existing Wheel Stops



Items to be Addressed: Wheel stops must be placed so that no vehicle may park on or hang over any part of the sidewalk.

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, which an attached storage area and garage to the rear and side.

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."

This is a site which is automobile-oriented, zoned "GC." There is adequate access to and from the site from both Tyler Rd. and S. Grove St.

Figure 9: 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. Applicant shall stripe spaces in accordance with zoning ordinance.
§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 11 spaces prompts 1 required barrier free spaces.	Not known.	None noted. Applicant shall provide at least one barrier free parking space.
§122-684 Screening & Landscaping (external)	Screened in accordance with 703 if abutting R1, MD, CN, CN-Mid, CN-SF	Fence on the north edge of lot.	Abutting lots are zoned GC, none required.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
	3'-4' screen 80% opacity where visible from ROW	Landscaping screening the front of site.	None proposed. Site is satisfactory.
§122-691 Motor spaces	Motor vehicle sales: <i>1 for each 500 square feet of usable floor space of sales room, plus 1 for every 500 square feet of outdoor sales area, plus 1 for each 1 auto service stall in service areas, plus 1 space per employee on the largest employment shift.</i> Therefore if business is 1920 square feet (from BSA Assessing data) plus outdoor sales area is 2100 square feet (13 standard 9'x18' parking spaces), staff calculates requirement to be 3.84 (4 spaces) plus 4.2 (4 spaces) then a base requirement of 8 spaces plus 1 space per employee on largest shift.	11 for business. Staff interprets the intent of 13 spaces for display to NOT be part of the parking count, rather "outdoor sales area."	11 parking spaces complies with zoning ordinance. A discount of 2 spaces due to proximity to transit is offered (see below), therefore making the base parking requirement 6 spaces, plus one per employee on maximum shift.
§122-693 Bicycle spaces	1 per 5 motor spaces, minimum of 2	No existing spaces.	None proposed. Applicant to provide 3 bike parking spaces/loops.
§122-692 Parking discounts	Transit	Eligible	2 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..

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§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.	Existing appears to conform.	No changes- appears to conform.

Items to be Addressed:

- Parking spaces shall be striped in accordance with the zoning ordinance §122-685.
- At least one barrier free parking space shall be provided.
- Applicant shall confirm number of employees on maximum shift.
- Applicant shall provide 3 bicycle parking loops.

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 10: 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	Any new or altered commercial use that has an outdoor trash storage area must comply with the requirements in §122-608	Trash receptacle/dumpster situation not known.	None proposed. Trash storage area must be on a paved pad, and screened with an enclosure in accordance with §122-608f.
§122-631 Landscape plan	Not required.		

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-634 Screening Between Land Uses <i>if conflicting use</i>	Not required		
§122-636 Street Trees	1 tree per 30' of lineal frontage, centered between sidewalk and back of curb:	About 7 small trees as part of front landscaping.	Site is satisfactory.

Figure 11: Google Street-view Capture of Dumpster (July, 2019)



Items to be Addressed:

- If business is to be open during night hours, applicant shall submit a lighting plan conforming with the provisions of 122-609.
- Trash storage area must be on a paved pad, and screened with an enclosure in accordance with §122-608f.

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."

None required for this scope of work.

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. While most automobile uses are not "green and creative," the allowance of this special land use would allow a business to locate in the City and potential to build a local business and local employment opportunities.

STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends the Planning Commission **approve** the Special Use Permit for automobile sales use at 505 Tyler Rd. 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: SITE PLAN

Staff recommends the Planning Commission **approve** the Limited Site Plan for 505 Tyler Rd. 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:

- Wheel stops must be placed in a manner so that no vehicle may park on or hang over any part of the sidewalk.
- Signage to be applied for separately.
- Parking spaces shall be striped in accordance with the zoning ordinance §122-685.
- At least one barrier free parking space shall be provided.
- Applicant shall confirm number of employees on maximum shift.
- Applicant shall provide 3 bicycle parking loops.
- Applicant shall submit a lighting plan conforming with the provisions of 122-609 if business is to be operated during night hours.
- Trash storage area must be on a paved surface, and screened with an enclosure conforming with §122-608f.

Andy Aamodt
City Planner, Community & Economic Development Department

CC File
 Applicant



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	Exsell Smith		
Address	[REDACTED]		
Phone	[REDACTED]	Email	[REDACTED]

Property

Address	505 Tyler Rd.	Parcel ID	505 Tyler Rd. 11-11-10-360-009 and 11-99-04-000-350
Property owner*	Exsell Smith		

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

Project

Name of project	Unique Auto Sales
Current use	Medical Building
Proposed use**	Unique Auto Sales proposes to contribute to the City of Ypsilanti community by using the building located at 505 Tyler Rd. to sell affordable vehicles. As the owner and a long time resident of almost 20 yrs, I have an appreciation for our community and only want to uplift and contribute to the residents well being. I know what it's like to give back. I've spent several years volunteering at the Ypsilanti Hope Center in the kitchen cleaning, cooking and serving the homeless. I intend to sell affordable cars and continue to accept low income government issued car vouchers I'm willing to donate cars to the Ypsilanti Community High School auto and body shops.

Rationale for request**

This particular area and residence will benefit from having Unique Auto Sales work in the community. If my request is granted I will be the only Afro-American automotive dealer in the City of Ypsilanti. I believe by allowing this special use permit, it will inspire all young children and teenagers (especially black children) to believe that one day they can own a business themselves. I will not perpetuate the stereotypes that are associated with traditional automotive sales. Thank you and I look forward to meeting you all.

**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.

Signature

Date

8/21/20

Print Name

Exsell Smith

*****FOR OFFICE USE ONLY*****

SKETCH PLAN REVIEW APPLICATION
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

Applicant

Name Exsell Smith		
Address [REDACTED]		
City [REDACTED]	State [REDACTED]	Zip [REDACTED]
Phone [REDACTED]	Email [REDACTED]	

Property

Name of project Unique Auto Sales
Address 505 Tyler Rd.
List all parcel identification numbers included in development 505 Tyler Rd. 11-11-10-360-009 and 11-99-04-000-350
Property owner* N/A
Current use Medical Building
Proposed use Automotive Sales
Current zoning Commercial
Legal description of property (may be attached) OLD SID - 11 11-020-173-00 YP CITY 1-E176B LAND COM AT A PT. 111.36'N &90.8' E OF SW COR SEC 10, T3S-R7E ON ELY LINE GROVE STREET, TH E 107.2 FT, TH N 20', TH E 128.24', TH S 130.5' TO TYLER ROAD, TH W 108.46', TH NWLY 169.83' ON E LINE GROVE ST TO BEG, EXCEPT S 33' IN TYLER ROAD.

*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: 8/21/20
Print Name: Exsell Smith	

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

Sketch Plan Required Information Checklist

This checklist **must** be completed by the sketch plan designer and submitted with your application. The City Planner or Planning Commission may require other data they deem necessary. **Four copies of the plans are required, as well as one electronic copy (PDF preferred).**

The Planning and Development Department will reject any incomplete submission.

Project-identifying information	
X	Name of project
X	Brief description of project
X	Location map showing major thoroughfares and site location (no scale necessary)
X	Name, address and phone number of the site owner
N/A	Name, address and phone number of the developer (if different)
N/A	Name, address and phone number of the plan designer
Existing conditions	
X	Scale (minimum of one inch equals 200 feet), north arrow, date of original drawing and any revisions
X	Area of the site in square feet and acres, excluding all existing and proposed rights-of-way.
X	Property lines and dimensions, including lines and dimensions of all rights-of-way & easements.
X	All structures and accessory structures, their uses and dimensions. These include but are not limited to buildings, signs, drives, parking areas, sidewalks, utilities, lighting, fences, flagpoles, and dumpsters/refuse collection areas.
X	Use(s) of existing buildings
X	Existing landscaping
X	Existing zoning of the site and all adjacent properties
Proposed conditions	
X	Scale (minimum of one inch equals 200 feet), north arrow, date of original drawing and any revisions
N/A	Any changes to site dimensions, and completed <i>Lot Split/Combination Application</i>
X	Any changes to zoning, and completed <i>Zoning Map Amendment or Text Amendment Application</i>
N/A	Any variances requested, and completed <i>Variance Application</i>
X	Any changes to rights-of-way or easements on the property
X	All structures and accessory structures, their uses and dimensions, and addition information that may be required by code. These include but are not limited to buildings, signs, drives, parking areas, sidewalks, utilities, lighting, fences, flagpoles, and dumpsters/refuse collection areas.
N/A	Location and dimensions of any open-air uses, such as outdoor cafes, open-air sales, or outdoor storage
X	Parking areas, access drives, or sidewalks, showing the method of surfacing, number and size of spaces, aisles, loading areas, and handicapped access ramps.
X	<i>If Requested By City Planner:</i> Landscape plan in accordance with Article XI, division 5 of the Zoning Ordinance. Existing vegetation that is to be retained on the site shall be shown.
X	<i>For a Multi-family Use, or, If Requested By City Planner:</i> Building floor plans.

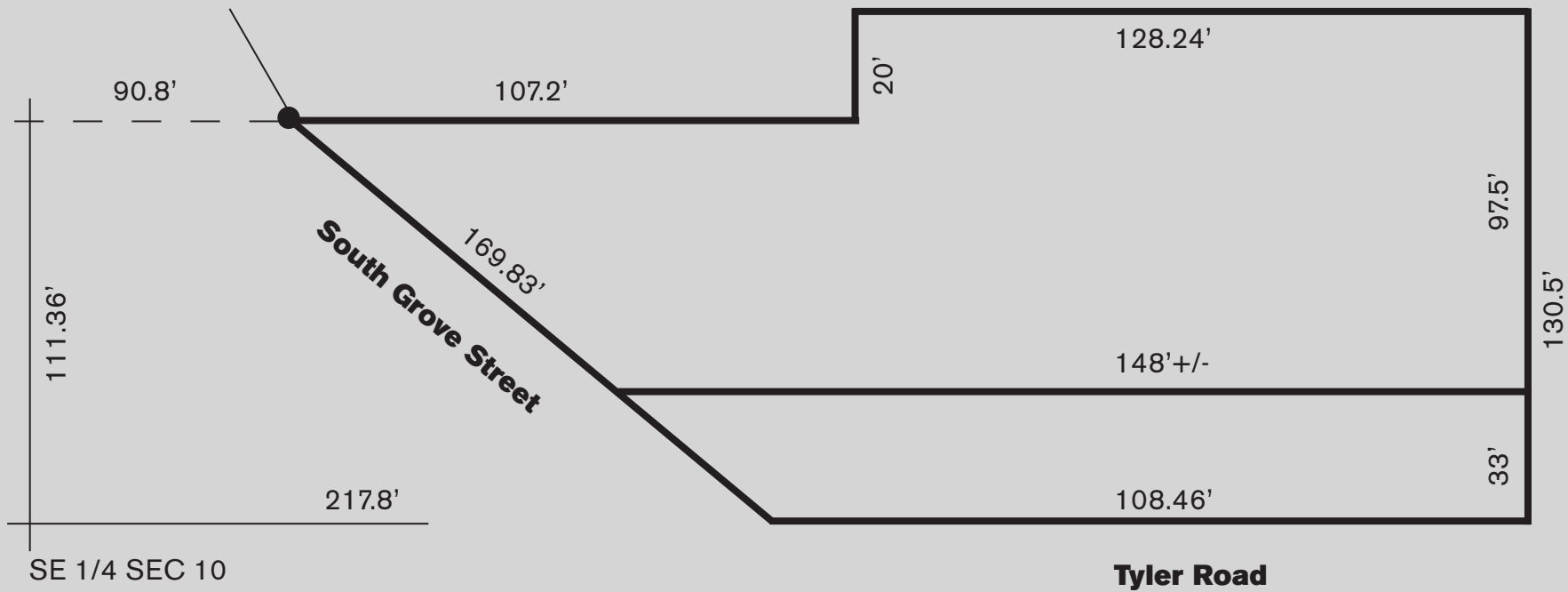
Site designer initials: 

*****FOR OFFICE USE ONLY*****



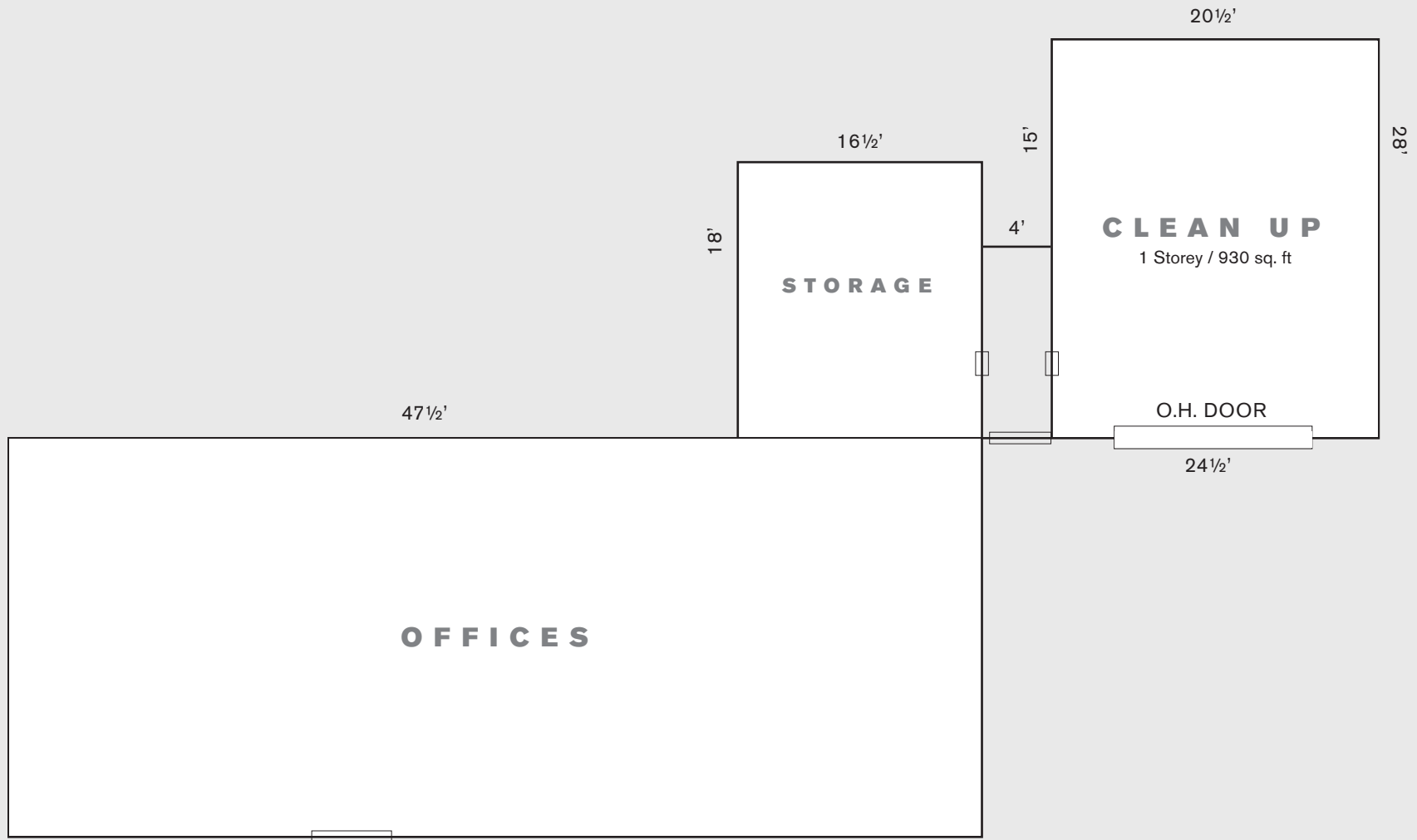
Unique Auto Sales
505 Tyler Road
Ypsilanti, Michigan 48198

Overview of Google image showing
505 Tyler Road as a location in
context/accessibility/parking/entrances/exits



Unique Auto Sales
505 Tyler Road
Ypsilanti, Michigan 48198

Overview of 505 Tyler Road showing property lines
and approximate measurements





Unique Auto Sales
505 Tyler Road
Ypsilanti, Michigan 48198

Image showing buildings and entrance to
505 Tyler Road



Unique Auto Sales
505 Tyler Road
Ypsilanti, Michigan 48198

Image showing signage for 505 Tyler Road



September 16, 2020

**Staff Review of Special Use and Limited Site Plan
Recreational Marihuana Microbusiness
815 Huron River Drive**

GENERAL INFORMATION

Applicant: Mahmood Kasham
815 Huron River Drive
Ypsilanti, MI 48198

Project: "Planet Jane" – *Recreational Marihuana Microbusiness*

Public Hearing Date: September 16, 2020

Location: Huron River Drive and Lowell St. (Parcel ID 11-11-04-266-002)

Zoning: "GC" General Corridor

Action Requested: Approval

Staff Recommendation: Approval with Conditions

PROJECT AND SITE DESCRIPTION

The applicant is proposing a recreational marihuana microbusiness ("microbusiness") out of the existing building at 815 Huron River Drive. The building is currently a laundromat and barber shop and will transition into the microbusiness pending approvals. The property'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.

This parcel is 0.937 acres. The building fronts the intersection of Huron River Drive and Lowell St. There is access from both streets. 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.

Recreational marihuana microbusinesses are defined in the zoning ordinance (and similarly defined in state law) as facilities "licensed to cultivate not more than 150 marihuana plants; process and package marihuana; and sell or otherwise transfer marihuana to individuals who are 21 years of age or older or to a marihuana safety compliance facility, but not to other marihuana establishments."

Figure 1: Subject Site Location (2015 Aerial)



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



Figure 3: Front of site from Huron River Drive (September 2020)



Figure 4: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Railroad; Apartments; Printing	GC
EAST	Warehouse	GC
SOUTH	EMU parking lot	GC
WEST	Gas station/Corner store	GC

Figure 5: Section 122-549 Zoning Ordinance Excerpt

Sec. 122-549. Recreational marihuana microbusiness.

- (a) Generally. Nothing in this Chapter, or in any companion regulatory provision adopted in any other provision of this Code, is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution for growing, sale, consumption, use, distribution, or possession of marihuana not in strict compliance with the State of Michigan laws and rules. Also, since Federal law is not affected by the Act or the General Rules, nothing in this Chapter, or in any companion regulatory provision adopted in any other provision of this Code, is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution under Federal law.
- (b) The following standards for Recreational Marihuana Microbusiness apply:
 - (1) The facility shall operate at all times in compliance with the General Rules of the Michigan Department of Community Health, the MRTMA as well as any and all administrative rules or regulations contained or adopted under the authority therein;
 - (2) The site shall not be located within one thousand (1,000) feet of a school, as measured from the outermost boundaries of the lot or parcel on which the growing and/or processing facility and to the outermost boundaries of the lot or parcel on which the school is located;
 - (3) The Recreational Marihuana Microbusiness facility site shall not be located within one thousand (1,000) feet of a lawfully existing recreational marihuana microbusiness, and five hundred (500) feet from other types of marihuana facilities as measured from the outermost boundaries of the lot or parcel on which the proposed recreational marihuana facility and to the outermost boundaries of the lot or parcel on which the lawfully existing marihuana facility is located;
 - (4) Use of marihuana is prohibited on the premises unless otherwise noted;
 - (5) All activity related to the safety and compliance shall be done indoors;
 - (6) The premises shall be open for inspection upon request by the Building Official the Fire Department and law enforcement officials for compliance with all applicable laws and rules, during the stated hours of operation/use and as such other times as anyone is present on the premises.
 - (7) If the Recreational Marihuana Microbusiness ceases operation for a length of time of one-hundred-twenty (120) days or greater, any Special Use permit shall expire;
 - (8) Drive-through and walk-up or similar facilities shall be prohibited;
 - (9) All recreational marihuana shall be contained within the main building in an enclosed, locked facility in accordance with the General Rules of the Michigan Department of Community Health, the MRTMA as well as any and all administrative rules or regulations contained or adopted under the authority therein administrative rules or regulations contained or adopted under the authority therein;
 - (10) That portion of the structure where the storage of any chemicals shall be subject to inspection and approval by the Ypsilanti Fire Department to insure compliance with the Michigan Fire Protection Code;
 - (11) All Recreational Marihuana Microbusiness facility must be registered with and licensed by the State Department of Licensing and Regulatory Affairs, as well as be permitted under Chapter 8 of the City Code of Ordinances;
 - (12) Growing, cultivation, processing, testing and sales of recreational marihuana in the microbusiness is allowed so long as it's done within the facility and has a maximum of 150 plants as allowed by the MRTMA and the MRA with LARA.
 - (13) There shall be no other accessory uses permitted within the same building, other than those clearly necessary for continued operation, such as offices, employee facilities, and storage.

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. The site complies with the locational requirements from schools and other marijuana facilities.

- (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 and safety is a consideration, and must be taken into account.

Microbusinesses have a light-industrial aspect to their productions as they handle growing and processing on site. This site appears to fit this use appropriately; from the proposed microbusiness building, the closest building nearby is the corner store more than 60 feet away. Furthermore, the State (MRA) has administrative rules for which microbusinesses need to adhere to, especially pertaining to fire and safety (R 420.208).

The use of land as a microbusiness promotes the land in a social and economically sustainable manner, especially considering the applicant is proposing solar panels on the roof and green roof features.

- (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 adequate screening at this site, as a fence and trees are located along the west property line and a retaining wall separates the EMU parking lot from the site. Because of the "vertical integration" nature of microbusinesses, there should not be much loading/unloading involved.

- (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 at the intersection of Huron River Drive and Lowell St. and has access to both streets. A sidewalk with a relatively wide margin are located along the street.

- (5) *The proposed use shall not create additional requirements at public cost for public facilities and services that will be detrimental to the economic sustainability of the community.*

COMMENTS: None are anticipated.

CONDITIONS OF APPROVAL

§122-326

"Reasonable conditions may be required in conjunction with an approval. The conditions may include conditions necessary to ensure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity, to conserve natural resources and energy, to ensure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner. Conditions imposed must do all of the following:

- (1) Be designed to protect natural resources, the health, safety, and welfare, as well as the social and economic well-being.*
- (2) Be related to the valid exercise of police power and purposes which are affected by the proposed use or activity.*
- (3) Be necessary to meet the intent and purposes of this chapter, be related to standards established in this chapter, and be necessary to ensure compliance with those standards."*

Items to be addressed: None.

SITE PLAN: CRITERIA AND REVIEW

§122-311

For zoning compliance reviews, or plans where a Special Use permit is required but no site changes will likely be needed, the applicant may, at the determination of the City Planner, submit a limited site plan for review in lieu of a full site plan per §122-309(t).

STANDING

§122-311(a)

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

REQUIREMENTS

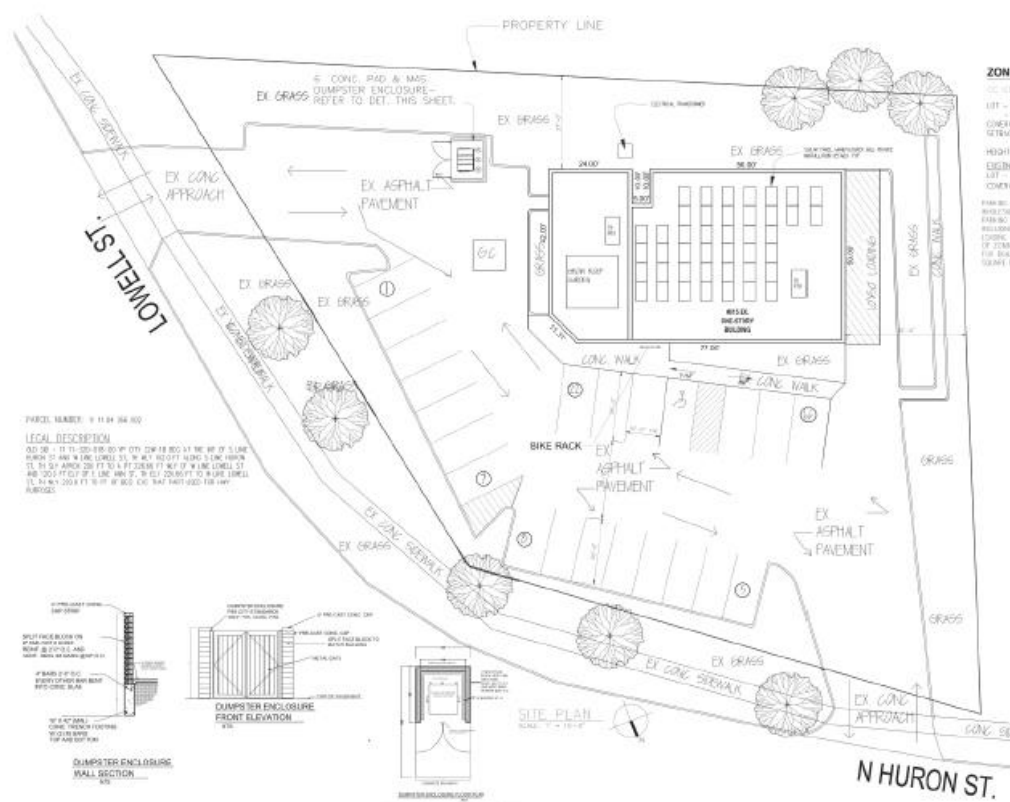
§122-311(b)

"The proposed site plan conforms with all the provisions and requirements, as well as the spirit and intent of this chapter and the Master Plan. The proposed development will meet all the regulations of the zoning district in which it is located."

Figure 6: Requirements

ORDINANCE REFERENCE		REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-477	BUILDING TYPE	Determined by lot size	Single story commercial	Unchanged.
§122-549	USE-SPECIFIC	Recreational marihuana microbusiness		

Figure 7: Limited Site Plan Capture



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."

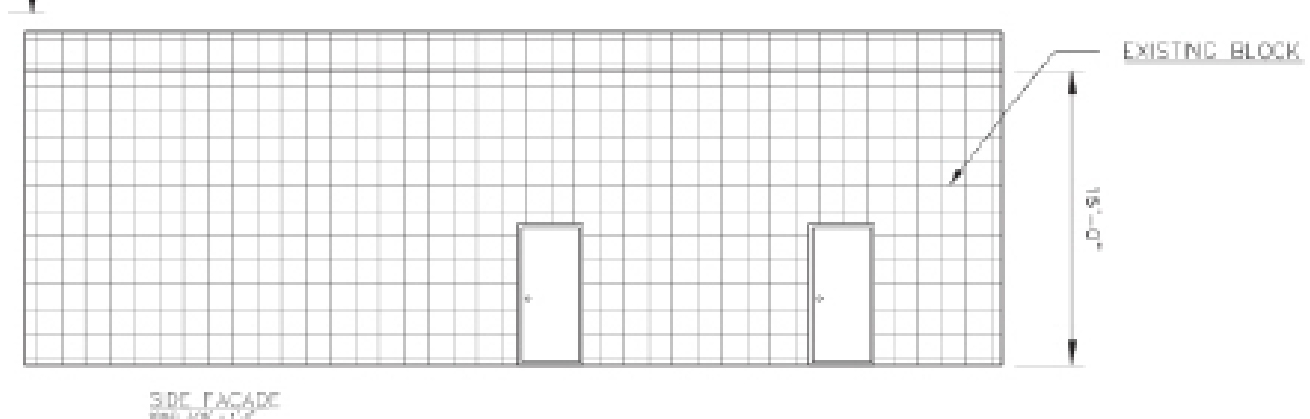
There is one 4,168 square foot building on the site, designed as a two suite commercial building. The entire building will be used for the microbusiness use.

