



CITY OF YPSILANTI
Planning Commission MEETING
Wednesday, August 18, 2021 @ 7:00 PM
Virtual Meeting - See Public Notice
One South Huron, Ypsilanti, MI 48197

Page

I. CALL TO ORDER

3 A. [Virtual Meeting Notice](#)

II. ROLL CALL

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

III. AGENDA APPROVAL

5 A. [August 2021 Agenda](#)

IV. APPROVAL OF MINUTES

7 - 11 A. [July 2021 Draft Minutes](#)

V. AUDIENCE PARTICIPATION

VI. COMMITTEE REPORTS

A. Non-Motorized Committee Report

VII. PRESENTATIONS AND PUBLIC HEARING ITEMS

13 - 22 A. Zoning Text Amendment (With Public Hearing)
[Zoning Text Amendment - Residential Modifications - Packet](#)

23 - 44 B. 121 E Michigan Ave Special Use Permit and Limited Site Plan Review
[121 E Michigan Packet](#)

VIII. OLD BUSINESS

IX. NEW BUSINESS

X. FUTURE BUSINESS DISCUSSIONS/UPDATES

XI. ADJOURNMENT



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

The Ypsilanti Planning Commission will hold a virtual meeting on Wednesday, August 18, 2021 at 7 p.m.

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

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

August 18, 2021 Planning Commission Meeting Virtual Access Link

<https://us02web.zoom.us/j/89099299848?pwd=MmYxMnFGOHEzaDVtcFBLMkoxeFpNZz09>

When prompted, enter **Passcode:** 442929

When prompted, enter **Meeting ID:** 890 9929 9848

August 18, 2021 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:** 890 9929 9848, followed by the **Passcode:** 442929, followed by #, press # again to be connected.

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

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

Instructions for Persons with Disabilities

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

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

Andrew Hellenga
City Clerk
Posted: August 11, 2021

Agenda
Planning Commission - Virtual Meeting
Wednesday, August 18, 2021 – 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. 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 in the video conferencing application, or may submit e-mailed comments to aaamodt@cityofypsilanti.com by 4 pm, August 18.

I. Call to Order

II. Roll Call

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

III. Approval of Minutes

- July 21, 2021 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 three minutes.*

V. Committee Reports

- Non-motorized Advisory Committee

VI. Presentations and Public Hearing Items

- Zoning Ordinance Text Amendment – Permissible uses modifications and dimensional modifications for residential zones
 - *Public Hearing*
- Special Use Permit and Limited Site Plan Review: Marijuana Retailer at 121 E Michigan Ave
 - *Public Hearing*

VII. Old Business

VIII. New Business

IX. Future Business Discussion / Updates

X. Adjournment

DRAFT MEETING MINUTES *Revised*
Planning Commission - Virtual Meeting
Wednesday, July 21, 2021 – 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. 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 in the video conferencing application, or may submit e-mailed comments to aaamodt@cityofypsilanti.com by 4 pm, July 21.

I. Call to Order

II. Roll Call

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

P
P
P
A - Excused
P
P
A

III. Approval of Minutes

- June 16, 2021 Meeting
Motion to approve the June 16, 2021 minutes as amended.
Offered By: Commissioner Hollifield; Seconded By: Commissioner Bettis
Approved: Yes – 5; No – 0; Absent – 2 (Davis Jr.; 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 three minutes.

Motion to open audience participation.

Offered By: Commissioner Donnelly; Seconded By: Commissioner Hollifield
Approved: Yes – 5; No – 0; Absent – 2 (Davis Jr.; Talaga)

Two members of the public spoke.

George Hagenaur

- Mr. Hagenaur stated that he lives on Grove in the city of Ypsilanti and he conducted a survey of surrounding residents related to 220 N. Park development that showed policy issues that should be looked at for the entire city.
 - One is the role