It should be noted that a *single-story commercial* building type (§122-477.SC) requires a *thoroughfare commercial* (§122-485) private frontage, providing for a 50% ground floor transparency. This existing building is legal nonconforming in that aspect, but existing windows at the retail portion of the building should not be replaced with opaque wall. See figures 8 and 9 below. Windows may be repaired or restored but should not be eliminated because that would be increasing the nonconformity. Pertaining to the growing and processing portions of the building, windows may be replaced with opaque wall as those operations should take place in an enclosed and discreet location.

Figure 8: Photo of Building (Side Elevation, September 2020)



Figure 9: Site Plan Side Elevation Capture



Items to be Addressed: The amount of ground-floor transparency should not be decreased at the retail portion of the building.

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."

This property is zoned "GC." There is adequate access to and from the site from both Huron River Drive and Lowell Street. Considering the traffic patterns, a vehicle accessing the site can either turn right into the site from Huron River Drive or Lowell Street (southbound), or turn left into the site from Huron River Drive (northbound). A vehicle exiting the site can turn either direction from the north curb-cut, but must take a right-turn only onto Lowell St. from the southeast curb-cut.

Figure 10: 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)	Existing striped spaces. Dimensions not known.	Re-use of existing striped spaces.
§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 11 spaces prompts 1 required barrier free spaces.	1 existing.	1 existing. Complies.
§122-684 Screening & Landscaping (external)	Screened in accordance with 703 if abutting R1, MD, CN, CN-Mid, CN-SF	Fence on the west edge of lot and retaining wall on the south edge of lot.	Abutting lots are zoned GC, none required.
	3'-4' screen 80% opacity where visible from ROW	No parking lot screening/landscaping.	Parking lot 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: <i>1 per 250 gross sf.</i> 589 square feet retail = 2 required parking spaces. Assembly, processing or manufacturing: <i>1 per each 1,000 square feet of gross floor area for assembly, processing and manufacturing and storage areas, and 1 space per 300 square feet of office area.</i> 3,579 growing and processing = 4 required parking spaces. Grand total = 6 required parking spaces.	22 spaces existing. Technically an over-parking but site plan proposes no increase, therefore legal nonconforming.	22 spaces. No change to existing.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-693 Bicycle spaces	1 per 5 motor spaces, minimum of 2	No existing spaces.	Applicant provides bike rack; shall provide 5 spaces/loops.
§122-692 Parking discounts	Transit		
	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.	Existing appears to conform.	No changes- appears to conform.

Items to be Addressed:

- Provide a "right turn only" directional sign for vehicles exiting onto Lowell Street.
- Provide off-street parking landscaping or screening in conformance with 122-684 and 122-675.
- Bike rack shall contain five spaces/loops.

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 11: 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 fixtures on-site but lighting levels are unknown.	No changes to existing. Lighting levels shall be verified.
§122-608 Refuse Containers	Any new or altered commercial use that has an outdoor trash storage area must comply with the requirements in §122-608	Not known.	Dumpster and enclosure proposed southeast of building. Applicant shall confirm height.
§122-631 Landscape plan	Not required.		
§122-634 Screening Between Land Uses <i>if conflicting use</i>	Not required		
§122-636 Street Trees	1 tree per 30' of lineal frontage, centered between sidewalk and back of curb:	About 9 trees as part of front landscaping.	Site is satisfactory.

Figure 12: Screening on West Property Line (September 2020)



Items to be Addressed:

- Applicant shall submit a lighting plan conforming with the provisions of 122-609.
- Applicant shall provide height of dumpster enclosure conforming with 122-608.

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."

None required for this scope of work.

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 proposal 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 recreational marihuana microbusiness use at 815 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.

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends the Planning Commission **approve** the Limited Site Plan for 815 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:

- The amount of ground-floor transparency shall not be decreased at the retail portion of the building.
- Applicant provide a "right turn only" directional sign for vehicles exiting onto Lowell Street.
- Applicant provide off-street parking landscaping or screening in conformance with 122-684 and 122-675.
- Bike rack shall contain five spaces/loops.
- Applicant shall submit a lighting plan conforming with the provisions of 122-609.
- Applicant shall confirm height of dumpster enclosure conforming with 122-608.

Andy Aamodt
City Planner, Community & Economic Development Department

CC File
 Applicant



**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 Mahmood T Kasham	
Address [REDACTED]	
Phone [REDACTED]	Email [REDACTED]

Property

Address 815 N Huron St	Parcel ID 11 11 04 266 002
Property owner* Turner Kash Parker Property Managment LLC	

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

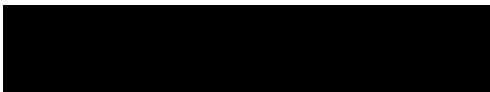
Project

Name of project Planet Jane
Current use Laundry Mat/Barbershop
Proposed use** Recreationtioanl Marihuana Mircro-business

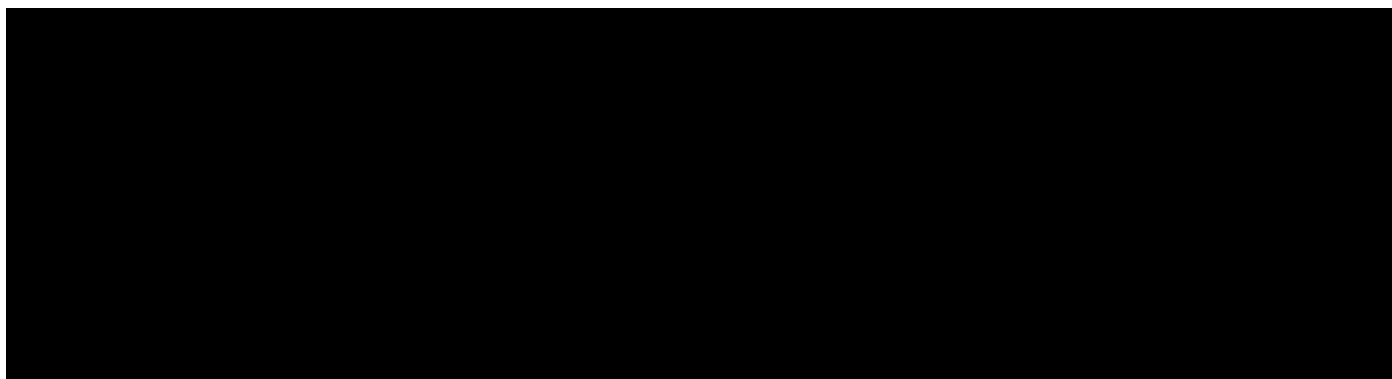
Rationale for request**
we are asking for a special use permit for this site to open and operate a recreationl micro business.
we feel that this is an oppurtune site to open and operate the business. it will be a green property which
includes many green features like solar panels, and a green roof. it will also help create jobs for residents
of the city of Ypsilanti as well.

**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.	
Signature 	Date 08/21/2020
Print Name Mahmood T Kasham	

*****FOR OFFICE USE ONLY*****



SITE PLAN REVIEW APPLICATION
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

Applicant

Name Nasem Kasham, Mahmood Kasham		
Address [REDACTED]		
City [REDACTED]	State [REDACTED]	Zip [REDACTED]
Phone [REDACTED]	Email [REDACTED]	

Property

Name of project Planet Jane
Address 815 N Huron St
List all parcel identification numbers included in development 11-11-04-266-002
Property owner* Turner Kash Parker Property Managment LLC
Current use Laundry Mat, Barbershop
Proposed use Micro-business (Recreational Marihuana)
Current zoning GC, General Corridor
Legal description of property (may be attached) *OLD SID - 11 11-320-018-00 YP CITY 32W-18 BEG AT THE INT OF S LINE HURON ST AND W LINE LOWELL ST, TH WLY 162.0 FT ALONG S LINE HURON ST, TH SLY APPROX 200 FT TO A PT 226.66 FT WLY OF W LINE LOWELL ST AND 120.0 FT ELY OF E LINE ANN ST, TH ELY 226.66 FT TO W LINE LOWELL ST, TH NLY 220.0 FT TO PT OF BEG; EXC THAT PART USED FOR HWY PURPOSES

*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: 08/18/2020
Print Name: Mahmood T Kasham	

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

Site Plan Required Information Checklist

This checklist **must** be completed by site plan designer and submitted with site plan review application. The City Planner or Planning Commission may require other data they deem necessary. **Four full-size folded copies of the plans are required, as well as one electronic copy (PDF preferred).**

The Planning and Development Department will reject any incomplete submission.

Project-identifying information	
OK	Name of project
OK	Brief description of project ON COVER PAGE
OK	Location map showing major thoroughfares and site location (no scale necessary)
OK	Name, address and phone number of the site owner , ON APPLICATION
OK	Name, address and phone number of the developer ON APPLICATION
OK	Name, address and phone number of the plan designer and their professional seal
Existing conditions	
OK	Scale (minimum of one inch equals 200 feet), north arrow, date of original drawing and any revisions
OK	Area of the site in square feet and acres, excluding all existing and proposed rights-of-way.
OK	Property lines and dimensions, including lines and dimensions of all rights-of-way & easements
OK	All structures and accessory structures, their uses and dimensions. These include but are not limited to buildings, signs, drives, parking areas, sidewalks, utilities, lighting, fences, flagpoles, and dumpsters/refuse collection areas.
OK	Location of abutting streets, existing and proposed rights-of-way, service drives, curb cuts, and access easements serving the site, as well as driveways opposite the site and all driveways within 100 feet of the site. The centerline of road rights-of-way shall be shown.
OK	Use(s) of existing buildings
OK	Existing landscaping
OK	Dimensions of all structures and lot lines within 50 feet of the site
OK	Existing zoning of the site and all adjacent properties
Proposed conditions	
OK	Scale (minimum of one inch equals 200 feet), north arrow, date of original drawing and any revisions
NA	Any changes to site dimensions, and completed <i>Lot Split/Combination Application</i>
NA	Any changes to zoning, and completed <i>Zoning Map Amendment or Text Amendment Application</i>
NA	Any variances requested, and completed <i>Variance Application</i>
NA	Any changes to rights-of-way or easements on the property
OK NA	All structures and accessory structures, their uses and dimensions, and addition information that may be required by code. These include but are not limited to buildings, signs, drives, parking areas, sidewalks, utilities, lighting, fences, flagpoles, and dumpsters/refuse collection areas.
OK	Building floor plans and architectural wall elevations.
NA	Location and dimensions of any open-air uses, such as outdoor cafes, open-air sales, or outdoor storage
EX	Parking areas, access drives, or sidewalks, showing the method of surfacing, number and size of spaces, aisles, loading areas, and handicapped access ramps.
EX	Landscape plan. Existing vegetation that is to be retained on the site shall be shown.
NA	Direction and method of stormwater drainage, ground elevations of all existing buildings, site contours at 2 foot intervals, drives and parking lots, and any unusual surface conditions. Include the method of collection; the method and location of the connection to existing stormwater system; and first flush method and type of device that is proposed.
NA	Indicate all areas of this site that are located within floodplains.
NA	If phased construction is to be used, each phase must be noted and each phase must stand on its own.

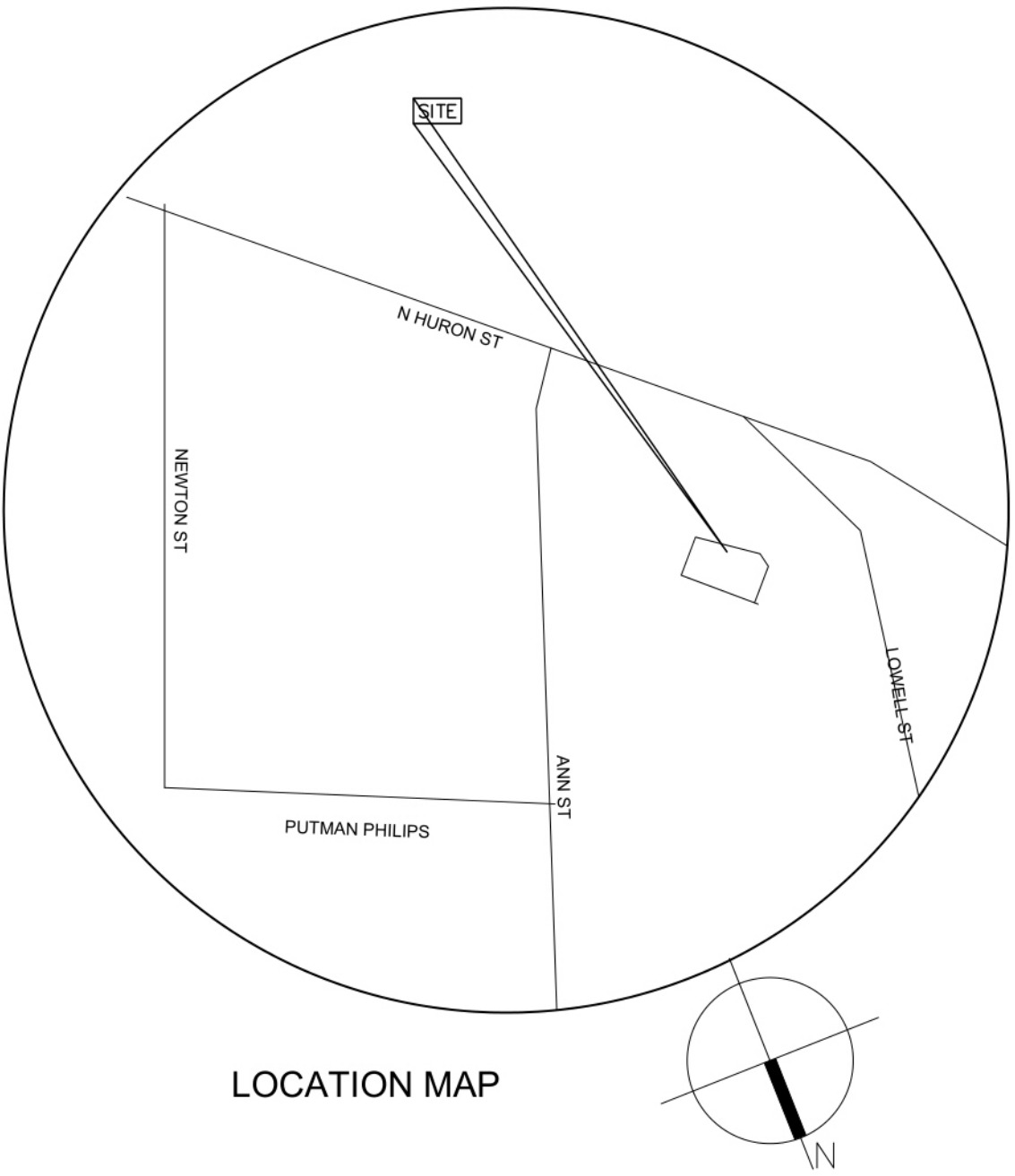
Site designer initials: _____

PROJECT DESCRIPTION:
AN EXISTING BUILDING CONSIST OF VACANT
LAUNDRY AND BARBER SHOP WILL BE TRANSFERRED
INTO ADULT USE MARIJUANA MICRO BUSINESS

Adult Use Marihuana Microbusiness 815 N Huron Street Ypsilanti MI 48197



LOCATION MAP



LOCATION MAP

APPLICABLE CODES	
Building: MBC 2015 (Michigan Building Code 2015) Effective April 20, 2017 Accessibility – ICC ANSI A117.1-2009	
Plumbing: MPC 2015 (Michigan Plumbing Code 2015)	
Mechanical: MMC 2015 (Michigan Mechanical Code 2015)	
Fuel gas: IFGC 2015 (International Fuel Gas Code 2015)	
Electrical: NEC 2017 (State of Michigan Electrical Code) 2017 National Electrical Code with Part 8 Amendments	
Rehab: MRCEB 2015 (Michigan Rehabilitation Code for Existing Buildings 2015)	
Fire Code: IFC 2015 (International Fire Code 2015), as referenced in the 2015 Michigan Building Code	
Fire Suppression: Commercial: NFPA 13 (2013)	
Fire Alarm: Commercial: NFPA 72 (2013)	
Energy Code MBC 2015 (Michigan Building Code 2015) – Chapter 13 & MEC 2015 (Michigan Energy Code 2015) – Chapters 1 through 6 & Michigan Energy Code, Part 10a. Rules (ANSI/ASHRAE/IES Standard 90.1-2013)	

SHEET LEGEND
A-0 COVER
SP-1 SITE PLAN
A-1 FLOOR PLAN, ELEVATIONS

CODE REVIEW:

OCCUPANCY TYPE (SECTION 303.1.1) "F-1-FACTORY INDUSTRIAL
CONSTRUCTION TYPE (SECTION 602.5) TYPE II-B
SPACE AREA 4,186 SQ.FT.
INTERIOR WALL AND CEILING FINISH REQUIRMENTS (TABLE 803.11) CORRIDORS = CLASS C ROOMS AND ENCLOSED SPACES = CLASS C (CLASS C: FLAME SPREAD 76-200; SMOKE DEVELOPED 0-450)
FIRE SPRINKLER REQUIREMENTS (SECTION 903.2.4) NO FIRE SPRINKLERS REQUIRED FOR F-1 OCCUPANCY. SPACE IS UNDER 12000 SQ.FT.
OCCUPANT LOAD (SECTION 1004.1.2) OCCUPANT LOAD FOR BUSINESS 1/100 = 4168/100 = 42
EGRESS WIDTH (SECTION 1005.3.2) AN OCCUPANT LOAD OF 48 X .2" = 9.6"
EXIT TRAVEL DISTANCE (TABLE 1017.2) 250" MAX ALLOWED (F-1 - OCCUPANCY WITH SPRINKLER SYSTEM) 200" MAX ALLOWED (F-1 - OCCUPANCY WITHOUT SPRINKLER SYSTEM) MAX DISTANCE: 70'-0" < 75' SPRINKLER EXIST PER 1006.2.1
ACCESSIBILITY (CHAPTER 11) ALL PUBLIC AND COMMON SPACES ARE REQUIRED TO BE ACCESSIBLE. ACCESSIBLE ROUTE REQUIRED TO ENTRANCE (1104)
PLUMBING FIXTURES (TABLE 2902.1) F-1 AREAS, 48 OCCUPANTS WATER CLOSETS = 1/100 LAVATORIES = 1/100 DRINKING FOUNTAINS = 1/400
TOTAL PROVIDED FIXTURES: WC : 1 WC LAV : 1 LAV DRINKING FOUNTAINS: 1 FOUNTAINS (HI/LOW) OTHER = 1 SERVICE SINK

ABBREVIATIONS										SYMBOLS		GENERAL NOTES:	ICC/ANSI A117.1-09 REQS:	
AB AC ACT ADD ADJ AFF ALUM ALT APPROV APPROX ARCH AUTO BD BET BLDG BOT CAB CB CLG CLR CTR CMU COL CONC CONST CONT CONTR COORD CORR CT DBL DEMO DIA DIM DN DR DTL DWG	ANCHOR BOLT AIR CONDITIONING ACOUSTICAL ACOUSTICAL CEILING TILE AMERICANS WITH DISABILITIES ACT ADJACENT ABOVE FINISHED FLOOR ALUMINUM ALTERNATE, ALTERNATIVE APPROVE(D), APPROVAL APPROXIMATE(LY) ARCHITECT(URAL) AUTOMATIC BOARD BETWEEN BUILDING BOTTOM CABINET CERAMIC BASE CEILING CLEAR(ANCE) CENTER CONCRETE MASONRY UNIT COLUMN CONCRETE CONSTRUCTION CONTINUE, CONTINUOUS CONTRACT(OR) COORDINATE CORRIDOR CERAMIC TILE DOUBLE DEMOLISH, DEMOLITION DIAMETER DIMENSION DOWN DOOR DETAIL DRAWING	DTL EA ELEV. EL ELEC EQ EQUIP EXIST. EX EXT EWC FA FEC FFEC FIN FLR FOS FRP FT GA GALV GC GL LAM GWB GYPSUM H HDWR HM HOR HR HT, HGT HVAC ID IN INCL INFO INS INT JT LAM	DETAIL EACH ELEVATION ELECTRICAL EQUAL EQUIPMENT EXISTING EXTERNAL ELECTRIC WATER COOLER FRESH AIR FIRE EXTINGUISHER CABINET FIXTURES/ FURNISHINGS/ EQUIPMENT CONTRACTOR FINISHED FLOOR FACE OF STUD FIBER REINFORCED PANEL FOOT, FEET GAUGE GALVANIZED GENERAL CONTRACTOR GLU LAMINATED BEAM GYPSUM WALL BOARD GYPSUM HIGH HARDWARE HOLLOW METAL HORIZONTAL HOUR HEIGHT HEATING/VENTILATION/A/C INTERIOR DESIGNER INCH(ES) INCLUDE(D),(ING) INFORMATION INSULATE, INSULATION INTERIOR JOINT LAMINATE	ID IN INCL INFO INS INT JT LAM LAV MAX MECH MFR MTL MIN MIRROR(ED) MISC NO NUMBER ON CENTER OPPOSITE PL PT PSF PSI PVC PWD QTY RA RE REIN REP REQ RM SA SCH SEC SHT SIM SPEC SQ	INTERIOR DESIGNER INCH(ES) INCLUDE(D),(ING) INFORMATION INSULATE, INSULATION INTERIOR JOINT LAMINATE MANUFACTURER MECHANICAL METAL MINIMUM MIRROR(ED) MISCELLANEOUS NUMBER ON CENTER OPPOSITE PLASTIC LAMINATE PAINT(ED) POUNDS PER SQ FT POUNDS PER SQ IN POLYVINYL CHLORIDE PLYWOOD QUANTITY RETURN AIR REFERENCE, REFER TO REINFORCE(D),(MENT) REPRESENTATIVE REQUIRE(D),(MENT) ROOM SUPPLY AIR SCHEDULE SECTION SHEET SIMILAR SPECIFICATION(S) SQUARE	SS STD STL STRUC SYM SV TEN T&G TEMP THK THRU TYP UL UNFIN UON VAR VERT VIF VIN W/ W/O WC WD	STAINLESS STEEL STANDARD STEEL STRUCTURAL SYMMETRIC(AL) SHEET VINYL TENANT TONGUE AND GROOVE TEMPERATURE THICKNESS) THROUGH TYPICAL UNDERWRITERS LABORATORY UNFINISHED UNLESS OTHERWISE NOTED VARIABLE, VARIES VERTICAL VERIFY IN FIELD VINYL WITH WITHOUT WATER CLOSET WOOD	DETAIL SECTION SHEET REFERENCE ELEVATION (VIEW) ELEVATION (DATUM) DOOR DESIGNATION	A A1 SECTION LETTER SHEET NUMBER A A1 SECTION LETTER SHEET NUMBER A A1 SECTION LETTER SHEET NUMBER A A1 ELEVATION LETTER SHEET NUMBER A A1 ELEVATION LETTER SHEET NUMBER 101 101 = DOOR No.	1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED BUILDING PERMITS, SCHEDULING INSPECTIONS AND PROVIDING MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH ALL APPLICABLE CODES MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH ALL APPLICABLE CODES BY LOCAL AND STATE AGENCIES. 2. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS ON SITE AND REPORT ANY DISCREPANCIES AND/OR UNFORESEEN ADVERSE CONDITIONS REQUIRING DRAWINGS AND/OR CONSTRUCTION MODIFICATION IN WRITING TO THE ARCHITECT'S AND CONSTRUCTION MANAGER'S OFFICE. 3. ALL NEW CONSTRUCTION AND MODIFICATIONS TO ANY EXISTING CONSTRUCTION OF SYSTEMS RELATED TO ANY CONSTRUCTION MUST CONFORM TO THE APPROPRIATE CONSTRUCTION, ENERGY, MECHANICAL, ELECTRICAL, STRUCTURAL, CIVIL OR ANY OTHER BUILDING RELATED STATE OR LOCAL CODES THAT ARE ADOPTED AND ENFORCEABLE. 4. ALL EXPOSED CONCRETE SHALL HAVE A RUBBED SMOOTH SAND PLASTER FINISH 5. ALL ITEMS THAT PENETRATE FIRE RATED CEILINGS (LIGHTS & ETC.) SHALL BE TENTED WITH 5/8" TYPE C GYPSUM BOARD. 6. CONTRACTOR TO PROVIDE WOOD BACKING FOR ALL ITEMS ATTACHED TO WALLS. 7. "PROVIDE" SHALL REPRESENT THE REQUIREMENT TO SUPPLY AND INSTALL THE ITEM INDICATED. 8. ANY AND ALL QUESTIONS REGARDING THESE DRAWINGS SHALL BE DIRECTED TO THE ARCHITECT. 9. THE ARCHITECT & OWNER ASSUME NO RESPONSIBILITY FOR ANY UNFORESEEN EXISTING CONDITIONS, ANY CONTRACTOR'S WORK WORKMEN, SUBCONTRACTORS OR ANY PERSON CONNECTED WITH ANY CONSTRUCTION ON THIS WORK. 10. PROVIDE 10# ABC FIRE EXTINGUISHERS (PER NFPA 10) EVERY 3,000 SQ. FT. MAX WITH A MAX. TRAVEL DISTANCE OF 75' TO AN EXTINGUISHER - TYPICAL 11. DIMENSIONS ARE TO FACE OF EXISTING SURFACES AND FACE OF NEW FRAMING/ CONCRETE UNLESS OTHERWISE NOTED. 12. PROVIDE FIRE SAFING AND SEALANTS PER MFR'S INSTRUCTIONS AT PENETRATION OF ALL WALLS REQUIRING FIRE RESISTANCE AS INDICATED. FIRE RESISTANCE OF FIRE SAFING AND SEALANTS SHALL MEET THAT OF THE WALL IN WHICH PENETRATION OCCURS. 13. COORDINATE DUCT INSTALLATION W/ FIRE SPRINKLER AND PLUMBING INSTALLATION	1. WATER CLOSET HEIGHT: 17" TO 19" A.F.F. 2. CENTERLINE OF WATER CLOSET: 18" FROM SIDE WALL. 3. GRAB BAR BEHIND WATER CLOSET: 36" LONG, 33"-36" AFF. 4. GRAB BAR AT SIDE OF WATER CLOSET: 42" MIN. LONG, 33"-36" AFF. VERTICAL BAR 5. GRAB BAR DIAMETER: 1-1/4" TO 1-1/2" 6. SPACE BETWEEN GRAB AND BAR: 1-1/2" 7. TOILET PAPER DISPENSER: 24"FROM REAR WALL, (MAX), 48" MAX AFF. 8. KNEE CLEARANCE @ LAVATORY: APRON 29" MIN. HGT, 8" MIN DEPTH. 9. LAVATORY DEPTH: MIN 17" DEPTH. 10. INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE MOUNTED ON EXTERIOR OF ALL TOILET ROOM DOORS AND ADJACENT WALL NEXT TO THE LATCH SIDE OF THE DOOR, 48" AFF. 12. LAV. RIM SURFACE: 34" MAX. AFF. 13. MIRROR BOTTOM EDGE: 40" MAX. AFF. 14. PRIVACY LOCK SHALL HAVE LEVER-TYPE HANDLES.	FIRE SPRINKLER REQUIREMENTS (SECTION 903.2.4) NO FIRE SPRINKLERS REQUIRED FOR F-1 OCCUPANCY, SPACE IS UNDER 12000 SQ.FT. OCCUPANT LOAD (SECTION 1004.1.2) OCCUPANT LOAD FOR BUSINESS 1/100 = 4168/100 = 42 EGRESS WIDTH (SECTION 1005.3.2) AN OCCUPANT LOAD OF 48 X 2" = 96" EXIT TRAVEL DISTANCE (TABLE 1017.2) 250' MAX ALLOWED (F-1 - OCCUPANCY WITH SPRINKLER SYSTEM) 200' MAX ALLOWED (F-1 - OCCUPANCY WITHOUT SPRINKLER SYSTEM) MAX DISTANCE: 70'-0" < 75' SPRINKLER EXIST PER 1006.2.1 ACCESSIBILITY (CHAPTER 11) ALL PUBLIC AND COMMON SPACES ARE REQUIRED TO BE ACCESSIBLE. ACCESSIBLE ROUTE REQUIRED TO ENTRANCE (1104) PLUMBING FIXTURES (TABLE 2902.1) F-1 AREAS: 48 OCCUPANTS WATER CLOSETS = 1/100 LAVATORIES = 1/100 DRINKING FOUNTAINS = 1/400 TOTAL PROVIDED FIXTURES: WC : 1 WC LAV : 1 LAV DRINKING FOUNTAINS: 1 FOUNTAINS (HI/LOW) OTHER = 1 SERVICE SINK		

PROJECT:

ADULT USE
MARIJUANA
MICRO
BUSINESS

LOCATION:

815 N HURON ST
YPSILANTI, MI

A & M CONSULTANTS

835 MASON ST., B290
DEARBORN, MI-48124

PH:(313) 582-0022
FAX:(313) 582-0028

DRAWN BY:

APPROVED BY:

ADNAN AL – SAATI

SUBMITTALS

REVISIONS:

PROJECT NO

DATE

05/22/2020

SCALE

NOTED

SHEET TITLE

COVER SHEET

A-0

SEAL

LOCATION:
815 N HURON ST
YPSILANTI, MI

835 MASON ST.
SUITE B-290,
DEARBORN, MI 48124
PH:(313) 582-0022
FAX:(313) 582-0028

APPROVED BY:
ADNAN AL-SAAFI

REVISIONS:

DATE
8/11/2020
SCALE
NOTED

SHEET TITLE

FLOOR PLAN

A-1

SEAL



— EXISTING BLOCK

Aurora Shade Report

Customer

Moe Kasham

Designer

AES Solar

Organization

Absolute Environmental
Solutions, LLC

Address

815 N Huron St
Ypsilanti, MI 48197, USA

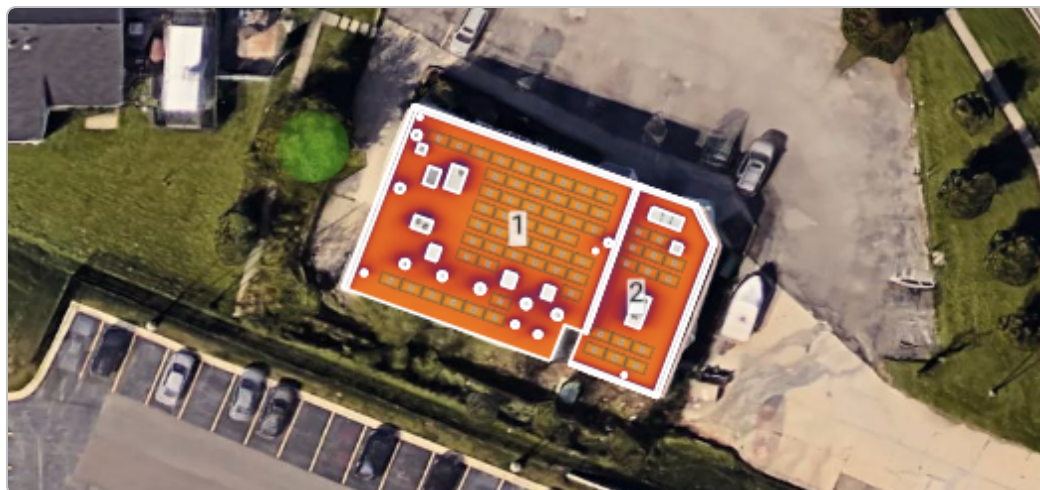
Coordinates

(42.253414, -83.620584)

Date

25 August 2020

Annual irradiance



kWh/m²/year

2,450 or more

2,100

1,750

1,400

1,050

700

350

0

Summary

Array	Panel Count	Azimuth (deg.)	Pitch (deg.)	Annual TOF (%)	Annual Solar Access (%)	Annual TSRF (%)
1	48	200	10	94	97	91
2	14	201	10	94	93	87
Weighted average by panel count	-	-	-	-	95.8	90

Monthly solar access (%) across arrays

Array	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1	90	95	97	98	98	98	98	98	97	95	92	88
2	89	92	93	94	93	94	94	93	93	92	90	87

Customer

Moe Kasham

Designer

AES Solar

Organization

Absolute Environmental
Solutions, LLC
Date

Address

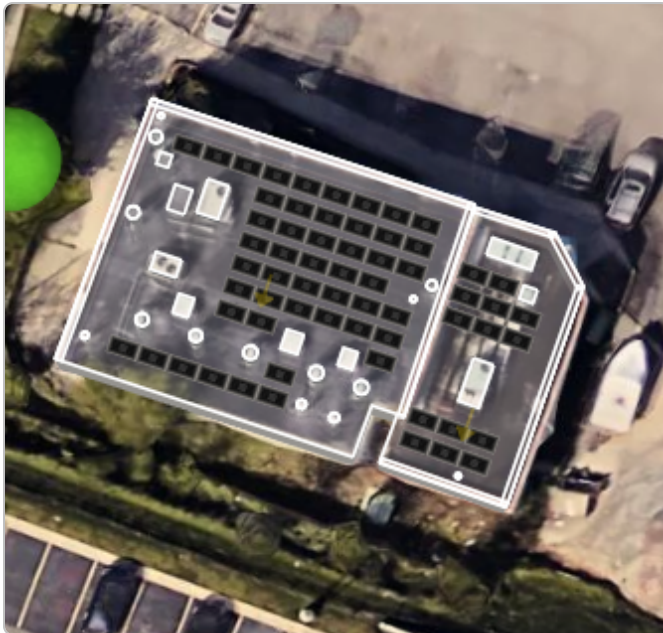
815 N Huron St
Ypsilanti, MI 48197, USA

Coordinates

(42.253414, -83.620584)

25 August 2020

Zoomed out satellite view



NaN ft

3D model



3D model with LIDAR overlay





September 16, 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 – Building addition, temporary trailer, and temporary traffic circulation area.
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 marijuana retailer uses. The existing building houses these uses, and the applicant proposes to add a storage trailer addition to connect to the rear of the existing building, a separate temporary trailer to stand alone in the rear yard, and a temporary traffic circulation area in the rear yard northeast of the existing building. Note: This application was tabled at the August 19, 2020 meeting. The applicant has revised the site plan and added the traffic circulation area.

The existing building is approximately 550 square feet on a lot of approximately 1.18 acres. The new storage trailer addition is 272 square feet. This addition will have a foundation. 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.

Because of traffic demands on the existing site, the applicant also wishes to temporarily format a traffic circulation area to the rear of the site, which will also be where customers place and pick-up their

curbside order. The State (Marijuana Regulatory Agency "MRA") has announced this is an allowed practice in accordance with their COVID-19 plans. The business began the use of this service for a few days (roughly September 4th through September 9th) before staff instructed the applicant to close it off and shut down the service until Planning Commission review. See Figure 5 below.

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: Proposed Traffic Circulation Area (View from Kramer St., September 2020)



Figure 5: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Gas Station	NC- Neighborhood Corridor
EAST	Vacant Land; 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. The building addition is straightforward, but the temporary storage trailer in the rear yard, and the traffic circulation areas essentially create a hybrid special use and temporary use permit review.

Standalone temporary storage trailer

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

Temporary traffic circulation area

The proposed traffic circulation area on crushed gravel, should also follow the Temporary Use Permit review standards. Crushed gravel is not an acceptable permanent surface according to the zoning ordinance (§122-683e) and the City's engineering standards. The only way a crushed gravel surface would be allowed would be in a temporary manner. Section 122-335(f) explicitly states that "temporary special permits may be issued for the use of **unimproved** areas for parking for a period of up to 30 days." Furthermore, the zoning ordinance (§122-335) enables Planning Commission the power to "grant a third temporary use permit," and also the power to be referred a temporary use permit from the City Planner and Building Department. This leads staff to suggest Planning Commission be responsible for this review because of its temporary use nature and the fact it is an expansion of a special land use.

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 this trailer is explicitly labeled as "for office use", not construction use, staff deems this as separate from the eventual construction use and thus 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 marijuana retailer use of the existing building and temporary structure 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 structure and temporary traffic circulation area do not turn into permanent site improvements. 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 marijuana 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 the temporary trailer or in the traffic circulation area.

The traffic circulation area shall either be lighted in conformance with the zoning ordinance, or must take place only during daylight hours. If lighting is not intended, staff suggests Planning Commission specify the daylight hours for which the traffic circulation area will take place.

- (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 trailer and traffic circulation area shall not become permanent.
- Temporary trailer and traffic circulation area shall not store or contain marijuana.
- Temporary traffic circulation area shall be lighted in conformance with the zoning ordinance, or Planning Commission shall specify the hours of the temporary traffic circulation service. For example, Planning Commission may specify daylight hours to be 8 am to 6 pm.

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 a building addition, a temporary use of a premanufactured trailer, and a temporary use of a gravel traffic circulation area. 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

(f) **Parking areas.** Temporary special permits may be issued for the use of unimproved areas for parking for a period of up to 30 days.

(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 trailer shall be inspected and permitted by the Building Department.

New Items to be Addressed (pertinent to expansion):

- Staff recommends the temporary trailer 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 trailer and warming booths shall be inspected and permitted by the Building Department.
- Staff recommends the temporary gravel traffic circulation area be active for no longer than 90 days.

Figure 6: Capture of Survey of Existing Property

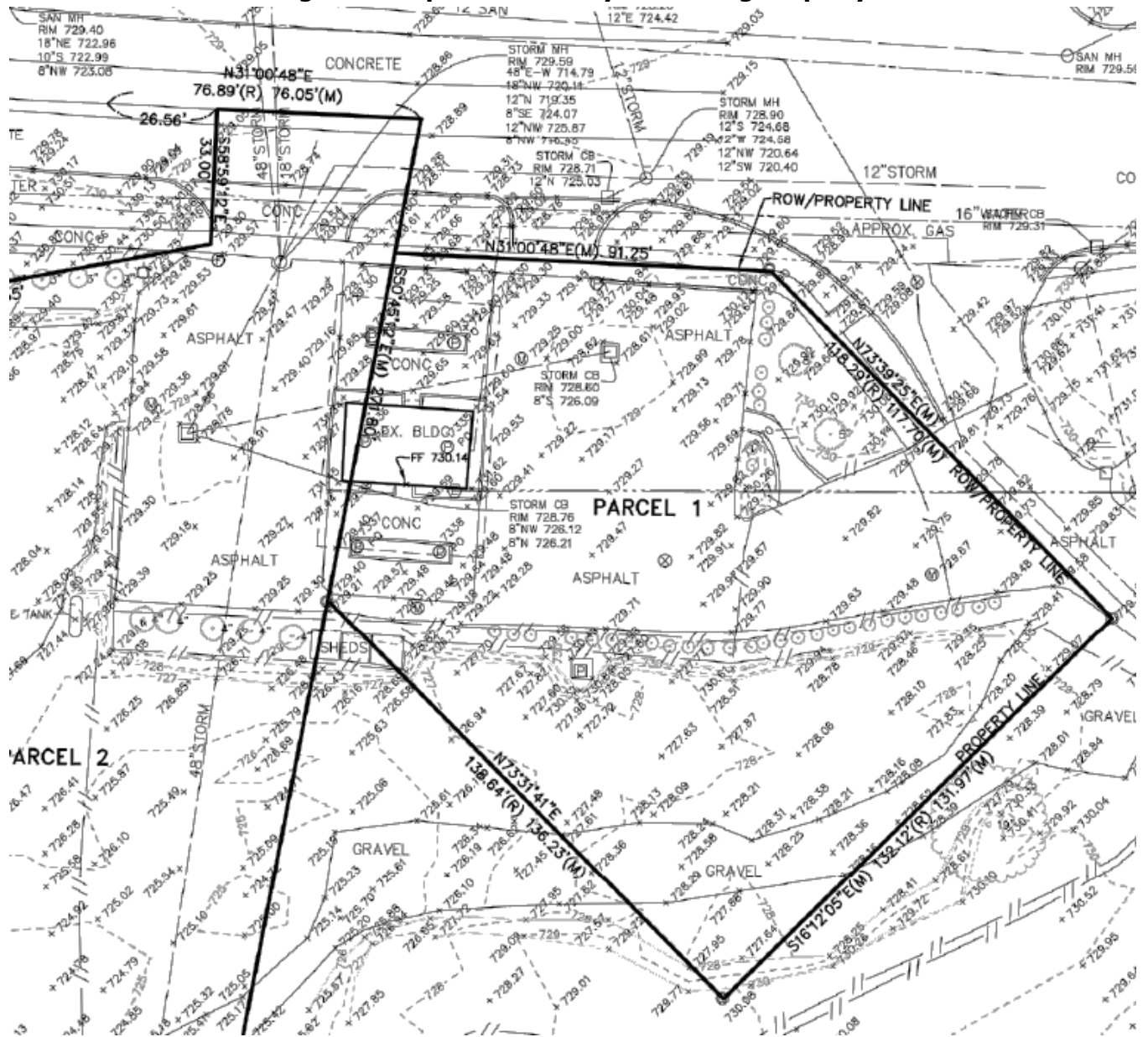
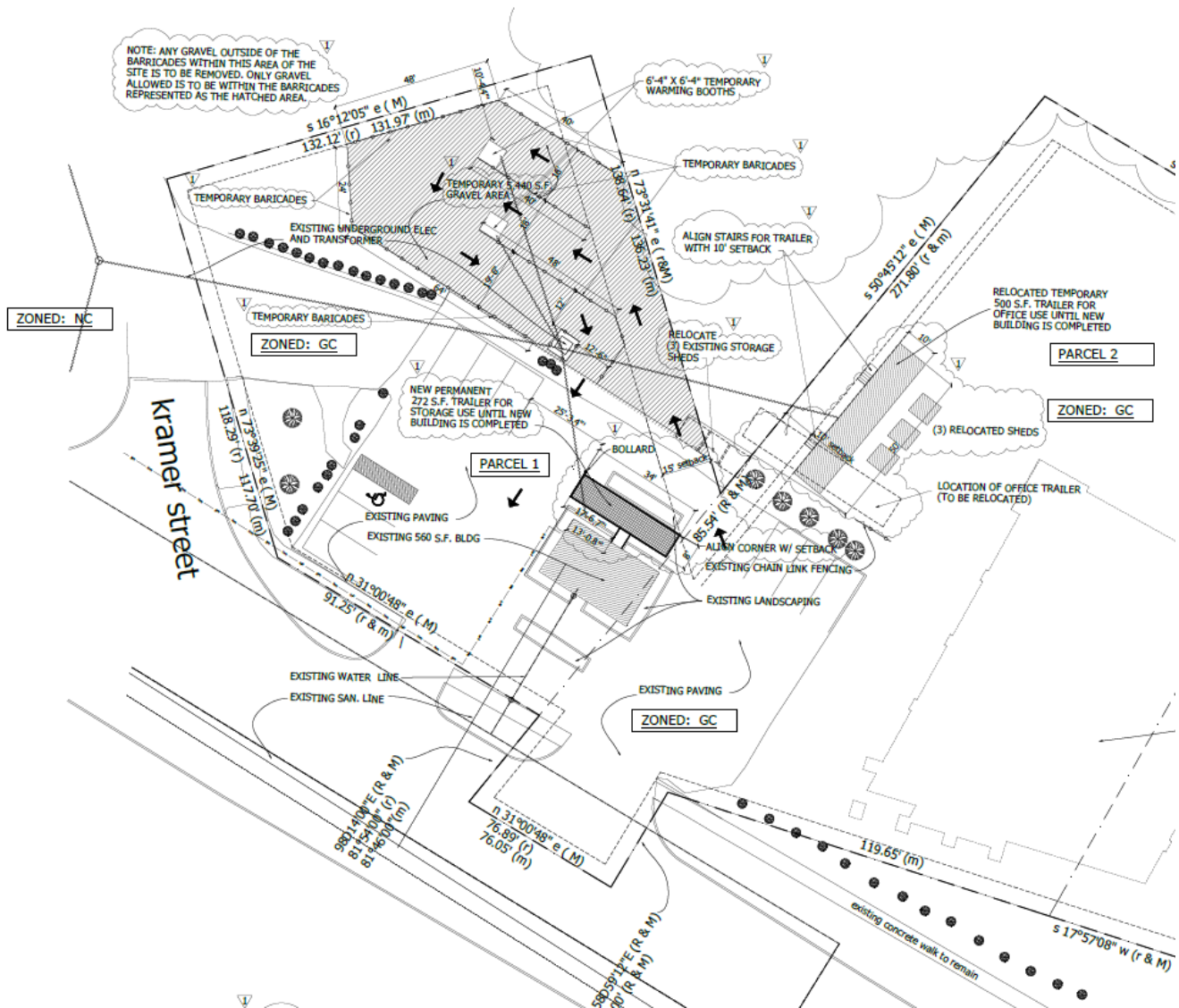


Figure 7: Capture of Site Plan





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

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

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

Two trailers will be added. The 272 square foot trailer will be constructed as a permanent addition, with a foundation, to the existing building. The second trailer will be a temporary, standalone 500 square foot trailer located in the rear yard to the southeast of the building. There are two 6'4" by 6'4" (40 square feet) warming booths proposed in the traffic circulation area.

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 the permanent addition will need to conform to the requirements thereof. City staff sees the temporary standalone trailer as a detached accessory building, and needs to comply with those requirements thereof.

Figure 8: Building Location and Site Arrangement

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
GC & BUILDING TYPE §122-477.SC	Determined by lot size	Single Story Commercial Building	Single Story Commercial Building
LOT REQUIREMENTS			
Dimensions	No changes proposed to the lot dimensions		
Coverage %	60% maximum	1%	1.6%
BUILDING ENVELOPE AND HEIGHT for Principal Building Addition			
Street setback	5' minimum, 15' feet maximum	Legal nonconforming.	Unchanged on front (S. Huron) street. Minimal change (minus ~4' feet) on side (Kramer St.) street. Decreases side street nonconformity.
Interior side setback	0' min., no max.	Greater than 100'	Unchanged. Complies.
Rear setback	15' min., no max.	~28'	15'. Complies.
BUILDING ENVELOPE AND HEIGHT for Accessory Building (Temporary Trailer)			
Rear and side setbacks	10' feet rear and side setback	Added to site.	10' side setback; > 10' rear setback. Complies.

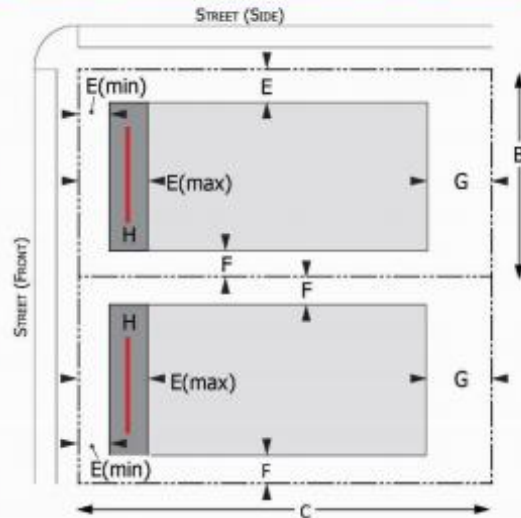
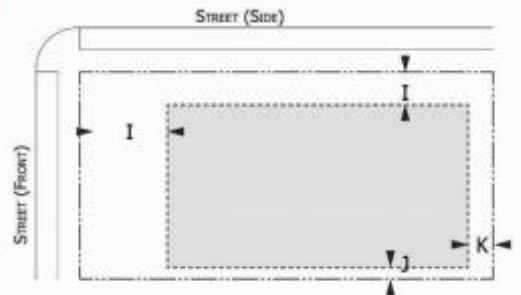
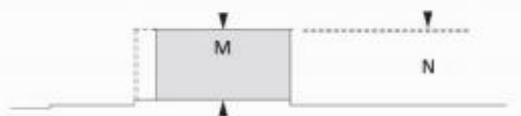
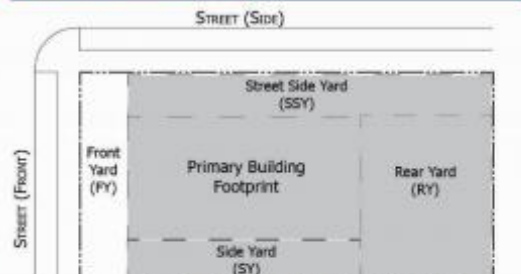
Figure 9: Capture Single Story Commercial Building Requirements**Sec. 122-477. SC****Single Story Commercial Building**

SC SINGLE STORY COMMERCIAL BUILDING			
These are generally designed for a single commercial use, located in lots that accommodate 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):** 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."

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.

The temporary traffic circulation is proposed, containing approximately 5,440 square feet of crushed gravel surfacing and having two small (40 square feet) warming booths to accommodate workers. This is to be to the rear (northwest) of the building. It will be accessed from the current pavement south of the building, and vehicles will exit from the current pavement north of the building.

Figure 10: Site Access, Traffic, and Parking

	ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-607	Building entrances	No principal building can be placed on a lot unless the building is situated in such a manner that the front entry into the building faces the street to which the property is addressed.	Front entrance exists.	Unchanged
§122-670	CIRCULATION STANDARDS	CN, C, HC, NC, GC, HHS: Sites <3 acres: circulation plan to ID potential cross and joint access to adjacent parcels Sites >3 acres: block plan	Less than 3 acres	Unchanged
		Easements: nonmotorized plan, ReImagine Washtenaw, other	None	Unchanged

§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)	Existing parking dimensions not known. Appear to comply.	Unchanged
§122-685	BARRIER FREE	Barrier free parking spaces must be provided in accordance with the state barrier free design requirements.	1 Barrier Free	Unchanged
§122-683	Access	5' walkway from parking lot to parks, commercial, transit, walkways, institutions; raised/marked crosswalks within parking lot	No raised or marked crosswalks within parking lot. Parking area in the front is compact and vehicles must enter and exit the site in a forward motion. Backing-out onto S. Huron is prohibited.	Unchanged.
	Ingress & Egress	• Aligned across ROW, or offset by 25' • >50' from intersection • 20'-30' driveway	Measures between 20 and 30 ft. measures less than 50 fifty ft. from Kramer St. intersection.	Unchanged
	Internal Maneuvering	Each driveway providing access to an off-street parking lot containing five or more parking spaces shall be a minimum of ten feet in width. Minimum of 10' in width.	Each driveway is more than 10 ft wide	Unchanged
	Surfacing	Durable bonded material in accordance with accepted engineering standards, or alternative surfacing materials to minimize impervious surface and stormwater runoff, employ environmental and other best practices, and achieve low impact design, at the discretion of the City Engineer.	Asphalt in parking lot.	Addition of crushed gravel in rear yard. Does not comply with zoning ordinance and engineering stands, nor did staff have time to route to engineer for pre-review. Unimproved parking areas may be permitted as a temporary use permit.

Drainage	Graded and drained to public storm sewers or alternate drainage best practices acceptable to City Engineer. No surface water shall be permitted to drain onto adjoining properties. No surface water drainage from an off-street parking lot shall be permitted to drain across a public sidewalk.	On site storm sewer drain graded in front parking lot.	Addition of crushed gravel in rear yard. Does not comply with zoning ordinance and engineering stands, nor did staff have time to route to engineer for pre-review. Unimproved parking areas may be permitted as a temporary use permit. Drainage must not take place on adjoining properties.
Setback from Street	Parking lot setbacks are designated by the zoning district in which they are located. An allowed exception are circular drives, which may be located in a required minimum front yard or street side yard, provided that such drives shall be designed so that no parking space is located closer than 25 feet to any street right-of-way line.	Parking located in the rear and side of the building.	Location of parking spaces unchanged.
Striping	For parking lots containing five or more spaces, all spaces shall be outlined with three-inch wide strips of white or yellow paint, except that barrier-free spaces shall be blue, with a symbol of compliance in blue, and signed in accordance with the State Barrier-Free Code.	Parking spaces striped, appear to comply.	Unchanged
Wheel Stops	For parking lots containing five or more spaces or accessory to commercial uses, wheel stops or curbing shall be provided for all parking spaces to prevent any vehicle from projecting beyond the parking lot area, bumping any wall or fence, or encroaching upon any landscaping.	Parking spaces have wheel stops, appear to comply.	Unchanged

	Lighting	With the exception of multiple-family dwellings on individual lots containing no more than four units, parking and loading facilities utilized during night-time hours shall be artificially illuminated. All such outdoor lighting shall meet the requirements of §122-609.	Existing light fixtures.	Lighting is not specified for traffic circulation area. If taking place during night hours, lighting shall meet requirements.
§122-684	Screening & Landscaping (internal)	1 tree per 8 spaces	Over a dozen trees currently on site.	Unchanged
		1 landscape island for each 16 spaces	No islands: less than 16 spaces	Unchanged
		Islands w trees: 9' wide min and 160' sf Islands w 5' min walkway: 11' wide min Islands: curbed or used for stormwater	No landscaped islands	Unchanged
		All aisle-ends & corners protected w curbed island	None	Unchanged
		3' between curb and planting (5' if vehicle overhang)	Less than 3'	Unchanged
	Screening & Landscaping (perimeter)	Screened in accordance with 122-634 if abutting R1, MD, CN, CN-Mid, CN-SF	Does not abut subject zoning districts.	Unchanged
		3'-4' screen 80% opacity where visible from ROW	Sufficient opacity	Unchanged
		Landscaped areas, walls, structures, walks- must be protected by curbing	Sufficient curbing	Unchanged
	Motor spaces	BY USE: 1 per 250 square feet of gross floor area of retail = 5.3 (5 required)	9 existing parking spaces	Unchanged.
	Bicycle spaces	1 per 5 motor spaces, minimum of 2	Not known	Unchanged. Bike rack for 2 spaces/loops required.
§122-692	Parking discounts	Transit	None	Unchanged
		Alternative Vehicles	None	Unchanged
		Bicycle	None	Unchanged
		PC discretion, special circumstances not listed above		
§122-672	SIDEWALKS	Provide a sidewalk or shared-use path	Sidewalk existing.	Unchanged

§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.	Sufficient visibility at driveways and intersections.	Unchanged
§122-695	Off-street loading	Commercial- 0 – 1,999 square feet = 0 spaces required	Not known.	Unchanged

New Items to be Addressed (pertinent to expansion):

- Temporary traffic circulation area, because of its unimproved crushed-gravel surfacing, shall be permitted as a temporary use and shall not be permanent. Gravel must not exceed barricade boundaries as specified on site plan.
- Unimproved temporary traffic circulation area shall be graded in a manner that does not convey stormwater onto adjoining properties.
- Temporary traffic circulation area shall be lighted in conformance with §122-609 if used during night hours, or Planning Commission shall specify hours of operation for area.
- Applicant shall provide at least two bike loops/spaces for bike parking.

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.

Figure 11: Screening

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-609 Lighting	• not >0.5 fc at lot line • not >16' in height • not < 0.3 fc anywhere where lighting required. • must average > 0.5 fc across entire area where lighting required.	Unknown	Unchanged. Added temporary traffic circulation area shall be lighted if operated during night hours.
§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	None	Unchanged
§122-631 Landscape plan	Not required	Various existing landscaping on site.	Unchanged
§122-634 Screening Between Land Uses <i>if conflicting use</i>	Not conflicting use.	Plant screening along rear.	Unchanged
§122-636 Street Trees	1 tree per 30' of lineal frontage, centered between sidewalk and back of curb.	Street trees along S. Huron and Kramer St.	Unchanged
§122-638 Site Landscaping	10%	Meets requirement	Unchanged

New Items to be Addressed (pertinent to expansion): Added temporary traffic circulation area shall be lighted in conformance with §122-609 if operated during night hours.

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 and applicable site plan conditions.
2. Temporary trailer and gravel traffic circulation area shall not become permanent.
3. Temporary trailer and traffic circulation area shall not store or contain marijuana.
4. Temporary traffic circulation area shall operate only during daylight hours as specified by Planning Commission.*

*Staff recommends Planning Commission specify hours.

STAFF RECOMMENDATIONS: SITE PLAN AND TEMPORARY USE PERMIT

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

Findings

1. The application substantially complies with §122-311.
2. The temporary nature of both the trailer and gravel traffic circulation area prompt temporary use permit regulations (§122-335).

Conditions

1. Staff recommends the temporary trailer 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 trailer and temporary warming booths shall be inspected and permitted by the Building Department.
3. Temporary use permit for temporary gravel traffic circulation area expires after 90 days.
4. Gravel must not exceed barricade boundaries on site plan, and area must be restored after expiration of temporary use permit.
5. Temporary traffic circulation area shall be graded in a manner that does not convey stormwater onto adjoining properties.
6. Applicant shall provide at least two bike loops/spaces for bike parking.
7. ** Temporary traffic circulation area shall be lighted in conformance with §122-609 if used during night hours.

**Only if Planning Commission does not specify hours

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

By: 
Eric Nemeth
Its: Managing Member

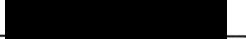
Subscribed and sworn to before me this
6th day of August, 2020.

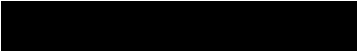


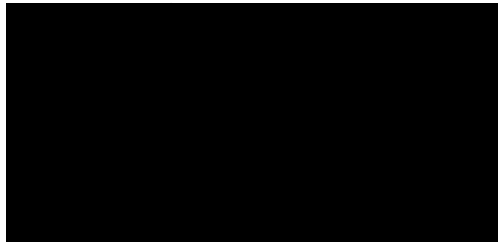
, Notary Public

Lenawee County, State of Michigan

acting in Washtenaw County, Michigan

My Commission Expires: 





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 	Email 	

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.

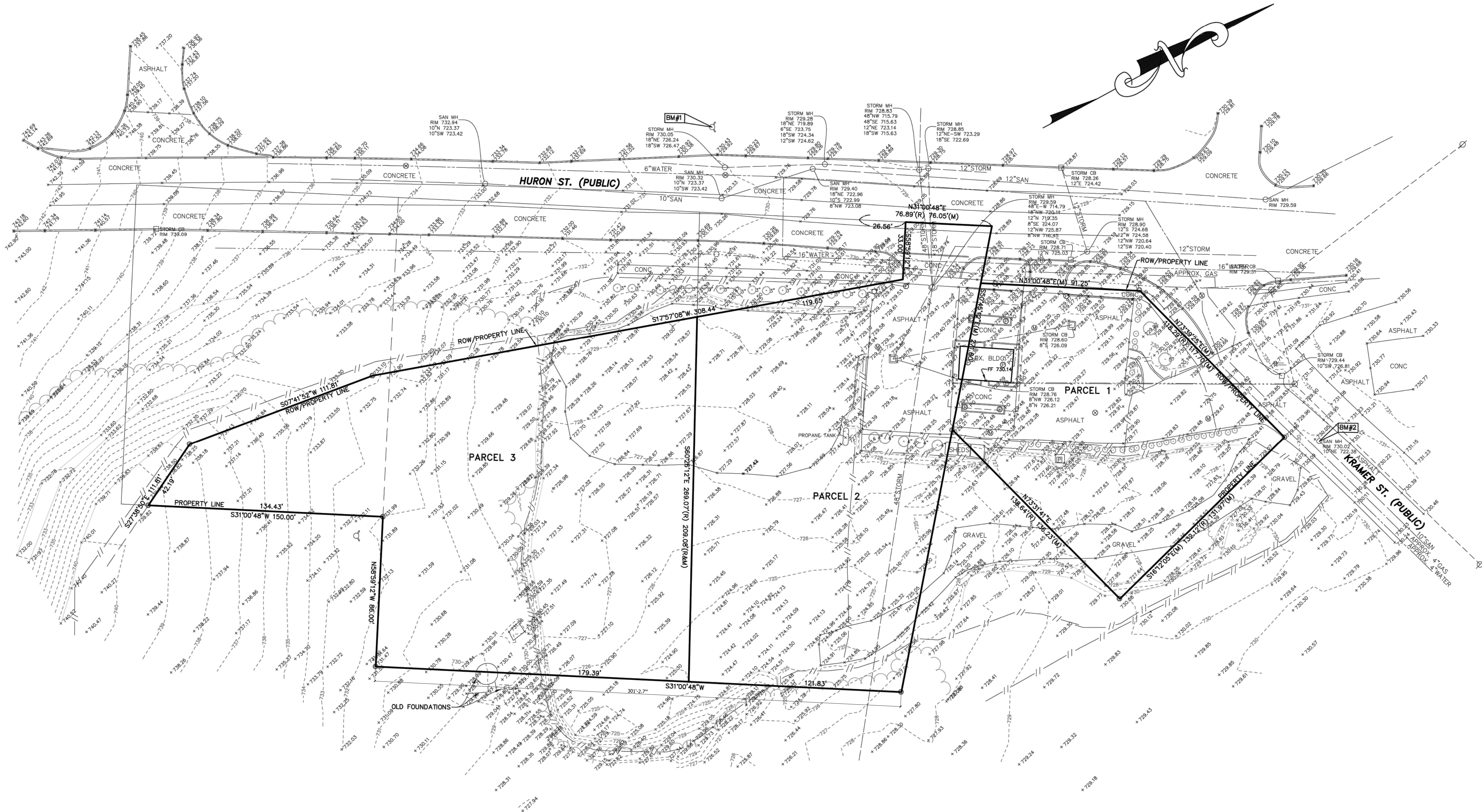
Signature

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: 	Date: 7-17-2020
Print Name: JAMES IEMETH	

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

patient station medical marijuana
provisionary center

COVER
OF
SHEET



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.

LEGEND

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

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#2194-178.

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 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 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 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.



Ginger Michalski-Wallace

CLIENT: METRO GENERAL CONTRACTORS, INC.

TOPOGRAPHIC SURVEY

SECTION: 9
PATIENT STATION
TOWNSHIP: 3S
CITY OF YPSILANTI
WASHTENAW COUNTY
MICHIGAN
RANGE: 7E

REVISED

DATE: 2019-12-16

DRAWN BY: SD/TG

CHECKED BY: SD/TG

FBK:

CHF:

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

2

18-638

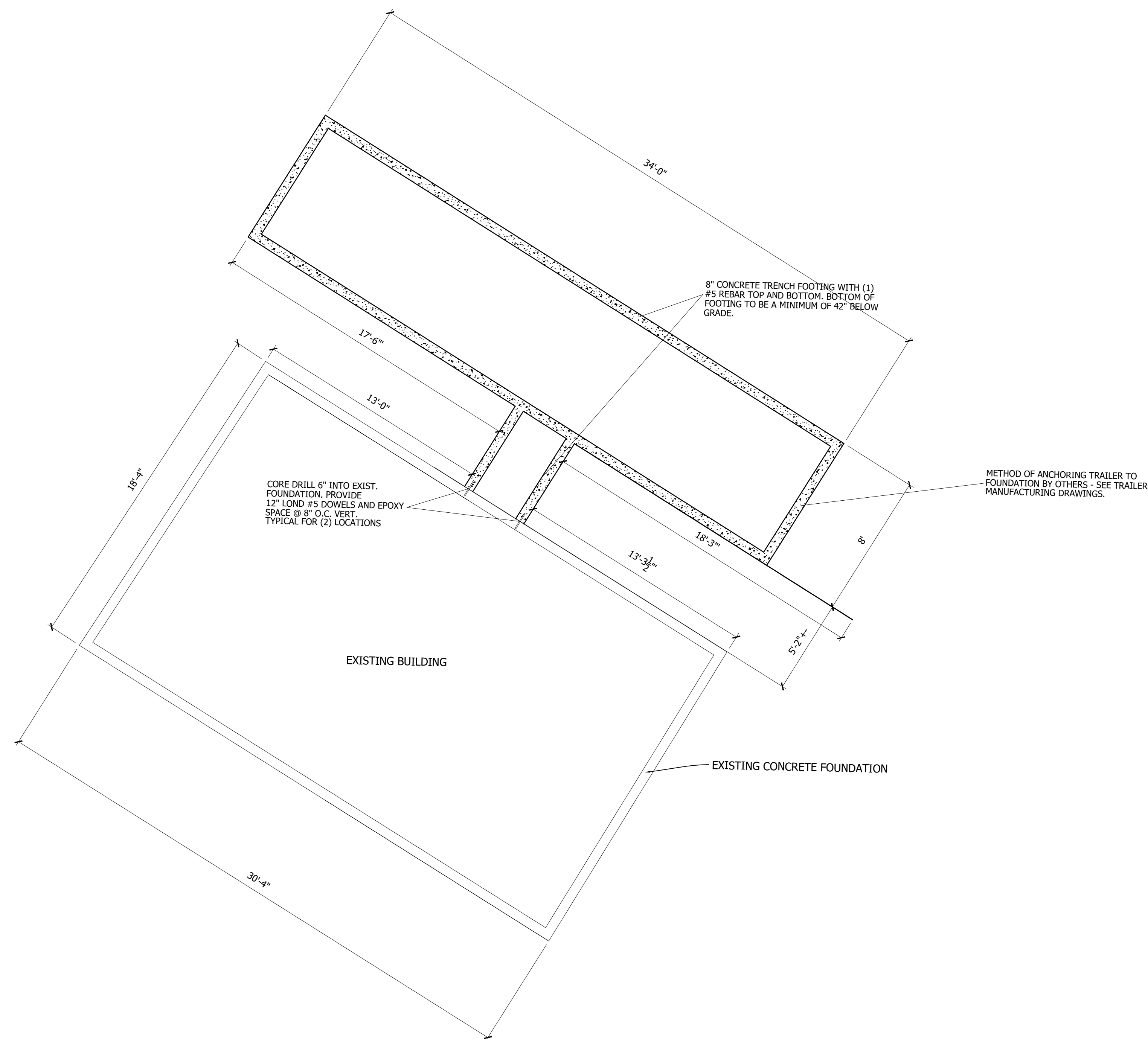
RESIDENTIAL
SUBDIVISIONS
SITE CONDOMINIUM
MULTI-FAMILY
PLOT PLANS
CONSTRUCTION LAYOUT

SURVEYING
ALTA SURVEYS
BOUNDARY SURVEYS
TOPOGRAPHIC SURVEYS
PARCEL SPLITS

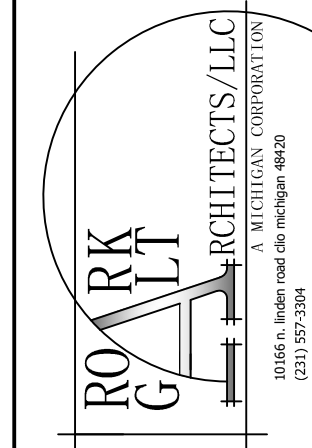
COMMERCIAL
SITE PLANNING
SITE ENGINEERING
INDUSTRIAL & MULTI-UNIT
LAND SURVEYING
CONSTRUCTION LAYOUT

46892 WEST ROAD
NOVI, MICHIGAN 48377
(248) 928-3701 (BUS)
(248) 928-2785 (FAX)
WWW.ALPINE-INC.NET

ALPINE
ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS



©COPYRIGHT 2011. THIS DRAWING IS THE PROPERTY OF ROARK GALT ARCHITECTS LLC AND IS INTENDED FOR THE SOLE AND STRICT USE OF THE CLIENT LISTED AND THEIR LEGAL ASSIGNS OR DESIGNEES. UNAUTHORIZED USE OF THE DOCUMENT SHALL CONSTITUTE AN INFRINGEMENT OF RIGHTS. UNAUTHORIZED USERS WILL BE LIABLE TO ROARK GALT ARCHITECTS LLC AND BE HELD RESPONSIBLE OR LIABLE FOR ANY ADDITIONS, ALTERATIONS, OR DELETIONS TO THE DRAWINGS. THIS DRAWING WAS COMPUTER GENERATED.



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: 9.1.20

JOB NUMBER:
30200022

TITLE:

FOUNDATION PLAN

SHEET NUMBER

S3

OF

4

Bylaws Amendment

September 16, 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, September 3, 2020

1. Call to order - The meeting was brought to order at 7:19pm 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 Public Services Department Project Manager Bonnie Wessler, City Planner Andy Aamodt, and City Clerk Andrew Hellenga.
2. Introductions - Audience participation - Public input – No audience participation or input.
3. General business
 - a. Agenda approval - Offered By: Committee member Schulte; Seconded By: Committee Member Connolly. Approved: Yes – 7; No – 0.
 - b. Approval of August meeting minutes - Offered By: Committee member Schulte; Seconded By: Committee member Davis. Approved: Yes – 7; No – 0.
 - c. Additional Committee member recruitment – Efforts will be made to solicit potential Committee members from Bike Ypsi and the Program to Educate All Cyclists.
4. Old & continuing business
 - a. 2020 Committee priorities
 1. City Non-motorized Plan: Work Session – Most of the meeting time was spent reviewing possible updates to the existing City Non-Motorized Plan with Committee member Davis coordinating efforts and aided by Bonnie Wessler and Adam Aamodt.
5. New Business – None.
6. Other Items – Announcements - None
7. Adjournment - Offered By: Committee member Schulte; Seconded By: Committee Member Krzewinski
e. Approved: Yes – 6; No – 0. Meeting adjourned at 9:15.

Agenda
Planning Commission - Virtual Meeting
Wednesday, September 16, 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, September 16.

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

- August 19, 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: Automobile Sales at 505 Tyler Rd.
 - Public Hearing
- Special Use Permit & Limited Site Plan Review: Recreational Marihuana Microbusiness at 815 Huron River Drive.
 - Public Hearing
- Special Use Permit Expansion & Site Plan Review: Medical marijuana provisioning center/recreational marihuana retailer at 539 S. Huron St.
 - Tabled from August 19, 2020 Meeting

VI. Old Business

- Draft Bylaws Amendment

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, September 16, 2020 at 7 p.m. The meeting will be 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.

September 16, 2020 Planning Commission Meeting Virtual Access Link

<https://us02web.zoom.us/j/82667823849>

When prompted, enter **Meeting ID:** 826 6782 3849

September 16, 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:** 826 6782 3849, 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: September 11, 2020

MINUTES

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

III. Approval of Minutes

- July 15, 2020 Meeting

Motion to approve

Offered By: Commissioner Jugenitz; Seconded By: Commissioner Hollifield

Approved: Yes – 6; No – 0; Absent – 2 (Donnelly, Talaga)

Motion to amend the agenda to move committee reports after audience participation

Offered By: Commissioner Hollifield; Seconded By: Commissioner Jugenitz

Approved: Yes – 6; No – 0; Absent – 2 (Donnelly, Talaga)

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 Jugenitz; Seconded By: Commissioner Hollifield

Approved: Yes – 6; No – 0; Absent – 2 (Donnelly, Talaga)

No audience participation.

Motion to close audience participation

Offered By: Commissioner Jugenitz; Seconded By: Commissioner Hollifield

Approved: Yes – 6; No – 0; Absent – 2 (Donnelly, Talaga)

V. Committee Reports

- Non-Motorized Committee Report

Commissioner Davis Jr. spoke about the nonmotorized plan update. Commissioner Talaga had done a lot of work on that, and he is taking that baton. They are looking for a plan that best works for the governor's directive. This committee really want to get work done this year and request that committee members meet monthly. There is a strain on staff for closed captioning, but the committee could do the CC for their own meeting.

- **Housing Affordability and Accessibility Committee Report**

Members of the committee met with Andy to discuss which portions of the report should be integrated into the master plan. There will be a special work session with council on housing affordability issues.

VI. Presentations and Public Hearing Items

- Special Use Permit & Limited Site Plan Review: Group Child Care Home at 416 Ainsworth Circle

Staff gave a presentation to the Commission.

416 Ainsworth is zoned R-1. This is for a group childcare home zoned that is a state licensed facility that will host 7-12 children. The property is large and exceeds play area requirements .25 acres and 1500 square foot house. The installation of screening of 80% is required. Staff recommends the planning commission approve the special permit.

Applicant: Princess Rankin is excited to move back to the neighborhood she grew up in. Her daycare has been open for 5 years, she has 17 years of experience, and an EMU degree. She teaches the high scope curriculum.

The applicant and commission discussed options for fencing in the front yard. The city does not allow opaque screening in the front yard.

Public Hearing

Motion to open the public hearing.

Offered By: Commissioner Jugenitz; Seconded By: Commissioner Hollifield

Approved: Yes – 6; No – 0; Absent – 2 (Donnelly, Talaga)

Seeing none.

Motion to close the public hearing.

Offered By: Commissioner Hollifield; Seconded By: Commissioner Jugenitz

Approved: Yes – 6; No – 0; Absent – 2 (Donnelly, Talaga)

No discussion, the commission agreed that the application was straight forward.

Motion that the Planning Commission approve the Special Use Permit for the group childcare 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.

Offered By: Commissioner Jugenitz; Seconded By: Commissioner Hollifield

Approved: Yes – 6; No – 0; Absent – 2 (Donnelly, Talaga)

Motion that 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.*

Offered By: Commissioner Simmons; Seconded By: Commissioner Hollifield

Approved: Yes – 6; No – 0; Absent – 2 (Donnelly, Talaga)

- Special Use Permit & Limited Site Plan Review: Medical marijuana provisioning center/recreational marihuana retailer at 1070 Huron River Drive
Staff gave a presentation to the commission.
Indica LLC aka Sticky Ypsi is looking to transfer to a property next door to the old McDonalds at 1070 Huron River Dr. The primary use is medical and retail in nature. The zoning ordinance mentions drive thru facilities are prohibited. There is a bus stop within 300 ft, there is room to improve connection for pedestrian access.
Staff recommends approval with conditions.

Elimination of parking spaces, distance regulations, access management opportunities, walkability for Huron River Drive were discussed.

Jacob: Applicant, Indica LLC

Indica LLC remains in compliance with the state and City, and our adult use license and permit going well. The opportunity to repurpose the abandoned building was a good investment. We are needing to grow and expand; it has always been in the plan. This is the perfect opportunity, close to our current location, customers are familiar and know us. The State of Michigan allows us to provide curbside service, allows home delivery. I understand that the city has decided that it wants to eliminate drive-throughs. We would appreciate being able to utilize that during this time to use for curbside according to regulation.

Public Hearing

Motion to open the public hearing.

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

Approved: Yes – 6; No – 0; Absent – 2 (Donnelly, Talaga)

Seeing none.

Motion to close the public hearing.

Offered By: Commissioner Jugenitz; Seconded By: Commissioner Hollifield

Approved: Yes – 6; No – 0; Absent – 2 (Donnelly, Talaga)

*Motion that the Planning Commission **approve** the Special Use Permit for medical marijuana provisioning center and recreational marijuana 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.*

Offered By: Commissioner Jugenitz; Seconded By: Commissioner Hollifield

Approved: Yes – 6; No – 0; Absent – 2 (Donnelly, Talaga)

*Motion that 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.*
- *Applicant provide dimensions for parking spaces and aisles for staff review*

Offered By: Commissioner Jugenitz; Seconded By: Commissioner Simmons

Approved: Yes – 6; No – 0; Absent – 2 (Donnelly, Talaga)

- Special Use Permit Expansion & Site Plan Review: Medical marijuana provisioning center/recreational marijuana retailer at 539 S. Huron St.

Staff presented the application to the commission.

The applicant is willing to make the trailer connecting to the rear a permanent structure.

Marijuana is not permitted to be stored in a temporary building.

There is a stand-alone trailer that should be part of this review.

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.

The setback of the trailer was not addressed in the plan, and should be included, the second trailer is placed on property lines.

Staff recommends the Planning Commission approve the Special Use Permit expansion and the site plan for the Patient Station at 539 S Huron.

Commissioner Dunwoodie expressed concern over temporary approvals.

This would be something the building department would have to sign off on.

Applicant: Dennis Crowlin, attorney. Jim and Eric Nemith of Patient Station are also present.

Applicant stated that the building department expressed that they will work with them. Their building is small, and an approval would make a big difference for the business. They are happy to comply with any building code. They are hoping to break ground with the new building soon.

Public Hearing

Motion to open the public hearing.

Offered By: Commissioner Jugenitz; Seconded By: Commissioner Hollifield
Approved: Yes – 6; No – 0; Absent – 2 (Donnelly, Talaga)

Seeing none.

Motion to close the public hearing.

Offered By: Commissioner Jugenitz; Seconded By: Commissioner Simmons
Approved: Yes – 6; No – 0; Absent – 2 (Donnelly, Talaga)

The commission discussed moving forward or tabling approval because commissioners felt the application needed to be revised to reflect one temporary trailer, and one permanent trailer. The special use permit conditions would need to be revised to reflect two different trailers. Due diligence should be made in order to not appear preferential to the applicant.

*Motion that 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. One temporary trailer shall not become permanent.*
- 3. No marijuana shall be stored or contained in the temporary trailer.*

Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Hollifield
Failed: Yes – 3 (Hollifield, Dunwoodie, Davis Jr.) ; No – 3 (Jugenitz, Simmons, Bettis) ;
Absent – 2 (Donnelly, Talaga)

Commissioner Dunwoodie entertained a motion to table to allow for the review of a revised site plan that properly indicates temporary and permanent additions to the site.

Motion to table the Special Use permit for 539 S Huron

Offered By: Commissioner Jugenitz; Seconded By: Commissioner Simmons
Approved: Yes – 4 ; No – 2 (Davis Jr., Hollifield) ; Absent – 2 (Donnelly, Talaga)

Motion to table the Site Plan Review for 539 S Huron

Offered By: Commissioner Jugenitz; Seconded By: Commissioner Simmons
Approved: Yes – 5 ; No – 1 (Hollifield) ; Absent – 2 (Donnelly, Talaga)

VII. Old Business

- Draft Bylaws Amendments

Motion to adopt the 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 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.

Offered By: Commissioner Simmons; Seconded By: Commissioner Jugenitz

Approved: Yes – 6 ; No – 0 ; Absent – 2 (Donnelly, Talaga)

The commission reviewed a bylaw amendment to be voted on next meeting.

VIII. New Business

IX. Future Business Discussion / Updates

Staff asked the commission to consider setting consistent boundaries to all committees. The housing affordability committee has completed what has been asked by the commission and was a timed committee.

Staff asked committee members to consider providing closed captioning of their own meetings. Commissioner Jugenitz expects to dissolve the Housing and Affordability and Accessibility Committee after the City Council presentation coming up.

Commissioner Dunwoodie suggested dissolving the committee and continuing less formal working sessions. He does not want to cut off the work before it is done, but agrees that there has not been consistent quorum, or an official meeting in a while.

Commissioner Davis Jr. suggested that the committee stay in place until after the presentation and urged the committee to commit to provide closed captioning.

Commissioner Jugenitz thanked City Planner Aamodt for being thoughtful and careful by bringing the Patient Station application to the commission first.

X. Adjournment

Offered By: Commissioner Jugenitz; Seconded By: Commissioner Simmons

Approved: Yes – 6 ; No – 0 ; Absent – 2 (Donnelly, Talaga)



September 16, 2020

**Staff Review of Special Use and Limited Site Plan
Automobile Sales
505 Tyler Rd.**

GENERAL INFORMATION

Applicant: Exsell Smith
505 Tyler Rd.
Ypsilanti, MI 48198

Project: "Unique Auto Sales" – *Automobile Sales*

Public Hearing Date: September 16, 2020

Location: Tyler Rd. and S. Grove St. (Parcel ID 11-11-10-360-009)

Zoning: "GC" General Corridor

Action Requested: Approval

Staff Recommendation: Approval with Conditions

PROJECT AND SITE DESCRIPTION

The applicant is proposing an automobile sales lot at the 505 Tyler Rd. property. This building is a former medical office and now sits vacant. The property'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.

This parcel is 0.475 acres. The building fronts the intersection of Tyler Rd. and S. Grove St. There is access from both streets. 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 Location (2015 Aerial)



Figure 2: Front of site from Tyler Rd. (September 2020)



Figure 3: Front of site from Tyler Rd. (September 2020)



Figure 4: Street-side of site from S. Grove St. (September 2020)



Figure 5: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Construction business	GC
EAST	Personal art studio	GC
SOUTH	I-94 freeway	GC
WEST	Medical clinic	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.

- (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 use of land as an automobile sales lot should not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property, or public welfare. The applicant does not foresee this to be a high-intensity use; according to the sketch plan the applicant arranges for the display of a maximum of 13 automobiles. The zoning ordinance's specific regulations (Section 122-543) on outdoor sales lots state the use shall not generate excessive noise, odors, dust, or other impacts to nearby properties.

The attached garage is noted as a "clean up" area on the plans; this garage would be where any clean up or refinishing may take place if necessary. The zoning ordinance (§122-543d) requires any refinishing to take place in an enclosed building. The zoning ordinance does not allow for co-location of automobile repair and sales on the same lot (§122-515). The State's (LARA) licensing requires a separate state license for Auto Repair, so it may not be the applicant's intent to be conducting any major repairs anyways.

If the business wishes to sell other items, sales must take place within an enclosed building, or otherwise safely and securely stored between the hours of dusk to dawn (§122-543f).

- (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 site is designed well, as is, to serve this use. There is landscaping that exists in front and a fence on the north side of the property. According to §122-543c, "Planning Commission may specify hours of operation and stricter screening mechanisms to assume compatibility with adjacent uses." Staff suggests that if hours are not specified, then the applicant should provide lighting to the property.

- (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 at the intersection of Tyler Rd. and S. Grove St. and has access to both streets. There is a sidewalk with a wide margin that allows for adequate sightlines for transportation. There are bus stops right in front of the site.

- (5) *The proposed use shall not create additional requirements at public cost for public facilities and services that will be detrimental to the economic sustainability of the community.*

COMMENTS: None are anticipated.

CONDITIONS OF APPROVAL

§122-326

"Reasonable conditions may be required in conjunction with an approval. The conditions may include conditions necessary to ensure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity, to conserve natural resources and energy, to ensure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner. Conditions imposed must do all of the following:

- (1) Be designed to protect natural resources, the health, safety, and welfare, as well as the social and economic well-being.*
- (2) Be related to the valid exercise of police power and purposes which are affected by the proposed use or activity.*
- (3) Be necessary to meet the intent and purposes of this chapter, be related to standards established in this chapter, and be necessary to ensure compliance with those standards."*

Items to be addressed: None.

SITE PLAN: CRITERIA AND REVIEW

§122-311

For zoning compliance reviews, or plans where a Special Use permit is required but no site changes will likely be needed, the applicant may, at the determination of the City Planner, submit a limited site plan for review in lieu of a full site plan per §122-309(t).

STANDING

§122-311(a)

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

REQUIREMENTS

§122-311(b)

"The proposed site plan conforms with all the provisions and requirements, as well as the spirit and intent of this chapter and the Master Plan. The proposed development will meet all the regulations of the zoning district in which it is located."

Figure 6: Requirements

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-477 BUILDING TYPE	Determined by lot size	Single story commercial	Unchanged
§122-543 USE-SPECIFIC	Open-front or open-air businesses; outdoor sales of new or used automobiles		
	<i>All loading and parking areas for open air businesses shall be confined within the boundaries of the site, and shall not be permitted to spill over onto adjacent public rights-of-way. Curbs or wheel stops shall separate parking areas from all sidewalks.</i>	Wheel stops are located right where sidewalk meets site.	No change proposed. Applicant shall move wheel stops so that a motor vehicle cannot park on or hang over any part of the sidewalk.

Figure 7: Sketch Plan Capture



Figure 8: Zoomed Photo of Existing Wheel Stops



Items to be Addressed: Wheel stops must be placed so that no vehicle may park on or hang over any part of the sidewalk.

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, which an attached storage area and garage to the rear and side.

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."

This is a site which is automobile-oriented, zoned "GC." There is adequate access to and from the site from both Tyler Rd. and S. Grove St.

Figure 9: 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. Applicant shall stripe spaces in accordance with zoning ordinance.
§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 11 spaces prompts 1 required barrier free spaces.	Not known.	None noted. Applicant shall provide at least one barrier free parking space.
§122-684 Screening & Landscaping (external)	Screened in accordance with 703 if abutting R1, MD, CN, CN-Mid, CN-SF	Fence on the north edge of lot.	Abutting lots are zoned GC, none required.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
	3'-4' screen 80% opacity where visible from ROW	Landscaping screening the front of site.	None proposed. Site is satisfactory.
§122-691 Motor spaces	Motor vehicle sales: <i>1 for each 500 square feet of usable floor space of sales room, plus 1 for every 500 square feet of outdoor sales area, plus 1 for each 1 auto service stall in service areas, plus 1 space per employee on the largest employment shift.</i> Therefore if business is 1920 square feet (from BSA Assessing data) plus outdoor sales area is 2100 square feet (13 standard 9'x18' parking spaces), staff calculates requirement to be 3.84 (4 spaces) plus 4.2 (4 spaces) then a base requirement of 8 spaces plus 1 space per employee on largest shift.	11 for business. Staff interprets the intent of 13 spaces for display to NOT be part of the parking count, rather "outdoor sales area."	11 parking spaces complies with zoning ordinance. A discount of 2 spaces due to proximity to transit is offered (see below), therefore making the base parking requirement 6 spaces, plus one per employee on maximum shift.
§122-693 Bicycle spaces	1 per 5 motor spaces, minimum of 2	No existing spaces.	None proposed. Applicant to provide 3 bike parking spaces/loops.
§122-692 Parking discounts	Transit	Eligible	2 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..

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§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.	Existing appears to conform.	No changes- appears to conform.

Items to be Addressed:

- Parking spaces shall be striped in accordance with the zoning ordinance §122-685.
- At least one barrier free parking space shall be provided.
- Applicant shall confirm number of employees on maximum shift.
- Applicant shall provide 3 bicycle parking loops.

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 10: 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	Any new or altered commercial use that has an outdoor trash storage area must comply with the requirements in §122-608	Trash receptacle/dumpster situation not known.	None proposed. Trash storage area must be on a paved pad, and screened with an enclosure in accordance with §122-608f.
§122-631 Landscape plan	Not required.		

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-634 Screening Between Land Uses <i>if conflicting use</i>	Not required		
§122-636 Street Trees	1 tree per 30' of lineal frontage, centered between sidewalk and back of curb:	About 7 small trees as part of front landscaping.	Site is satisfactory.

Figure 11: Google Street-view Capture of Dumpster (July, 2019)



Items to be Addressed:

- If business is to be open during night hours, applicant shall submit a lighting plan conforming with the provisions of 122-609.
- Trash storage area must be on a paved pad, and screened with an enclosure in accordance with §122-608f.

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."

None required for this scope of work.

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. While most automobile uses are not "green and creative," the allowance of this special land use would allow a business to locate in the City and potential to build a local business and local employment opportunities.

STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends the Planning Commission **approve** the Special Use Permit for automobile sales use at 505 Tyler Rd. 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: SITE PLAN

Staff recommends the Planning Commission **approve** the Limited Site Plan for 505 Tyler Rd. 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:

- Wheel stops must be placed in a manner so that no vehicle may park on or hang over any part of the sidewalk.
- Signage to be applied for separately.
- Parking spaces shall be striped in accordance with the zoning ordinance §122-685.
- At least one barrier free parking space shall be provided.
- Applicant shall confirm number of employees on maximum shift.
- Applicant shall provide 3 bicycle parking loops.
- Applicant shall submit a lighting plan conforming with the provisions of 122-609 if business is to be operated during night hours.
- Trash storage area must be on a paved surface, and screened with an enclosure conforming with §122-608f.

Andy Aamodt
City Planner, Community & Economic Development Department

CC File
 Applicant



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	Exsell Smith		
Address	[REDACTED]		
Phone	[REDACTED]	Email	[REDACTED]

Property

Address	505 Tyler Rd.	Parcel ID	505 Tyler Rd. 11-11-10-360-009 and 11-99-04-000-350
Property owner*	Exsell Smith		

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

Project

Name of project	Unique Auto Sales
Current use	Medical Building
Proposed use**	Unique Auto Sales proposes to contribute to the City of Ypsilanti community by using the building located at 505 Tyler Rd. to sell affordable vehicles. As the owner and a long time resident of almost 20 yrs, I have an appreciation for our community and only want to uplift and contribute to the residents well being. I know what it's like to give back. I've spent several years volunteering at the Ypsilanti Hope Center in the kitchen cleaning, cooking and serving the homeless. I intend to sell affordable cars and continue to accept low income government issued car vouchers I'm willing to donate cars to the Ypsilanti Community High School auto and body shops.

Rationale for request**

This particular area and residence will benefit from having Unique Auto Sales work in the community. If my request is granted I will be the only Afro-American automotive dealer in the City of Ypsilanti. I believe by allowing this special use permit, it will inspire all young children and teenagers (especially black children) to believe that one day they can own a business themselves. I will not perpetuate the stereotypes that are associated with traditional automotive sales. Thank you and I look forward to meeting you all.

**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.

Signature

Date

8/21/20

Print Name

Exsell Smith

*****FOR OFFICE USE ONLY*****

SKETCH PLAN REVIEW APPLICATION
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

Applicant

Name Exsell Smith		
Address [REDACTED]		
City [REDACTED]	State [REDACTED]	Zip [REDACTED]
Phone [REDACTED]	Email [REDACTED]	

Property

Name of project Unique Auto Sales
Address 505 Tyler Rd.
List all parcel identification numbers included in development 505 Tyler Rd. 11-11-10-360-009 and 11-99-04-000-350
Property owner* N/A
Current use Medical Building
Proposed use Automotive Sales
Current zoning Commercial
Legal description of property (may be attached) OLD SID - 11 11-020-173-00 YP CITY 1-E176B LAND COM AT A PT. 111.36'N & 90.8' E OF SW COR SEC 10, T3S-R7E ON ELY LINE GROVE STREET, TH E 107.2 FT, TH N 20', TH E 128.24', TH S 130.5' TO TYLER ROAD, TH W 108.46', TH NWLY 169.83' ON E LINE GROVE ST TO BEG, EXCEPT S 33' IN TYLER ROAD.

*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: 8/21/20
Print Name: Exsell Smith	

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

Sketch Plan Required Information Checklist

This checklist **must** be completed by the sketch plan designer and submitted with your application. The City Planner or Planning Commission may require other data they deem necessary. **Four copies of the plans are required, as well as one electronic copy (PDF preferred).**

The Planning and Development Department will reject any incomplete submission.

Project-identifying information	
X	Name of project
X	Brief description of project
X	Location map showing major thoroughfares and site location (no scale necessary)
X	Name, address and phone number of the site owner
N/A	Name, address and phone number of the developer (if different)
N/A	Name, address and phone number of the plan designer
Existing conditions	
X	Scale (minimum of one inch equals 200 feet), north arrow, date of original drawing and any revisions
X	Area of the site in square feet and acres, excluding all existing and proposed rights-of-way.
X	Property lines and dimensions, including lines and dimensions of all rights-of-way & easements.
X	All structures and accessory structures, their uses and dimensions. These include but are not limited to buildings, signs, drives, parking areas, sidewalks, utilities, lighting, fences, flagpoles, and dumpsters/refuse collection areas.
X	Use(s) of existing buildings
X	Existing landscaping
X	Existing zoning of the site and all adjacent properties
Proposed conditions	
X	Scale (minimum of one inch equals 200 feet), north arrow, date of original drawing and any revisions
N/A	Any changes to site dimensions, and completed <i>Lot Split/Combination Application</i>
X	Any changes to zoning, and completed <i>Zoning Map Amendment or Text Amendment Application</i>
N/A	Any variances requested, and completed <i>Variance Application</i>
X	Any changes to rights-of-way or easements on the property
X	All structures and accessory structures, their uses and dimensions, and addition information that may be required by code. These include but are not limited to buildings, signs, drives, parking areas, sidewalks, utilities, lighting, fences, flagpoles, and dumpsters/refuse collection areas.
N/A	Location and dimensions of any open-air uses, such as outdoor cafes, open-air sales, or outdoor storage
X	Parking areas, access drives, or sidewalks, showing the method of surfacing, number and size of spaces, aisles, loading areas, and handicapped access ramps.
X	<i>If Requested By City Planner:</i> Landscape plan in accordance with Article XI, division 5 of the Zoning Ordinance. Existing vegetation that is to be retained on the site shall be shown.
X	<i>For a Multi-family Use, or, If Requested By City Planner:</i> Building floor plans.

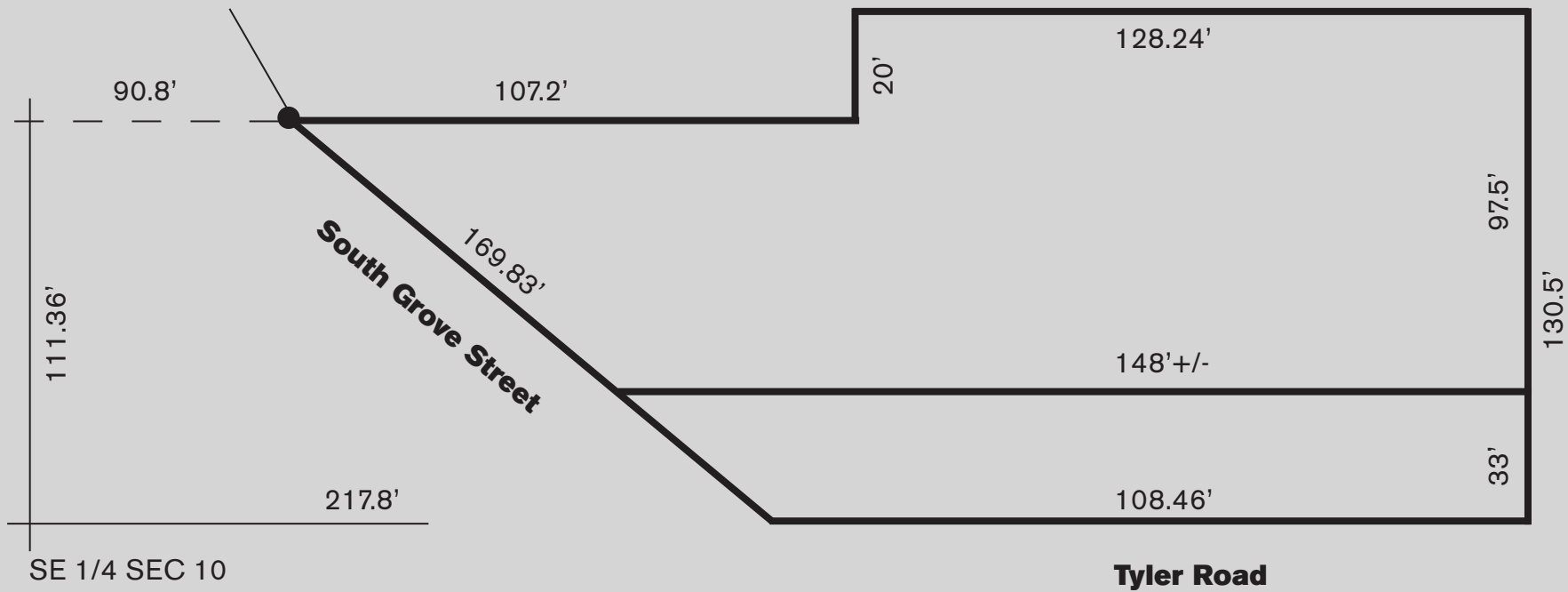
Site designer initials: 

*****FOR OFFICE USE ONLY*****



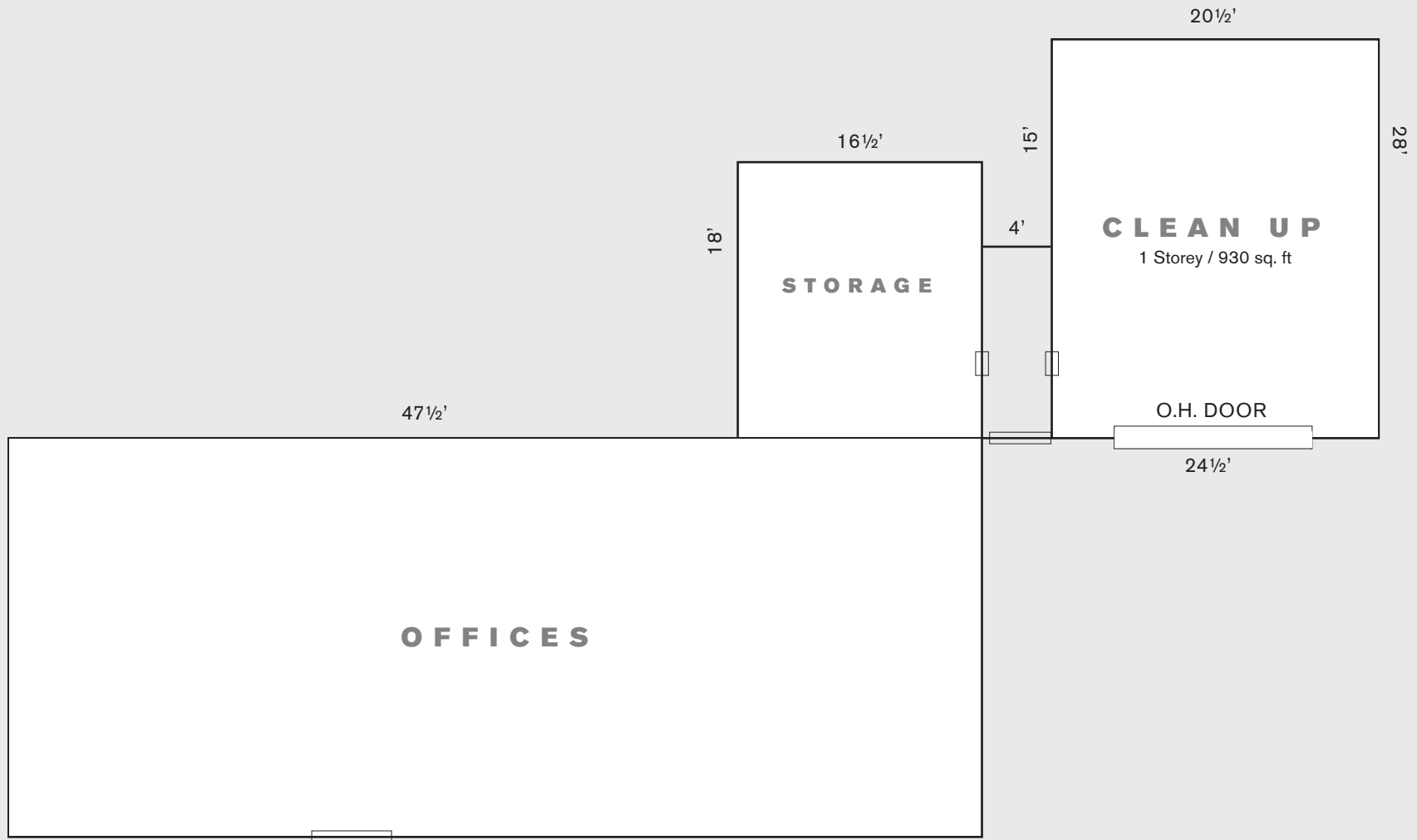
Unique Auto Sales
505 Tyler Road
Ypsilanti, Michigan 48198

Overview of Google image showing
505 Tyler Road as a location in
context/accessibility/parking/entrances/exits



Unique Auto Sales
505 Tyler Road
Ypsilanti, Michigan 48198

Overview of 505 Tyler Road showing property lines
and approximate measurements





Unique Auto Sales
505 Tyler Road
Ypsilanti, Michigan 48198

Image showing buildings and entrance to
505 Tyler Road



Unique Auto Sales
505 Tyler Road
Ypsilanti, Michigan 48198

Image showing signage for 505 Tyler Road



September 16, 2020

**Staff Review of Special Use and Limited Site Plan
Recreational Marihuana Microbusiness
815 Huron River Drive**

GENERAL INFORMATION

Applicant: Mahmood Kasham
815 Huron River Drive
Ypsilanti, MI 48198

Project: "Planet Jane" – *Recreational Marihuana Microbusiness*

Public Hearing Date: September 16, 2020

Location: Huron River Drive and Lowell St. (Parcel ID 11-11-04-266-002)

Zoning: "GC" General Corridor

Action Requested: Approval

Staff Recommendation: Approval with Conditions

PROJECT AND SITE DESCRIPTION

The applicant is proposing a recreational marihuana microbusiness ("microbusiness") out of the existing building at 815 Huron River Drive. The building is currently a laundromat and barber shop and will transition into the microbusiness pending approvals. The property'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.

This parcel is 0.937 acres. The building fronts the intersection of Huron River Drive and Lowell St. There is access from both streets. 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.

Recreational marihuana microbusinesses are defined in the zoning ordinance (and similarly defined in state law) as facilities "licensed to cultivate not more than 150 marihuana plants; process and package marihuana; and sell or otherwise transfer marihuana to individuals who are 21 years of age or older or to a marihuana safety compliance facility, but not to other marihuana establishments."

Figure 1: Subject Site Location (2015 Aerial)



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



Figure 3: Front of site from Huron River Drive (September 2020)



Figure 4: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Railroad; Apartments; Printing	GC
EAST	Warehouse	GC
SOUTH	EMU parking lot	GC
WEST	Gas station/Corner store	GC

Figure 5: Section 122-549 Zoning Ordinance Excerpt

Sec. 122-549. Recreational marihuana microbusiness.

- (a) Generally. Nothing in this Chapter, or in any companion regulatory provision adopted in any other provision of this Code, is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution for growing, sale, consumption, use, distribution, or possession of marihuana not in strict compliance with the State of Michigan laws and rules. Also, since Federal law is not affected by the Act or the General Rules, nothing in this Chapter, or in any companion regulatory provision adopted in any other provision of this Code, is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution under Federal law.
- (b) The following standards for Recreational Marihuana Microbusiness apply:
 - (1) The facility shall operate at all times in compliance with the General Rules of the Michigan Department of Community Health, the MRTMA as well as any and all administrative rules or regulations contained or adopted under the authority therein;
 - (2) The site shall not be located within one thousand (1,000) feet of a school, as measured from the outermost boundaries of the lot or parcel on which the growing and/or processing facility and to the outermost boundaries of the lot or parcel on which the school is located;
 - (3) The Recreational Marihuana Microbusiness facility site shall not be located within one thousand (1,000) feet of a lawfully existing recreational marihuana microbusiness, and five hundred (500) feet from other types of marihuana facilities as measured from the outermost boundaries of the lot or parcel on which the proposed recreational marihuana facility and to the outermost boundaries of the lot or parcel on which the lawfully existing marihuana facility is located;
 - (4) Use of marihuana is prohibited on the premises unless otherwise noted;
 - (5) All activity related to the safety and compliance shall be done indoors;
 - (6) The premises shall be open for inspection upon request by the Building Official the Fire Department and law enforcement officials for compliance with all applicable laws and rules, during the stated hours of operation/use and as such other times as anyone is present on the premises.
 - (7) If the Recreational Marihuana Microbusiness ceases operation for a length of time of one-hundred-twenty (120) days or greater, any Special Use permit shall expire;
 - (8) Drive-through and walk-up or similar facilities shall be prohibited;
 - (9) All recreational marihuana shall be contained within the main building in an enclosed, locked facility in accordance with the General Rules of the Michigan Department of Community Health, the MRTMA as well as any and all administrative rules or regulations contained or adopted under the authority therein administrative rules or regulations contained or adopted under the authority therein;
 - (10) That portion of the structure where the storage of any chemicals shall be subject to inspection and approval by the Ypsilanti Fire Department to insure compliance with the Michigan Fire Protection Code;
 - (11) All Recreational Marihuana Microbusiness facility must be registered with and licensed by the State Department of Licensing and Regulatory Affairs, as well as be permitted under Chapter 8 of the City Code of Ordinances;
 - (12) Growing, cultivation, processing, testing and sales of recreational marihuana in the microbusiness is allowed so long as it's done within the facility and has a maximum of 150 plants as allowed by the MRTMA and the MRA with LARA.
 - (13) There shall be no other accessory uses permitted within the same building, other than those clearly necessary for continued operation, such as offices, employee facilities, and storage.

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. The site complies with the locational requirements from schools and other marijuana facilities.

- (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 and safety is a consideration, and must be taken into account.

Microbusinesses have a light-industrial aspect to their productions as they handle growing and processing on site. This site appears to fit this use appropriately; from the proposed microbusiness building, the closest building nearby is the corner store more than 60 feet away. Furthermore, the State (MRA) has administrative rules for which microbusinesses need to adhere to, especially pertaining to fire and safety (R 420.208).

The use of land as a microbusiness promotes the land in a social and economically sustainable manner, especially considering the applicant is proposing solar panels on the roof and green roof features.

- (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 adequate screening at this site, as a fence and trees are located along the west property line and a retaining wall separates the EMU parking lot from the site. Because of the "vertical integration" nature of microbusinesses, there should not be much loading/unloading involved.

- (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 at the intersection of Huron River Drive and Lowell St. and has access to both streets. A sidewalk with a relatively wide margin are located along the street.

- (5) *The proposed use shall not create additional requirements at public cost for public facilities and services that will be detrimental to the economic sustainability of the community.*

COMMENTS: None are anticipated.

CONDITIONS OF APPROVAL

§122-326

"Reasonable conditions may be required in conjunction with an approval. The conditions may include conditions necessary to ensure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity, to conserve natural resources and energy, to ensure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner. Conditions imposed must do all of the following:

- (1) Be designed to protect natural resources, the health, safety, and welfare, as well as the social and economic well-being.*
- (2) Be related to the valid exercise of police power and purposes which are affected by the proposed use or activity.*
- (3) Be necessary to meet the intent and purposes of this chapter, be related to standards established in this chapter, and be necessary to ensure compliance with those standards."*

Items to be addressed: None.

SITE PLAN: CRITERIA AND REVIEW

§122-311

For zoning compliance reviews, or plans where a Special Use permit is required but no site changes will likely be needed, the applicant may, at the determination of the City Planner, submit a limited site plan for review in lieu of a full site plan per §122-309(t).

STANDING

§122-311(a)

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

REQUIREMENTS

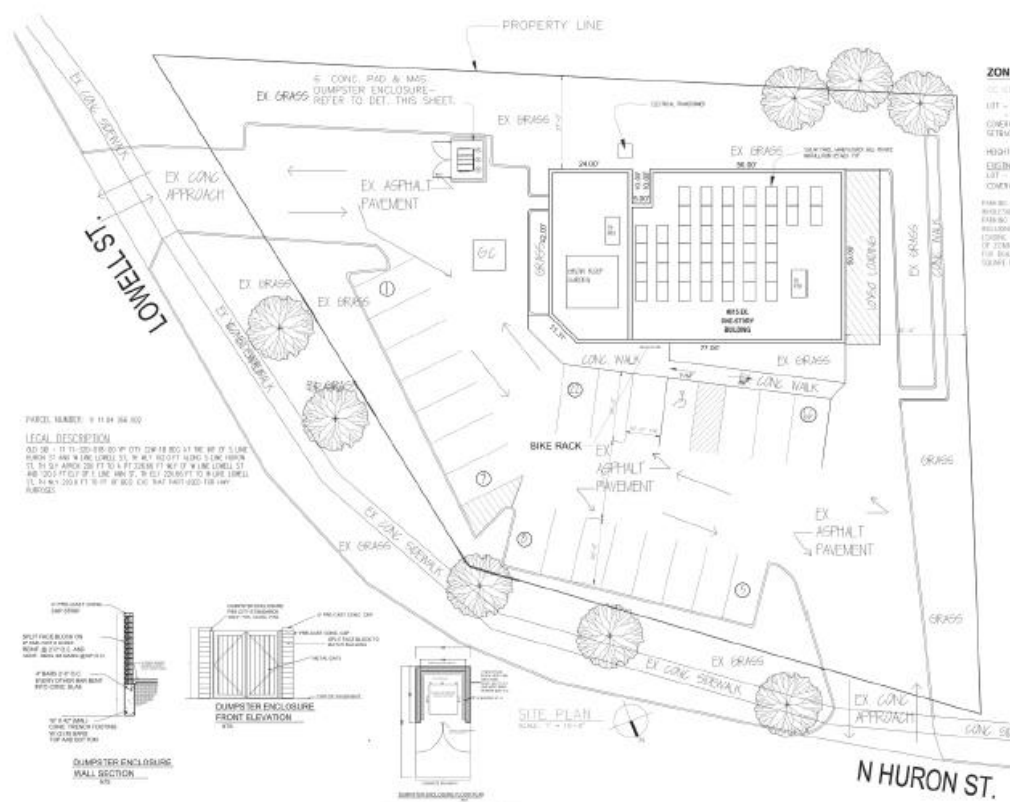
§122-311(b)

"The proposed site plan conforms with all the provisions and requirements, as well as the spirit and intent of this chapter and the Master Plan. The proposed development will meet all the regulations of the zoning district in which it is located."

Figure 6: Requirements

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-477 BUILDING TYPE	Determined by lot size	Single story commercial	Unchanged.
§122-549 USE-SPECIFIC	Recreational marihuana microbusiness		

Figure 7: Limited Site Plan Capture



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."

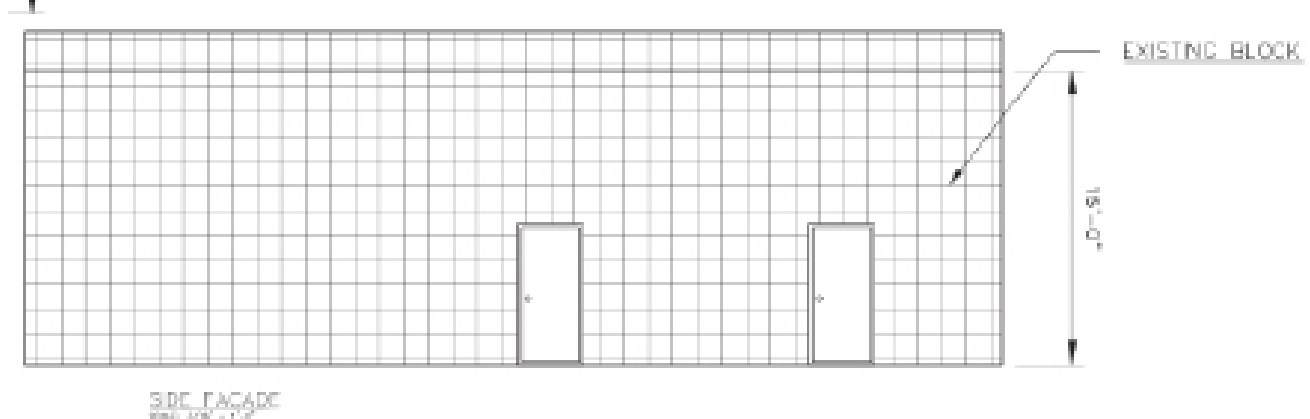
There is one 4,168 square foot building on the site, designed as a two suite commercial building. The entire building will be used for the microbusiness use.

It should be noted that a *single-story commercial* building type (§122-477.SC) requires a *thoroughfare commercial* (§122-485) private frontage, providing for a 50% ground floor transparency. This existing building is legal nonconforming in that aspect, but existing windows at the retail portion of the building should not be replaced with opaque wall. See figures 8 and 9 below. Windows may be repaired or restored but should not be eliminated because that would be increasing the nonconformity. Pertaining to the growing and processing portions of the building, windows may be replaced with opaque wall as those operations should take place in an enclosed and discreet location.

Figure 8: Photo of Building (Side Elevation, September 2020)



Figure 9: Site Plan Side Elevation Capture



Items to be Addressed: The amount of ground-floor transparency should not be decreased at the retail portion of the building.

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."

This property is zoned "GC." There is adequate access to and from the site from both Huron River Drive and Lowell Street. Considering the traffic patterns, a vehicle accessing the site can either turn right into the site from Huron River Drive or Lowell Street (southbound), or turn left into the site from Huron River Drive (northbound). A vehicle exiting the site can turn either direction from the north curb-cut, but must take a right-turn only onto Lowell St. from the southeast curb-cut.

Figure 10: 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)	Existing striped spaces. Dimensions not known.	Re-use of existing striped spaces.
§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 11 spaces prompts 1 required barrier free spaces.	1 existing.	1 existing. Complies.
§122-684 Screening & Landscaping (external)	Screened in accordance with 703 if abutting R1, MD, CN, CN-Mid, CN-SF	Fence on the west edge of lot and retaining wall on the south edge of lot.	Abutting lots are zoned GC, none required.
	3'-4' screen 80% opacity where visible from ROW	No parking lot screening/landscaping.	Parking lot 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: <i>1 per 250 gross sf.</i> 589 square feet retail = 2 required parking spaces. Assembly, processing or manufacturing: <i>1 per each 1,000 square feet of gross floor area for assembly, processing and manufacturing and storage areas, and 1 space per 300 square feet of office area.</i> 3,579 growing and processing = 4 required parking spaces. Grand total = 6 required parking spaces.	22 spaces existing. Technically an over-parking but site plan proposes no increase, therefore legal nonconforming.	22 spaces. No change to existing.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-693 Bicycle spaces	1 per 5 motor spaces, minimum of 2	No existing spaces.	Applicant provides bike rack; shall provide 5 spaces/loops.
§122-692 Parking discounts	Transit		
	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.	Existing appears to conform.	No changes- appears to conform.

Items to be Addressed:

- Provide a "right turn only" directional sign for vehicles exiting onto Lowell Street.
- Provide off-street parking landscaping or screening in conformance with 122-684 and 122-675.
- Bike rack shall contain five spaces/loops.

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 11: 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 fixtures on-site but lighting levels are unknown.	No changes to existing. Lighting levels shall be verified.
§122-608 Refuse Containers	Any new or altered commercial use that has an outdoor trash storage area must comply with the requirements in §122-608	Not known.	Dumpster and enclosure proposed southeast of building. Applicant shall confirm height.
§122-631 Landscape plan	Not required.		
§122-634 Screening Between Land Uses <i>if conflicting use</i>	Not required		
§122-636 Street Trees	1 tree per 30' of lineal frontage, centered between sidewalk and back of curb:	About 9 trees as part of front landscaping.	Site is satisfactory.

Figure 12: Screening on West Property Line (September 2020)



Items to be Addressed:

- Applicant shall submit a lighting plan conforming with the provisions of 122-609.
- Applicant shall provide height of dumpster enclosure conforming with 122-608.

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."

None required for this scope of work.

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 proposal 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 recreational marihuana microbusiness use at 815 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.

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends the Planning Commission **approve** the Limited Site Plan for 815 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:

- The amount of ground-floor transparency shall not be decreased at the retail portion of the building.
- Applicant provide a "right turn only" directional sign for vehicles exiting onto Lowell Street.
- Applicant provide off-street parking landscaping or screening in conformance with 122-684 and 122-675.
- Bike rack shall contain five spaces/loops.
- Applicant shall submit a lighting plan conforming with the provisions of 122-609.
- Applicant shall confirm height of dumpster enclosure conforming with 122-608.

Andy Aamodt
City Planner, Community & Economic Development Department

CC File
 Applicant



**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 Mahmood T Kasham	
Address [REDACTED]	
Phone [REDACTED]	Email [REDACTED]

Property

Address 815 N Huron St	Parcel ID 11 11 04 266 002
Property owner* Turner Kash Parker Property Managment LLC	

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

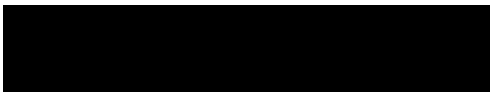
Project

Name of project Planet Jane
Current use Laundry Mat/Barbershop
Proposed use** Recreationtioanl Marihuana Mircro-business

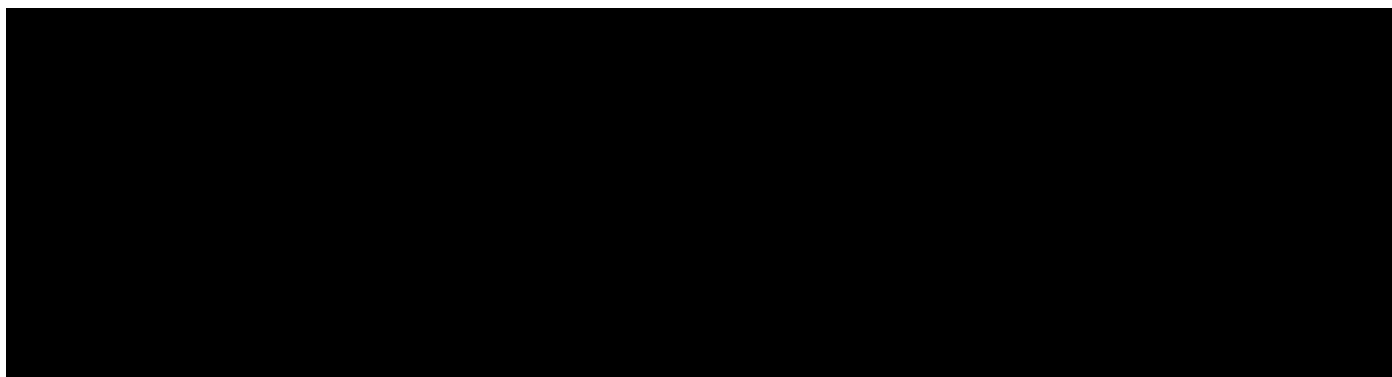
Rationale for request**
we are asking for a special use permit for this site to open and operate a recreationl micro business.
we feel that this is an oppurtune site to open and operate the business. it will be a green property which
includes many green features like solar panels, and a green roof. it will also help create jobs for residents
of the city of Ypsilanti as well.

**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.	
Signature 	Date 08/21/2020
Print Name Mahmood T Kasham	

*****FOR OFFICE USE ONLY*****



SITE PLAN REVIEW APPLICATION
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

Applicant

Name Nasem Kasham, Mahmood Kasham		
Address [REDACTED]		
City [REDACTED]	State [REDACTED]	Zip [REDACTED]
Phone [REDACTED]	Email [REDACTED]	

Property

Name of project Planet Jane
Address 815 N Huron St
List all parcel identification numbers included in development 11-11-04-266-002
Property owner* Turner Kash Parker Property Managment LLC
Current use Laundry Mat, Barbershop
Proposed use Micro-business (Recreational Marihuana)
Current zoning GC, General Corridor
Legal description of property (may be attached) *OLD SID - 11 11-320-018-00 YP CITY 32W-18 BEG AT THE INT OF S LINE HURON ST AND W LINE LOWELL ST, TH WLY 162.0 FT ALONG S LINE HURON ST, TH SLY APPROX 200 FT TO A PT 226.66 FT WLY OF W LINE LOWELL ST AND 120.0 FT ELY OF E LINE ANN ST, TH ELY 226.66 FT TO W LINE LOWELL ST, TH NLY 220.0 FT TO PT OF BEG; EXC THAT PART USED FOR HWY PURPOSES

*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: 08/18/2020
Print Name: Mahmood T Kasham	

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

Site Plan Required Information Checklist

This checklist **must** be completed by site plan designer and submitted with site plan review application. The City Planner or Planning Commission may require other data they deem necessary. **Four full-size folded copies of the plans are required, as well as one electronic copy (PDF preferred).**

The Planning and Development Department will reject any incomplete submission.

Project-identifying information	
OK	Name of project
OK	Brief description of project ON COVER PAGE
OK	Location map showing major thoroughfares and site location (no scale necessary)
OK	Name, address and phone number of the site owner , ON APPLICATION
OK	Name, address and phone number of the developer ON APPLICATION
OK	Name, address and phone number of the plan designer and their professional seal
Existing conditions	
OK	Scale (minimum of one inch equals 200 feet), north arrow, date of original drawing and any revisions
OK	Area of the site in square feet and acres, excluding all existing and proposed rights-of-way.
OK	Property lines and dimensions, including lines and dimensions of all rights-of-way & easements
OK	All structures and accessory structures, their uses and dimensions. These include but are not limited to buildings, signs, drives, parking areas, sidewalks, utilities, lighting, fences, flagpoles, and dumpsters/refuse collection areas.
OK	Location of abutting streets, existing and proposed rights-of-way, service drives, curb cuts, and access easements serving the site, as well as driveways opposite the site and all driveways within 100 feet of the site. The centerline of road rights-of-way shall be shown.
OK	Use(s) of existing buildings
OK	Existing landscaping
OK	Dimensions of all structures and lot lines within 50 feet of the site
OK	Existing zoning of the site and all adjacent properties
Proposed conditions	
OK	Scale (minimum of one inch equals 200 feet), north arrow, date of original drawing and any revisions
NA	Any changes to site dimensions, and completed <i>Lot Split/Combination Application</i>
NA	Any changes to zoning, and completed <i>Zoning Map Amendment or Text Amendment Application</i>
NA	Any variances requested, and completed <i>Variance Application</i>
NA	Any changes to rights-of-way or easements on the property
OK NA	All structures and accessory structures, their uses and dimensions, and addition information that may be required by code. These include but are not limited to buildings, signs, drives, parking areas, sidewalks, utilities, lighting, fences, flagpoles, and dumpsters/refuse collection areas.
OK	Building floor plans and architectural wall elevations.
NA	Location and dimensions of any open-air uses, such as outdoor cafes, open-air sales, or outdoor storage
EX	Parking areas, access drives, or sidewalks, showing the method of surfacing, number and size of spaces, aisles, loading areas, and handicapped access ramps.
EX	Landscape plan. Existing vegetation that is to be retained on the site shall be shown.
NA	Direction and method of stormwater drainage, ground elevations of all existing buildings, site contours at 2 foot intervals, drives and parking lots, and any unusual surface conditions. Include the method of collection; the method and location of the connection to existing stormwater system; and first flush method and type of device that is proposed.
NA	Indicate all areas of this site that are located within floodplains.
NA	If phased construction is to be used, each phase must be noted and each phase must stand on its own.

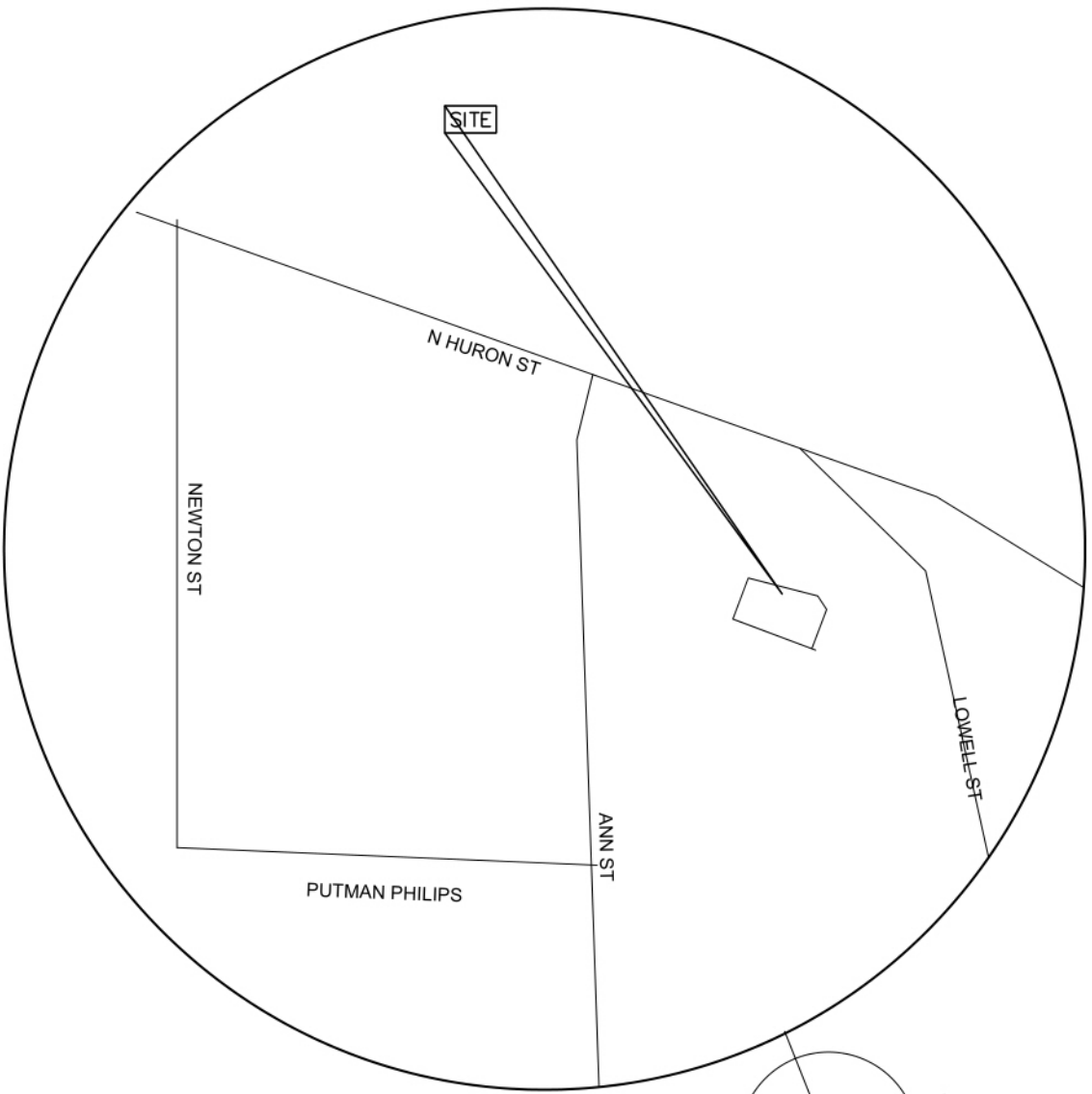
Site designer initials: _____

PROJECT DESCRIPTION:
AN EXISTING BUILDING CONSIST OF VACANT
LAUNDRY AND BARBER SHOP WILL BE TRANSFERRED
INTO ADULT USE MARIJUANA MICRO BUSINESS

Adult Use Marihuana Microbusiness 815 N Huron Street Ypsilanti MI 48197



LOCATION MAP



LOCATION MAP

APPLICABLE CODES	
Building:	MBC 2015 (Michigan Building Code 2015) Effective April 20, 2017 Accessibility – ICC ANSI A117.1-2009
Plumbing:	MPC 2015 (Michigan Plumbing Code 2015)
Mechanical:	MMC 2015 (Michigan Mechanical Code 2015)
Fuel gas:	IFGC 2015 (International Fuel Gas Code 2015)
Electrical:	NEC 2017 (State of Michigan Electrical Code) 2017 National Electrical Code with Part 8 Amendments
Rehab:	MRCEB 2015 (Michigan Rehabilitation Code for Existing Buildings 2015)
Fire Code:	IFC 2015 (International Fire Code 2015), as referenced in the 2015 Michigan Building Code
Fire Suppression:	Commercial: NFPA 13 (2013)
Fire Alarm:	Commercial: NFPA 72 (2013)
Energy Code	MBC 2015 (Michigan Building Code 2015) – Chapter 13 & MEC 2015 (Michigan Energy Code 2015) – Chapters 1 through 6 & Michigan Energy Code, Part 10a. Rules (ANSI/ASHRAE/IES Standard 90.1-2013)

SHEET LEGEND
A-0 COVER
SP-1 SITE PLAN
A-1 FLOOR PLAN, ELEVATIONS

CODE REVIEW:

OCCUPANCY TYPE (SECTION 303.1.1) "F-1-FACTORY INDUSTRIAL
CONSTRUCTION TYPE (SECTION 602.5) TYPE II-B
SPACE AREA 4,186 SQ.FT.
INTERIOR WALL AND CEILING FINISH REQUIRMENTS (TABLE 803.11) CORRIDORS = CLASS C ROOMS AND ENCLOSED SPACES = CLASS C (CLASS C: FLAME SPREAD 76-200; SMOKE DEVELOPED 0-450)
FIRE SPRINKLER REQUIREMENTS (SECTION 903.2.4) NO FIRE SPRINKLERS REQUIRED FOR F-1 OCCUPANCY. SPACE IS UNDER 12000 SQ.FT.
OCCUPANT LOAD (SECTION 1004.1.2) OCCUPANT LOAD FOR BUSINESS 1/100 = 4168/100 = 42
EGRESS WIDTH (SECTION 1005.3.2) AN OCCUPANT LOAD OF 48 X .2" = 9.6"
EXIT TRAVEL DISTANCE (TABLE 1017.2) 250" MAX ALLOWED (F-1 - OCCUPANCY WITH SPRINKLER SYSTEM) 200" MAX ALLOWED (F-1 - OCCUPANCY WITHOUT SPRINKLER SYSTEM) MAX DISTANCE: 70'-0" < 75' SPRINKLER EXIST PER 1006.2.1
ACCESSIBILITY (CHAPTER 11) ALL PUBLIC AND COMMON SPACES ARE REQUIRED TO BE ACCESSIBLE. ACCESSIBLE ROUTE REQUIRED TO ENTRANCE (1104)
PLUMBING FIXTURES (TABLE 2902.1) F-1 AREAS, 48 OCCUPANTS WATER CLOSETS = 1/100 LAVATORIES = 1/100 DRINKING FOUNTAINS = 1/400
TOTAL PROVIDED FIXTURES: WC : 1 WC LAV : 1 LAV DRINKING FOUNTAINS: 1 FOUNTAINS (HI/LOW) OTHER = 1 SERVICE SINK

PROJECT:

ADULT USE
MARIJUANA
MICRO
BUSINESS

LOCATION:

815 N HURON ST
YPSILANTI, MI

A & M CONSULTANTS

835 MASON ST., B290
DEARBORN, MI-48124

PH:(313) 582-0022
FAX:(313) 582-0028

DRAWN BY:

APPROVED BY:

ADNAN AL – SAATI

SUBMITTALS

REVISIONS:

PROJECT NO

DATE

05/22/2020

SCALE

NOTED

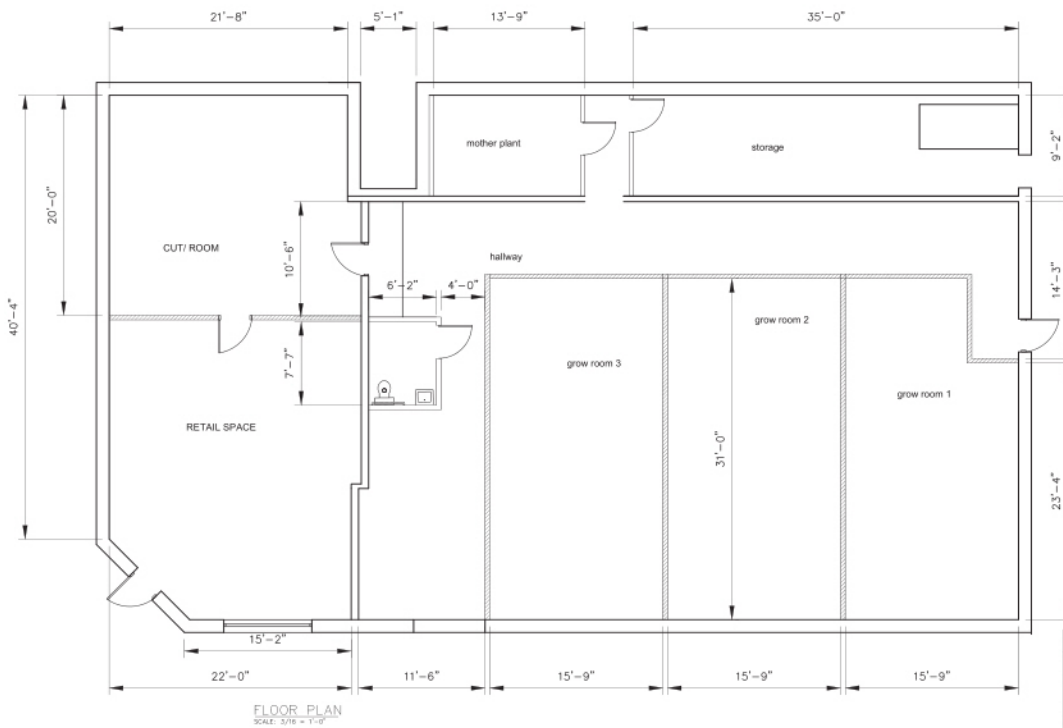
SHEET TITLE

COVER SHEET

A-0

SEAL

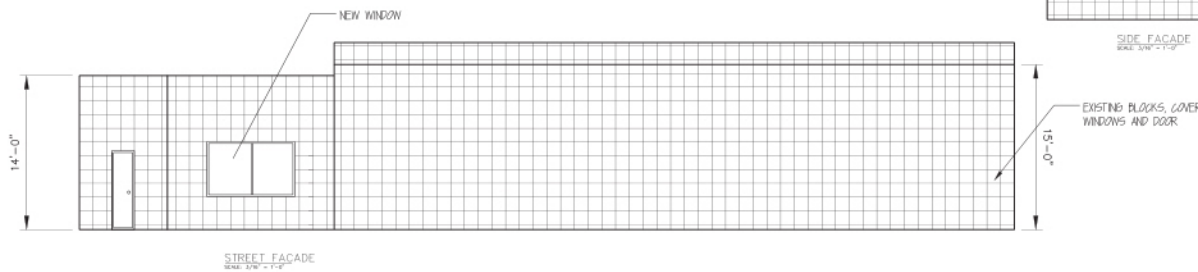
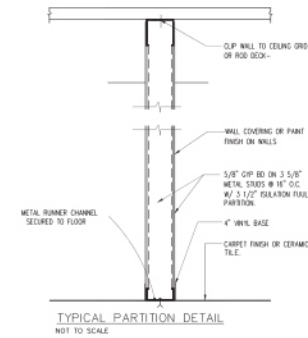
ABBREVIATIONS				SYMBOLS				GENERAL NOTES:		ICC/ANSI A117.1-09 REQS:	
AB AC ACT ADD ADJ AFF ALUM ALT APPROV APPROX ARCH AUTO BD BET BLDG BOT CAB CB CLG CLR CTR CMU COL CONC CONST CONT CONTR COORD CORR CT RML DEMO DIA DIM DN DR DTL DWG	ANCHOR BOLT AIR CONDITIONING ACOUSTIC(AL) ACOUSTICAL CEILING TILE AMERICANS WITH DISABILITIES ACT ADJACENT ABOVE FINISHED FLOOR ALUMINUM ALTERNATE, ALTERNATIVE APPROVE(D), APPROVAL APPROXIMATE(LY) ARCHITECT(URAL) AUTOMATIC BOARD BETWEEN BUILDING BOTTOM CABINET CERAMIC BASE CEILING CLEAR(ANCE) CENTER CONCRETE MASONRY UNIT COLUMN CONCRETE CONSTRUCTION CONTINUE, CONTINUOUS CONTRACT(OR) COORDINATE CORRIDOR CERAMIC TILE DOUBLE DEMOLISH, DEMOLITION DIAMETER DIMENSION DOWN DOOR DETAIL DRAWING	DTL EA ELEV. EL ELEC EQ EQUIP EXIST. EX EXT EWC FA FEC FFEC FIN FLR FOS FRP FT GA GALV GC GL LAM GWB GYPSUM H HDWR HM HOR HR HT, HGT HVAC ID IN INCL INFO INS INT JT LAM	DETAIL EACH ELEVATION ELECTRICAL EQUAL EQUIPMENT EXISTING EXTERNAL ELECTRIC WATER COOLER FRESH AIR FIRE EXTINGUISHER CABINET FURNITURE/ FURNISHINGS/ EQUIPMENT CONTRACTOR FINISHED FLOOR FACE OF STUD FIBER REINFORCED PANEL FOOT, FEET GAUGE GALVANIZED GENERAL CONTRACTOR GLU LAMINATED BEAM GYPSUM WALL BOARD HIGH HARDWARE HOLLOW METAL HORIZONTAL HOUR HEIGHT HEATING/VENTILATION/A/C INTERIOR DESIGNER INCH(ES) INCLUDE(D),(ING) INFORMATION INSULATE, INSULATION INTERIOR JOINT LAMINATE	ID IN INCL INFO INS INT JT LAM MFR MIN MISC NO OC OPP PL PT PSF PSI PVC PVD QTY RA RE REINF REP REQ RM SA SCH SEC SHT SIM SPEC SQ	INTERIOR DESIGNER INCH(ES) INCLUDE(D),(ING) INFORMATION INSULATE, INSULATION INTERIOR JOINT LAMINATE MANUFACTURER METAL MINIMUM MIRROR(ED) MISCELLANEOUS NUMBER ON CENTER OPPOSITE PLASTIC LAMINATE PAINT(ED) POUNDS PER SQ FT POUNDS PER SQ IN POLYVINYL CHLORIDE PLYWOOD QUANTITY RETURN AIR REFERENCE, REFER TO REINFORCE(D),(MENT) REPRESENTATIVE REQUIRE(D),(MENT) ROOM SUPPLY AIR SCHEDULE SECTION SHEET SIMILAR SPECIFICATION(S) SQUARE	SS STD STL STRUC SYM SV TEN T&G TEMP THK THRU TYP UL UNFIN UON VAR VERT VIF VIN W/ W/O WC WD	STAINLESS STEEL STANDARD STEEL STRUCTURAL SYMMETRIC(AL) SHEET VINYL TENANT TONGUE AND GROOVE TEMPERATURE THICKNESS) THROUGH TYPICAL UNDERWRITERS LABORATORY UNFINISHED UNLESS OTHERWISE NOTED VARIABLE, VARIES VERTICAL VERIFY IN FIELD VINYL WITH WITHOUT WATER CLOSET WOOD	DETAIL SECTION SHEET REFERENCE ELEVATION (VIEW) ELEVATION (DATUM) DOOR DESIGNATION	 SECTION LETTER SHEET NUMBER SECTION LETTER SHEET NUMBER SECTION LETTER SHEET NUMBER ELEVATION LETTER SHEET NUMBER ELEVATION 100'-0" 101 = DOOR No.	1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED BUILDING PERMITS, SCHEDULING INSPECTIONS AND PROVIDING MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH ALL APPLICABLE CODES MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH ALL APPLICABLE CODES BY LOCAL AND STATE AGENCIES. 2. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS ON SITE AND REPORT ANY DISCREPANCIES AND/OR UNFORESEEN ADVERSE CONDITIONS REQUIRING DRAWINGS AND/OR CONSTRUCTION MODIFICATION IN WRITING TO THE ARCHITECT'S AND CONSTRUCTION MANAGER'S OFFICE. 3. ALL NEW CONSTRUCTION AND MODIFICATIONS TO ANY EXISTING CONSTRUCTION OF SYSTEMS RELATED TO ANY CONSTRUCTION MUST CONFORM TO THE APPROPRIATE CONSTRUCTION, ENERGY, MECHANICAL, ELECTRICAL, STRUCTURAL, CIVIL OR ANY OTHER BUILDING RELATED STATE OR LOCAL CODES THAT ARE ADOPTED AND ENFORCEABLE. 4. ALL EXPOSED CONCRETE SHALL HAVE A RUBBED SMOOTH SAND PLASTER FINISH 5. ALL ITEMS THAT PENETRATE FIRE RATED CEILINGS (LIGHTS & ETC.) SHALL BE TENTED WITH 5/8" TYPE C GYPSUM BOARD. 6. CONTRACTOR TO PROVIDE WOOD BACKING FOR ALL ITEMS ATTACHED TO WALLS. 7. "PROVIDE" SHALL REPRESENT THE REQUIREMENT TO SUPPLY AND INSTALL THE ITEM INDICATED. 8. ANY AND ALL QUESTIONS REGARDING THESE DRAWINGS SHALL BE DIRECTED TO THE ARCHITECT. 9. THE ARCHITECT & OWNER ASSUME NO RESPONSIBILITY FOR ANY UNFORESEEN EXISTING CONDITIONS, ANY CONTRACTOR'S WORK WORKMEN, SUBCONTRACTORS OR ANY PERSON CONNECTED WITH ANY CONSTRUCTION ON THIS WORK. 10. PROVIDE 10# ABC FIRE EXTINGUISHERS (PER NFPA 10) EVERY 3,000 SQ. FT. MAX WITH A MAX. TRAVEL DISTANCE OF 75' TO AN EXTINGUISHER - TYPICAL 11. DIMENSIONS ARE TO FACE OF EXISTING SURFACES AND FACE OF NEW FRAMING/ CONCRETE UNLESS OTHERWISE NOTED. 12. PROVIDE FIRE SAFING AND SEALANTS PER MFR'S INSTRUCTIONS AT PENETRATION OF ALL WALLS REQUIRING FIRE RESISTANCE AS INDICATED. FIRE RESISTANCE OF FIRE SAFING AND SEALANTS SHALL MEET THAT OF THE WALL IN WHICH PENETRATION OCCURS. 13. COORDINATE DUCT INSTALLATION W/ FIRE SPRINKLER AND PLUMBING INSTALLATION	1. WATER CLOSET HEIGHT: 17" TO 19" A.F.F. 2. CENTERLINE OF WATER CLOSET: 18" FROM SIDE WALL. 3. GRAB BAR BEHIND WATER CLOSET: 36" LONG, 33"-36" AFF. 4. GRAB BAR AT SIDE OF WATER CLOSET: 42" MIN. LONG, 33"-36" AFF. VERTICAL BAR 5. GRAB BAR DIAMETER: 1-1/4" TO 1-1/2" 6. SPACE BETWEEN GRAB AND BAR: 1-1/2" 7. TOILET PAPER DISPENSER: 24"FROM REAR WALL, (MAX), 48" MAX AFF. 8. KNEE CLEARANCE @ LAVATORY: APRON 29" MIN. HGT, 8" MIN DEPTH. 9. LAVATORY DEPTH: MIN 17" DEPTH. 10. INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE MOUNTED ON EXTERIOR OF ALL TOILET ROOM DOORS AND ADJACENT WALL NEXT TO THE LATCH SIDE OF THE DOOR, 48" AFF. 12. LAV. RIM SURFACE: 34" MAX. AFF. 13. MIRROR BOTTOM EDGE: 40" MAX. AFF. 14. PRIVACY LOCK SHALL HAVE LEVER-TYPE HANDLES.



WALL LEGEND



NEW FRAME WALL 5/8" DRYWALL
FINISHED AND PAINTED ON
3-5/8" 20 GA. METAL STUDS @ 16" O.C.



PROJECT:
GROW FACILITY

LOCATION:
815 N HURON ST
YPSILANTI, MI

A & M CONSULTANTS

8315 MASON ST.
SUITE B-290,
DEARBORN, MI 48124
PH:(313) 582-0022
FAX:(313) 582-0028

DRAWN BY:

APPROVED BY:
ADNAN AL-SAAFI

SUBMITTALS

REVISIONS:

PROJECT NO

DATE

8/11/2020

SCALE

NOTED

SHEET TITLE

FLOOR PLAN

A-1

SEAL

Aurora Shade Report

Customer

Moe Kasham

Designer

AES Solar

Organization

Absolute Environmental
Solutions, LLC

Address

815 N Huron St
Ypsilanti, MI 48197, USA

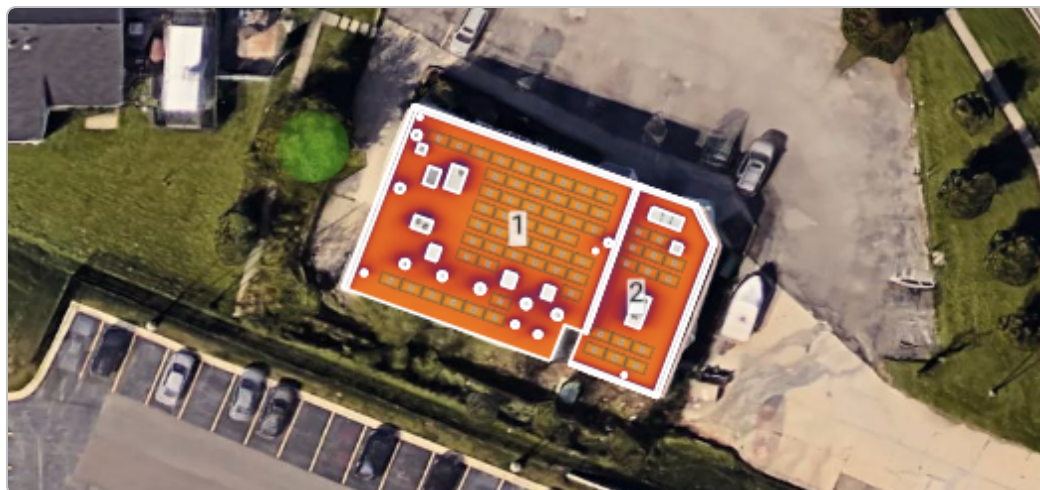
Coordinates

(42.253414, -83.620584)

Date

25 August 2020

Annual irradiance



kWh/m²/year

2,450 or more

2,100

1,750

1,400

1,050

700

350

0

Summary

Array	Panel Count	Azimuth (deg.)	Pitch (deg.)	Annual TOF (%)	Annual Solar Access (%)	Annual TSRF (%)
1	48	200	10	94	97	91
2	14	201	10	94	93	87
Weighted average by panel count	-	-	-	-	95.8	90

Monthly solar access (%) across arrays

Array	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1	90	95	97	98	98	98	98	98	97	95	92	88
2	89	92	93	94	93	94	94	93	93	92	90	87

Customer

Moe Kasham

Designer

AES Solar

Organization

Absolute Environmental
Solutions, LLC
Date

Address

815 N Huron St
Ypsilanti, MI 48197, USA

Coordinates

(42.253414, -83.620584)

25 August 2020

Zoomed out satellite view



NaN ft

3D model



3D model with LIDAR overlay





September 16, 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 – Building addition, temporary trailer, and temporary traffic circulation area.
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 marijuana retailer uses. The existing building houses these uses, and the applicant proposes to add a storage trailer addition to connect to the rear of the existing building, a separate temporary trailer to stand alone in the rear yard, and a temporary traffic circulation area in the rear yard northeast of the existing building. Note: This application was tabled at the August 19, 2020 meeting. The applicant has revised the site plan and added the traffic circulation area.

The existing building is approximately 550 square feet on a lot of approximately 1.18 acres. The new storage trailer addition is 272 square feet. This addition will have a foundation. 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.

Because of traffic demands on the existing site, the applicant also wishes to temporarily format a traffic circulation area to the rear of the site, which will also be where customers place and pick-up their

curbside order. The State (Marijuana Regulatory Agency "MRA") has announced this is an allowed practice in accordance with their COVID-19 plans. The business began the use of this service for a few days (roughly September 4th through September 9th) before staff instructed the applicant to close it off and shut down the service until Planning Commission review. See Figure 5 below.

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: Proposed Traffic Circulation Area (View from Kramer St., September 2020)



Figure 5: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Gas Station	NC- Neighborhood Corridor
EAST	Vacant Land; 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. The building addition is straightforward, but the temporary storage trailer in the rear yard, and the traffic circulation areas essentially create a hybrid special use and temporary use permit review.

Standalone temporary storage trailer

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

Temporary traffic circulation area

The proposed traffic circulation area on crushed gravel, should also follow the Temporary Use Permit review standards. Crushed gravel is not an acceptable permanent surface according to the zoning ordinance (§122-683e) and the City's engineering standards. The only way a crushed gravel surface would be allowed would be in a temporary manner. Section 122-335(f) explicitly states that "temporary special permits may be issued for the use of **unimproved** areas for parking for a period of up to 30 days." Furthermore, the zoning ordinance (§122-335) enables Planning Commission the power to "grant a third temporary use permit," and also the power to be referred a temporary use permit from the City Planner and Building Department. This leads staff to suggest Planning Commission be responsible for this review because of its temporary use nature and the fact it is an expansion of a special land use.

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 this trailer is explicitly labeled as "for office use", not construction use, staff deems this as separate from the eventual construction use and thus 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 marijuana retailer use of the existing building and temporary structure 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 structure and temporary traffic circulation area do not turn into permanent site improvements. 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 marijuana 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 the temporary trailer or in the traffic circulation area.

The traffic circulation area shall either be lighted in conformance with the zoning ordinance, or must take place only during daylight hours. If lighting is not intended, staff suggests Planning Commission specify the daylight hours for which the traffic circulation area will take place.

- (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 trailer and traffic circulation area shall not become permanent.
- Temporary trailer and traffic circulation area shall not store or contain marijuana.
- Temporary traffic circulation area shall be lighted in conformance with the zoning ordinance, or Planning Commission shall specify the hours of the temporary traffic circulation service. For example, Planning Commission may specify daylight hours to be 8 am to 6 pm.

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 a building addition, a temporary use of a premanufactured trailer, and a temporary use of a gravel traffic circulation area. 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

*(f) **Parking areas.** Temporary special permits may be issued for the use of unimproved areas for parking for a period of up to 30 days.*

*(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 trailer shall be inspected and permitted by the Building Department.

New Items to be Addressed (pertinent to expansion):

- Staff recommends the temporary trailer 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 trailer and warming booths shall be inspected and permitted by the Building Department.
- Staff recommends the temporary gravel traffic circulation area be active for no longer than 90 days.

Figure 6: Capture of Survey of Existing Property

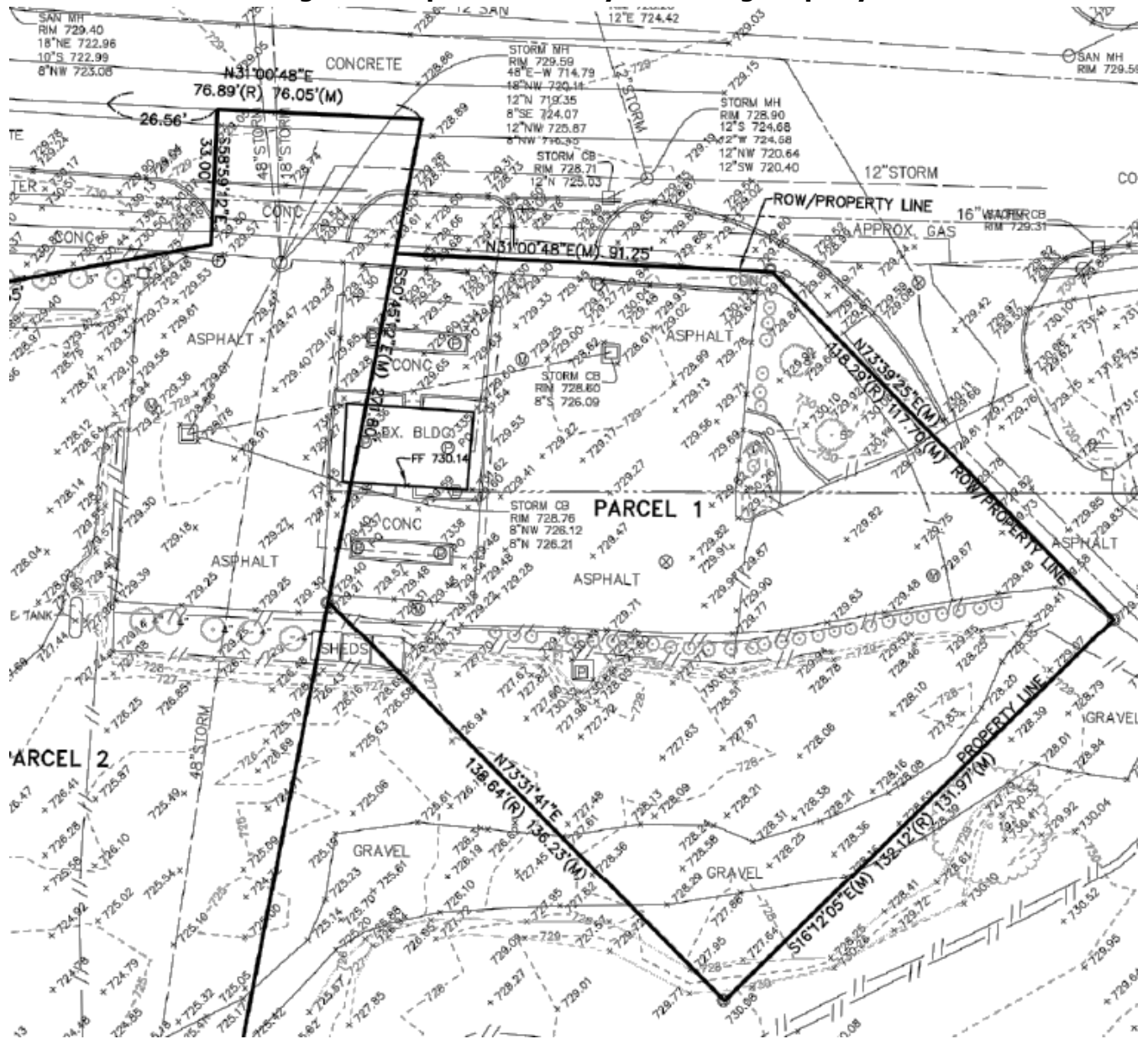
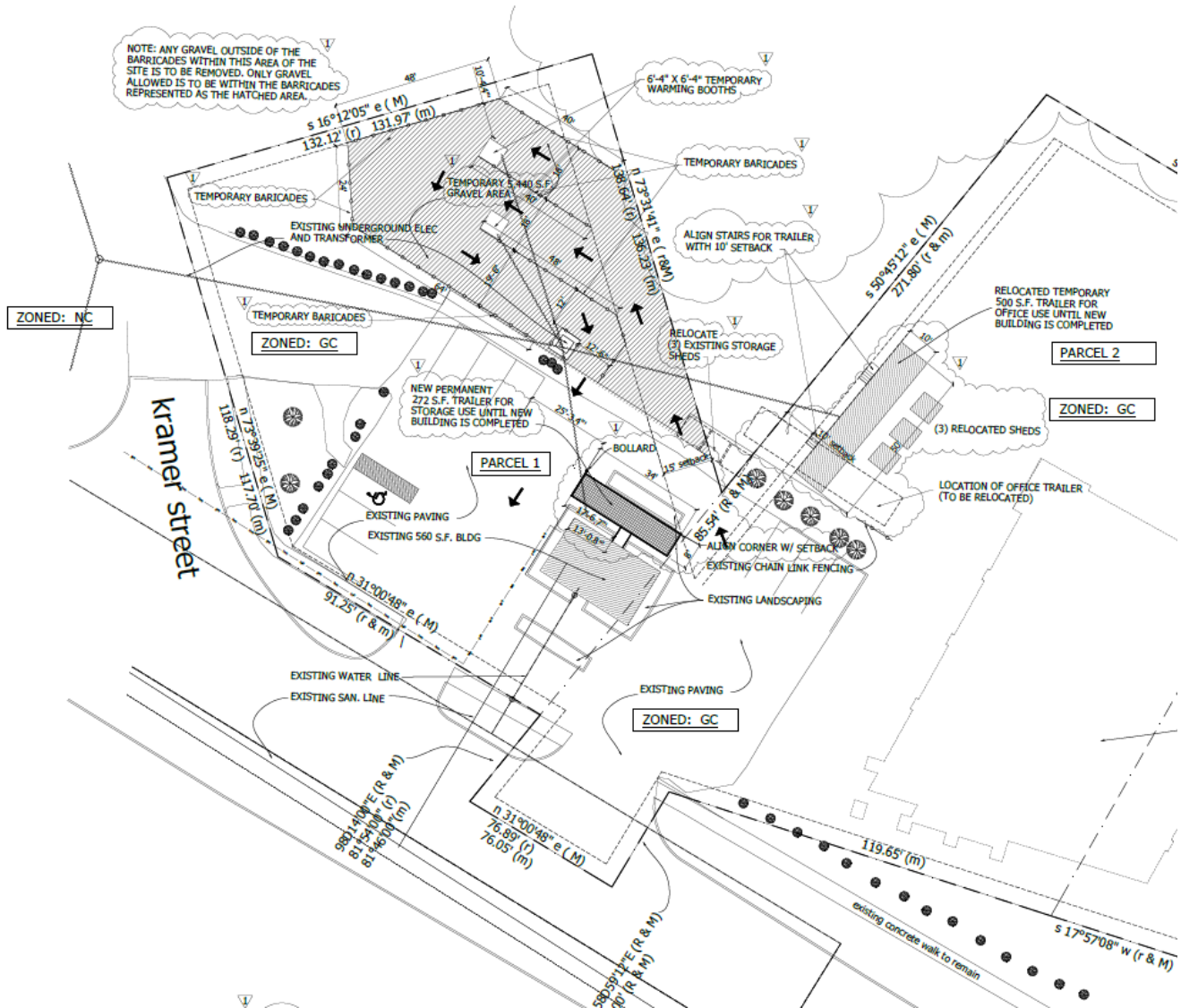


Figure 7: Capture of Site Plan





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

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

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

Two trailers will be added. The 272 square foot trailer will be constructed as a permanent addition, with a foundation, to the existing building. The second trailer will be a temporary, standalone 500 square foot trailer located in the rear yard to the southeast of the building. There are two 6'4" by 6'4" (40 square feet) warming booths proposed in the traffic circulation area.

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 the permanent addition will need to conform to the requirements thereof. City staff sees the temporary standalone trailer as a detached accessory building, and needs to comply with those requirements thereof.

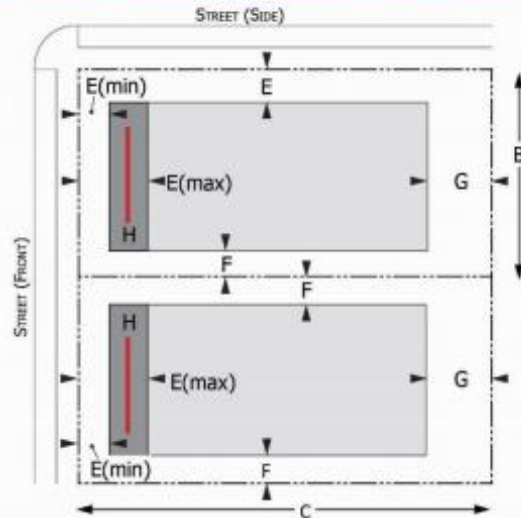
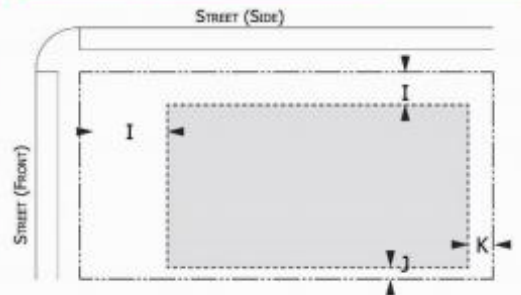
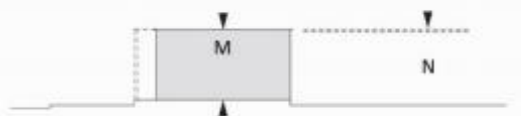
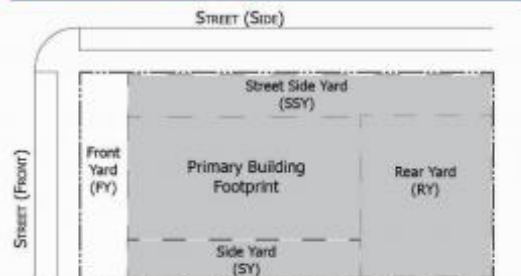
Figure 8: Building Location and Site Arrangement

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
GC & BUILDING TYPE §122-477.SC	Determined by lot size	Single Story Commercial Building	Single Story Commercial Building
LOT REQUIREMENTS			
Dimensions	No changes proposed to the lot dimensions		
Coverage %	60% maximum	1%	1.6%
BUILDING ENVELOPE AND HEIGHT for Principal Building Addition			
Street setback	5' minimum, 15' feet maximum	Legal nonconforming.	Unchanged on front (S. Huron) street. Minimal change (minus ~4' feet) on side (Kramer St.) street. Decreases side street nonconformity.
Interior side setback	0' min., no max.	Greater than 100'	Unchanged. Complies.
Rear setback	15' min., no max.	~28'	15'. Complies.
BUILDING ENVELOPE AND HEIGHT for Accessory Building (Temporary Trailer)			
Rear and side setbacks	10' feet rear and side setback	Added to site.	10' side setback; > 10' rear setback. Complies.

Figure 9: 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 accommodate 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.

**LOT REQUIREMENTS AND BUILDING ENVELOPE****ACCESSORY BUILDING ENVELOPE****BUILDING HEIGHT****PARKING LOCATION****New Items to be Addressed (pertinent to expansion):** 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."

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.

The temporary traffic circulation is proposed, containing approximately 5,440 square feet of crushed gravel surfacing and having two small (40 square feet) warming booths to accommodate workers. This is to be to the rear (northwest) of the building. It will be accessed from the current pavement south of the building, and vehicles will exit from the current pavement north of the building.

Figure 10: Site Access, Traffic, and Parking

	ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-607	Building entrances	No principal building can be placed on a lot unless the building is situated in such a manner that the front entry into the building faces the street to which the property is addressed.	Front entrance exists.	Unchanged
§122-670	CIRCULATION STANDARDS	CN, C, HC, NC, GC, HHS: Sites <3 acres: circulation plan to ID potential cross and joint access to adjacent parcels Sites >3 acres: block plan	Less than 3 acres	Unchanged
		Easements: nonmotorized plan, ReImagine Washtenaw, other	None	Unchanged

§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)	Existing parking dimensions not known. Appear to comply.	Unchanged
§122-685	BARRIER FREE	Barrier free parking spaces must be provided in accordance with the state barrier free design requirements.	1 Barrier Free	Unchanged
§122-683	Access	5' walkway from parking lot to parks, commercial, transit, walkways, institutions; raised/marked crosswalks within parking lot	No raised or marked crosswalks within parking lot. Parking area in the front is compact and vehicles must enter and exit the site in a forward motion. Backing-out onto S. Huron is prohibited.	Unchanged.
	Ingress & Egress	• Aligned across ROW, or offset by 25' • >50' from intersection • 20'-30' driveway	Measures between 20 and 30 ft. measures less than 50 fifty ft. from Kramer St. intersection.	Unchanged
	Internal Maneuvering	Each driveway providing access to an off-street parking lot containing five or more parking spaces shall be a minimum of ten feet in width. Minimum of 10' in width.	Each driveway is more than 10 ft wide	Unchanged
	Surfacing	Durable bonded material in accordance with accepted engineering standards, or alternative surfacing materials to minimize impervious surface and stormwater runoff, employ environmental and other best practices, and achieve low impact design, at the discretion of the City Engineer.	Asphalt in parking lot.	Addition of crushed gravel in rear yard. Does not comply with zoning ordinance and engineering stands, nor did staff have time to route to engineer for pre-review. Unimproved parking areas may be permitted as a temporary use permit.

Drainage	Graded and drained to public storm sewers or alternate drainage best practices acceptable to City Engineer. No surface water shall be permitted to drain onto adjoining properties. No surface water drainage from an off-street parking lot shall be permitted to drain across a public sidewalk.	On site storm sewer drain graded in front parking lot.	Addition of crushed gravel in rear yard. Does not comply with zoning ordinance and engineering stands, nor did staff have time to route to engineer for pre-review. Unimproved parking areas may be permitted as a temporary use permit. Drainage must not take place on adjoining properties.
Setback from Street	Parking lot setbacks are designated by the zoning district in which they are located. An allowed exception are circular drives, which may be located in a required minimum front yard or street side yard, provided that such drives shall be designed so that no parking space is located closer than 25 feet to any street right-of-way line.	Parking located in the rear and side of the building.	Location of parking spaces unchanged.
Striping	For parking lots containing five or more spaces, all spaces shall be outlined with three-inch wide strips of white or yellow paint, except that barrier-free spaces shall be blue, with a symbol of compliance in blue, and signed in accordance with the State Barrier-Free Code.	Parking spaces striped, appear to comply.	Unchanged
Wheel Stops	For parking lots containing five or more spaces or accessory to commercial uses, wheel stops or curbing shall be provided for all parking spaces to prevent any vehicle from projecting beyond the parking lot area, bumping any wall or fence, or encroaching upon any landscaping.	Parking spaces have wheel stops, appear to comply.	Unchanged

	Lighting	With the exception of multiple-family dwellings on individual lots containing no more than four units, parking and loading facilities utilized during night-time hours shall be artificially illuminated. All such outdoor lighting shall meet the requirements of §122-609.	Existing light fixtures.	Lighting is not specified for traffic circulation area. If taking place during night hours, lighting shall meet requirements.
§122-684	Screening & Landscaping (internal)	1 tree per 8 spaces	Over a dozen trees currently on site.	Unchanged
		1 landscape island for each 16 spaces	No islands: less than 16 spaces	Unchanged
		Islands w trees: 9' wide min and 160' sf Islands w 5' min walkway: 11' wide min Islands: curbed or used for stormwater	No landscaped islands	Unchanged
		All aisle-ends & corners protected w curbed island	None	Unchanged
		3' between curb and planting (5' if vehicle overhang)	Less than 3'	Unchanged
	Screening & Landscaping (perimeter)	Screened in accordance with 122-634 if abutting R1, MD, CN, CN-Mid, CN-SF	Does not abut subject zoning districts.	Unchanged
		3'-4' screen 80% opacity where visible from ROW	Sufficient opacity	Unchanged
		Landscaped areas, walls, structures, walks- must be protected by curbing	Sufficient curbing	Unchanged
	Motor spaces	BY USE: 1 per 250 square feet of gross floor area of retail = 5.3 (5 required)	9 existing parking spaces	Unchanged.
	Bicycle spaces	1 per 5 motor spaces, minimum of 2	Not known	Unchanged. Bike rack for 2 spaces/loops required.
§122-692	Parking discounts	Transit	None	Unchanged
		Alternative Vehicles	None	Unchanged
		Bicycle	None	Unchanged
		PC discretion, special circumstances not listed above		
§122-672	SIDEWALKS	Provide a sidewalk or shared-use path	Sidewalk existing.	Unchanged

§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.	Sufficient visibility at driveways and intersections.	Unchanged
§122-695	Off-street loading	Commercial- 0 – 1,999 square feet = 0 spaces required	Not known.	Unchanged

New Items to be Addressed (pertinent to expansion):

- Temporary traffic circulation area, because of its unimproved crushed-gravel surfacing, shall be permitted as a temporary use and shall not be permanent. Gravel must not exceed barricade boundaries as specified on site plan.
- Unimproved temporary traffic circulation area shall be graded in a manner that does not convey stormwater onto adjoining properties.
- Temporary traffic circulation area shall be lighted in conformance with §122-609 if used during night hours, or Planning Commission shall specify hours of operation for area.
- Applicant shall provide at least two bike loops/spaces for bike parking.

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.

Figure 11: Screening

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-609 Lighting	• not >0.5 fc at lot line • not >16' in height • not < 0.3 fc anywhere where lighting required. • must average > 0.5 fc across entire area where lighting required.	Unknown	Unchanged. Added temporary traffic circulation area shall be lighted if operated during night hours.
§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	None	Unchanged
§122-631 Landscape plan	Not required	Various existing landscaping on site.	Unchanged
§122-634 Screening Between Land Uses <i>if conflicting use</i>	Not conflicting use.	Plant screening along rear.	Unchanged
§122-636 Street Trees	1 tree per 30' of lineal frontage, centered between sidewalk and back of curb.	Street trees along S. Huron and Kramer St.	Unchanged
§122-638 Site Landscaping	10%	Meets requirement	Unchanged

New Items to be Addressed (pertinent to expansion): Added temporary traffic circulation area shall be lighted in conformance with §122-609 if operated during night hours.

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 and applicable site plan conditions.
2. Temporary trailer and gravel traffic circulation area shall not become permanent.
3. Temporary trailer and traffic circulation area shall not store or contain marijuana.
4. Temporary traffic circulation area shall operate only during daylight hours as specified by Planning Commission.*

*Staff recommends Planning Commission specify hours.

STAFF RECOMMENDATIONS: SITE PLAN AND TEMPORARY USE PERMIT

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

Findings

1. The application substantially complies with §122-311.
2. The temporary nature of both the trailer and gravel traffic circulation area prompt temporary use permit regulations (§122-335).

Conditions

1. Staff recommends the temporary trailer 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 trailer and temporary warming booths shall be inspected and permitted by the Building Department.
3. Temporary use permit for temporary gravel traffic circulation area expires after 90 days.
4. Gravel must not exceed barricade boundaries on site plan, and area must be restored after expiration of temporary use permit.
5. Temporary traffic circulation area shall be graded in a manner that does not convey stormwater onto adjoining properties.
6. Applicant shall provide at least two bike loops/spaces for bike parking.
7. ** Temporary traffic circulation area shall be lighted in conformance with §122-609 if used during night hours.

**Only if Planning Commission does not specify hours

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

By: 
Eric Nemeth
Its: Managing Member

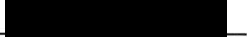
Subscribed and sworn to before me this
6th day of August, 2020.

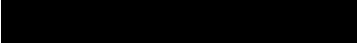
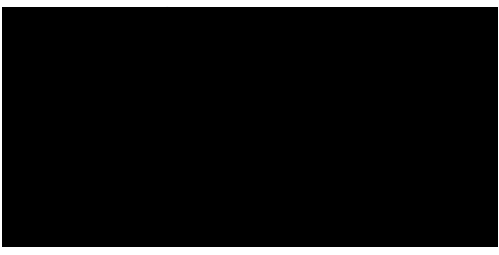


, Notary Public

Lenawee County, State of Michigan

acting in Washtenaw County, Michigan

My Commission Expires: 

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 IEMETH	

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 clarkville, 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 it was 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 clarkville, 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, excepting therefrom
that part taken for highway purposes as set forth in declaration of taking recorded in liber
1296, page 428, washtenaw county records.

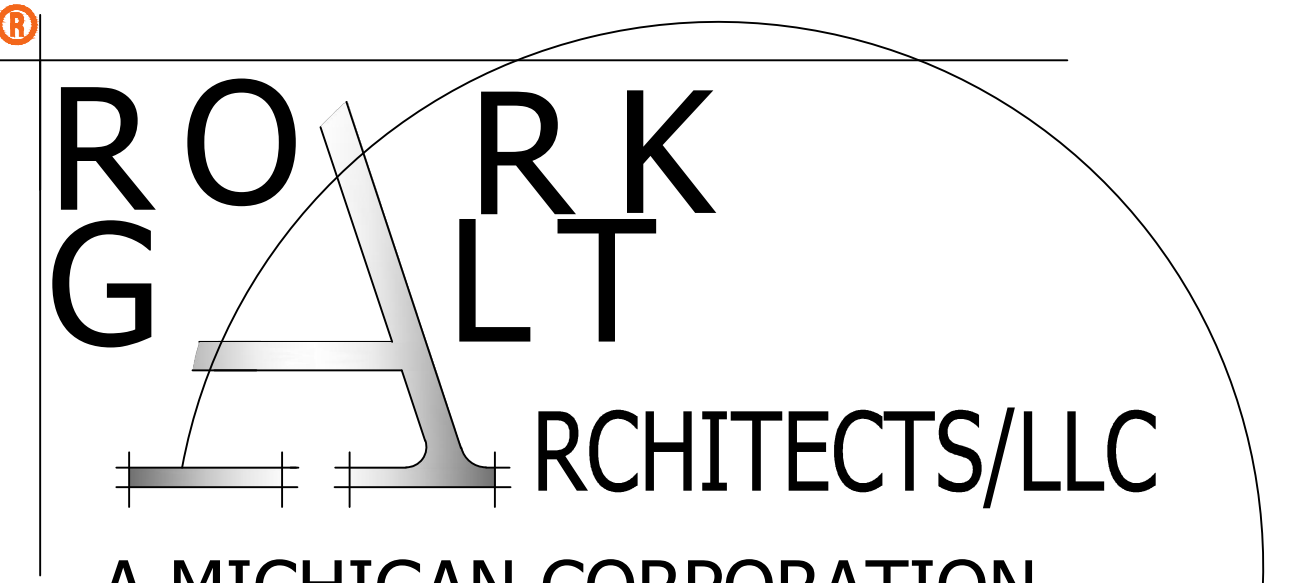
parcel 3:
all that part of french claim 680, city of ypsilanti, washtenaw county, michigan, describes as follows:
commencing at the intersection of the centerline of huron street and monroe avenue; thence south
31 degrees 00 minutes 48 seconds west a distance of 91.51 feet along the centerline of huron 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
6900 Lakeway
Ypsilanti Township, MI 48197
(586) 764-9222

ARCHITECT



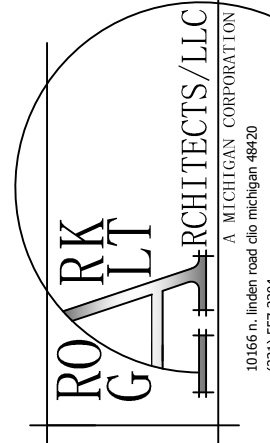
ARCHITECTS/LLC

A MICHIGAN CORPORATION

10166 n. linden rd. clio michigan 48420
rgarchs@gmail.com
(231) 557-3304
david j. mcdade, aia
michigan license # 039797

ISSUED FOR	DATE
PLANNING	7.17.20
RE ISSUE	9.1.20

© COPYRIGHT 2011. THIS DRAWING IS THE PROPERTY OF ROK ALT ARCHITECTS/LLC. NO PART OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM ROK ALT ARCHITECTS/LLC. UNAUTHORIZED USERS WILL BE LIABLE TO ROK ALT ARCHITECTS/LLC FOR ANY DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS, FOR ANY VIOLATIONS, REPRODUCTIONS, OR RELATIONS TO THE DRAWING. THIS DRAWING AND CONTENTS ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF ROK ALT ARCHITECTS/LLC.



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" - mercantile

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

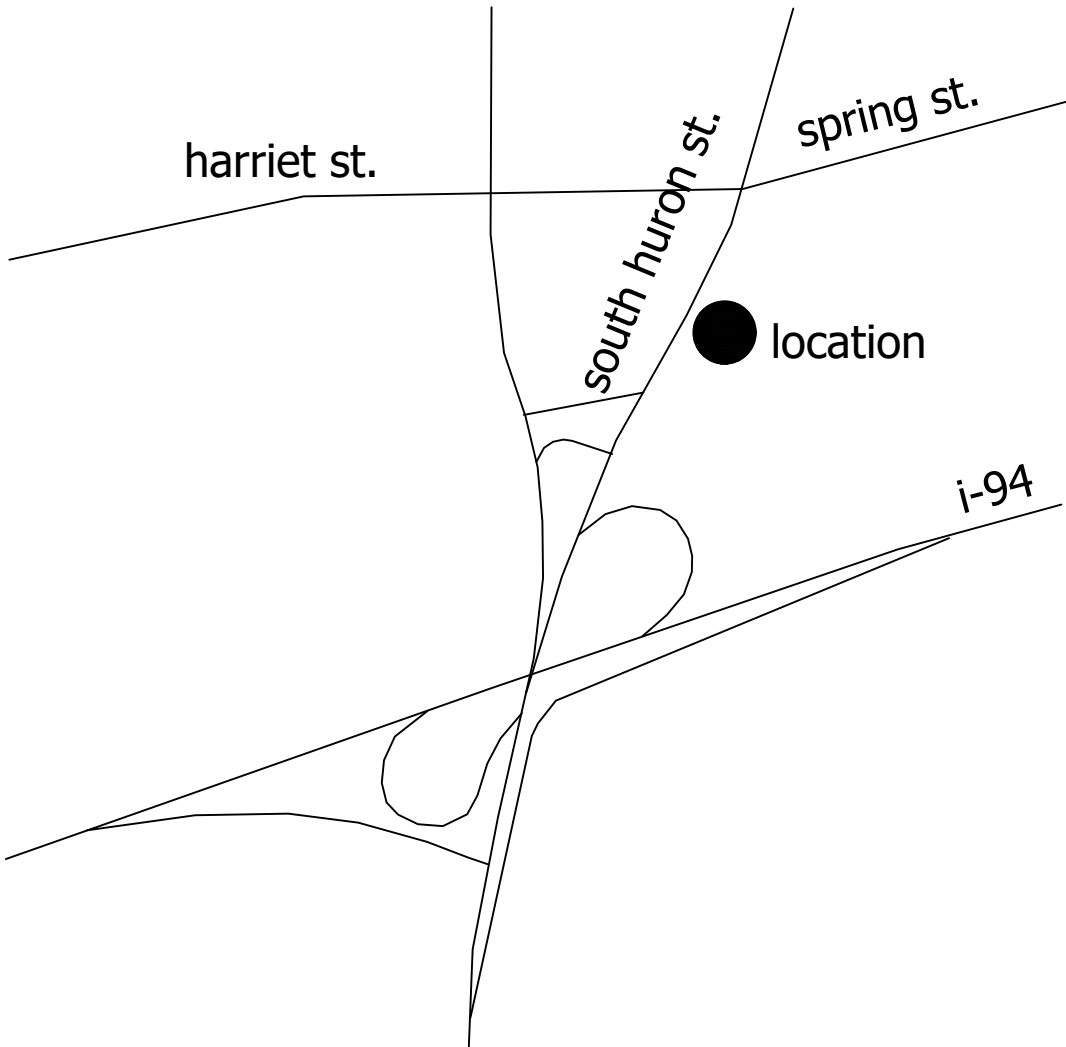
parking requirements:

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 FOUNDATION PLAN
- S4 FLOOR PLAN

PROJECT DESCRIPTION:

SITE DESIGN FOR

PATIENT STATION MEDICAL MARIJUANA PROVISIONING CENTER

ADDRESS:

539 SOUTH HURON

YPLIANTI, MICHIGAN

DRAWN BY:

DJM

CHECKED:

DJM

SCALE:

NONE

DATE:

9.1.20

JOB NUMBER:

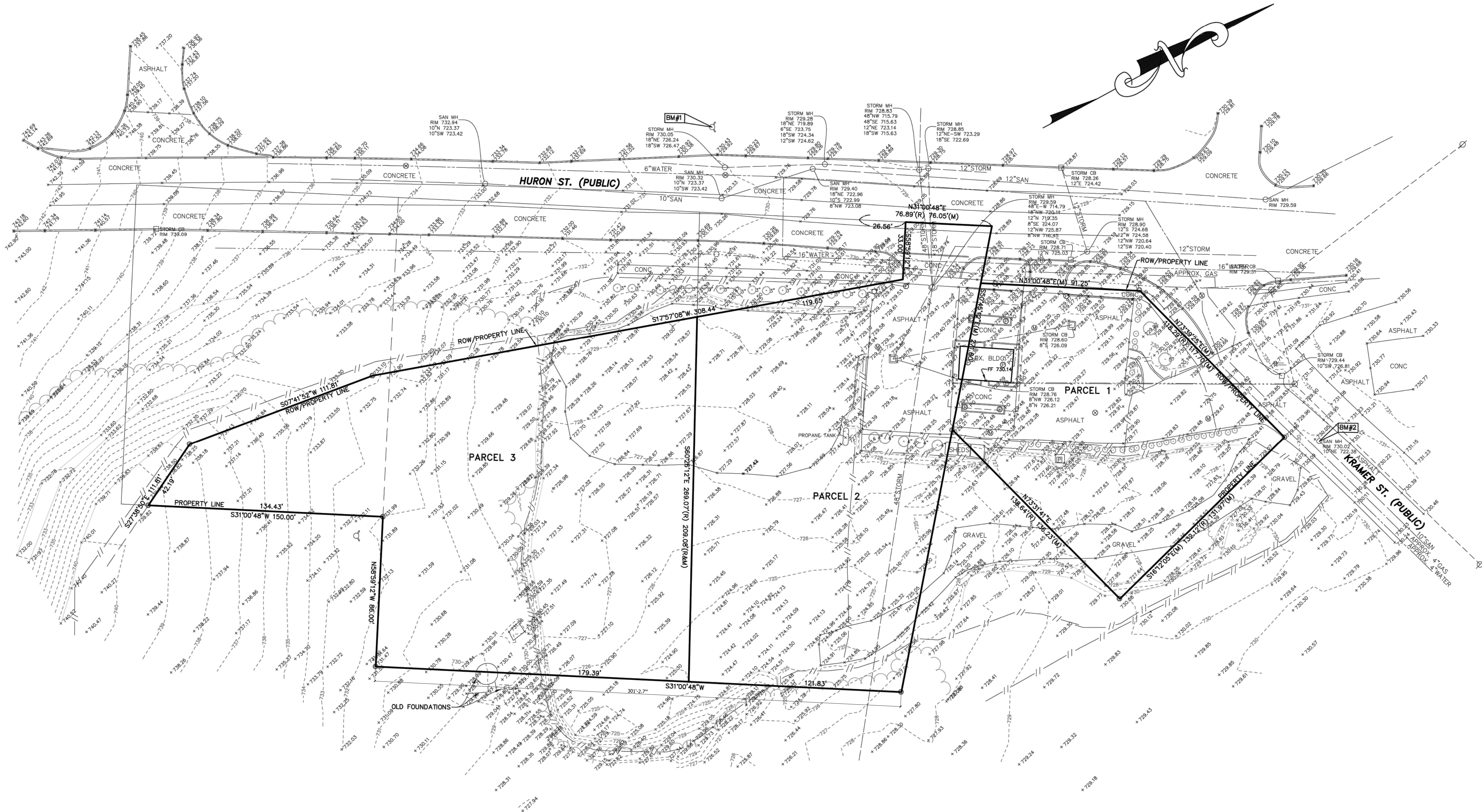
20200022

TITLE:

SHEET NUMBER

COVER
OF
SHEET

building information



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.

LEGEND

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



Dwight M. Wallace

CLIENT: METRO GENERAL CONTRACTORS, INC.

TOPOGRAPHIC SURVEY

SECTION: 9
PATIENT STATION
TOWNSHIP: 3S
CITY OF YPSILANTI
WASHTENAW COUNTY
MICHIGAN
RANGE: 7E

REVISED

DATE: 2019-12-16

DRAWN BY: SD/TG

CHECKED BY: SD/TG

FBK:

CHF:

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

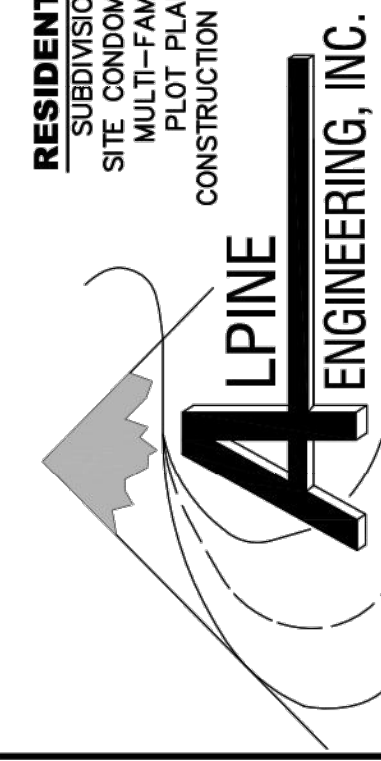
2

18-638

RESIDENTIAL
SUBDIVISIONS
SITE CONDOMINIUM
MULTI-FAMILY
PLOT PLANS
CONSTRUCTION LAYOUT

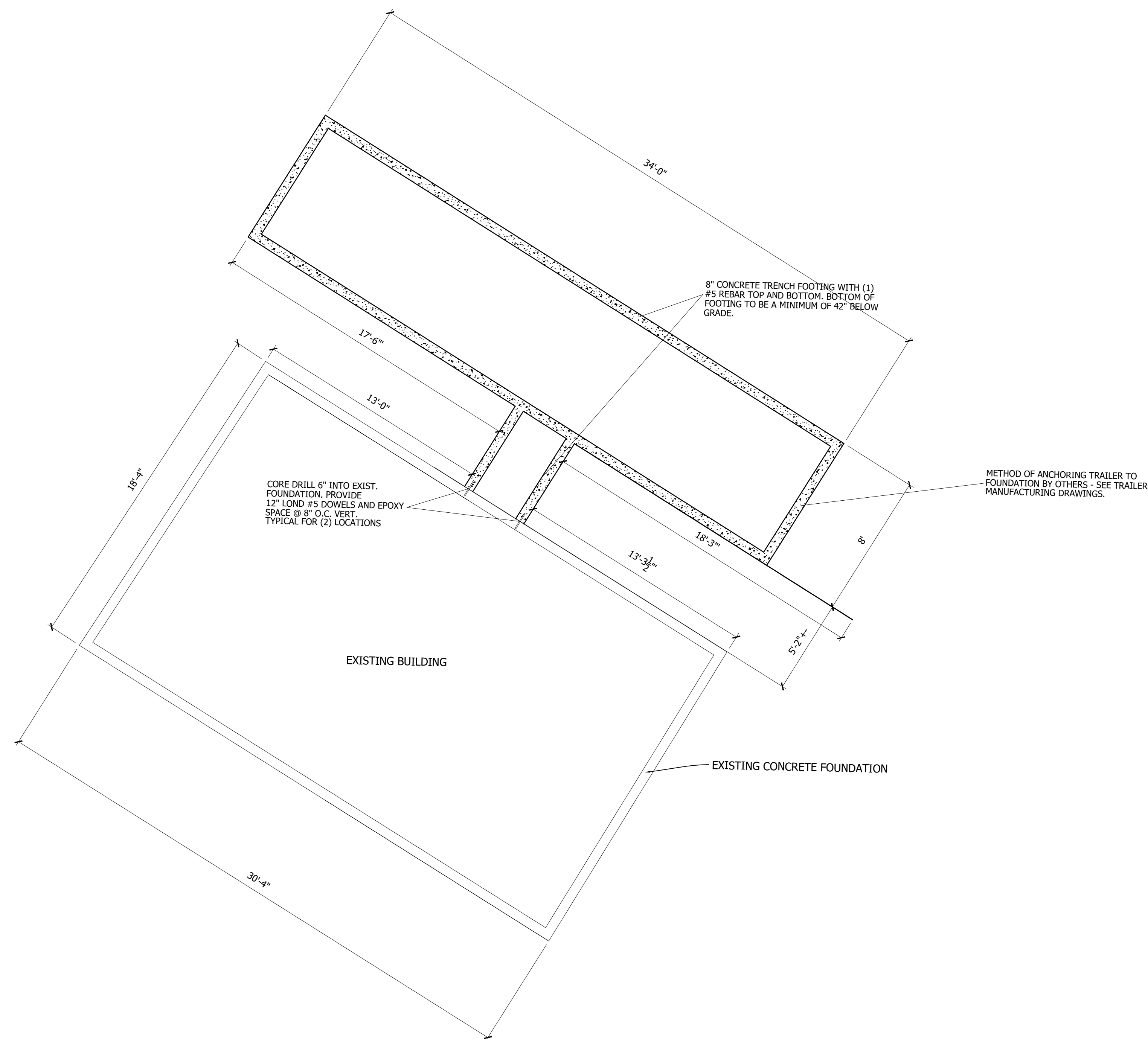
SURVEYING
ALTA SURVEYS
BOUNDARY SURVEYS
TOPOGRAPHIC SURVEYS
PARCEL SPLITS

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

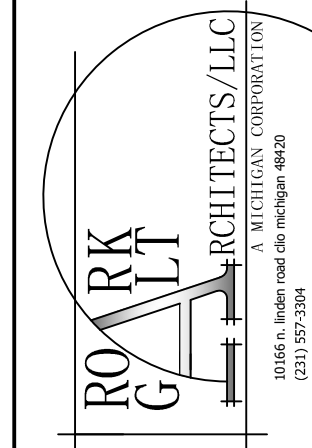


46892 WEST ROAD
NOVI, MICHIGAN 48377

(248) 928-3701 (BUS)
(248) 928-2785 (FAX)
WWW.ALPINE-INC.NET



©COPYRIGHT 2011. THIS DRAWING IS THE PROPERTY OF ROARK GALT ARCHITECTS LLC AND IS INTENDED FOR THE SOLE AND STRICT USE OF THE CLIENT LISTED AND THEIR LEGAL ASSIGNS OR DESIGNEES. UNAUTHORIZED USE OF THE DOCUMENT SHALL CONSTITUTE AN INFRINGEMENT OF RIGHTS. UNAUTHORIZED USERS WILL BE LIABLE TO ROARK GALT ARCHITECTS LLC AND BE HELD RESPONSIBLE OR LIABLE FOR ANY ADDITIONS, ALTERATIONS, OR DELETIONS TO THE DRAWINGS. THIS DRAWING WAS COMPUTER GENERATED.



ARCHITECT SIGNATURE:

PROJECT DESCRIPTION: **SITE DESIGN FOR
PATIENT STATION MEDICAL MARIJUANA PROVIDING CENTER**

ADDRESS: **539 SOUTH HURON
YPLIANTI, MICHIGAN**

DRAWN BY:
DJM

CHECKED:
DJM

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

DATE: 9.1.20

JOB NUMBER:
30200022

TITLE:

FOUNDATION PLAN

SHEET NUMBER

S3

OF

4

Bylaws Amendment

September 16, 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, September 3, 2020

1. Call to order - The meeting was brought to order at 7:19pm 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 Public Services Department Project Manager Bonnie Wessler, City Planner Andy Aamodt, and City Clerk Andrew Hellenga.
2. Introductions - Audience participation - Public input – No audience participation or input.
3. General business
 - a. Agenda approval - Offered By: Committee member Schulte; Seconded By: Committee Member Connolly. Approved: Yes – 7; No – 0.
 - b. Approval of August meeting minutes - Offered By: Committee member Schulte; Seconded By: Committee member Davis. Approved: Yes – 7; No – 0.
 - c. Additional Committee member recruitment – Efforts will be made to solicit potential Committee members from Bike Ypsi and the Program to Educate All Cyclists.
4. Old & continuing business
 - a. 2020 Committee priorities
 1. City Non-motorized Plan: Work Session – Most of the meeting time was spent reviewing possible updates to the existing City Non-Motorized Plan with Committee member Davis coordinating efforts and aided by Bonnie Wessler and Adam Aamodt.
5. New Business – None.
6. Other Items – Announcements - None
7. Adjournment - Offered By: Committee member Schulte; Seconded By: Committee Member Krzewinski
e. Approved: Yes – 6; No – 0. Meeting adjourned at 9:15.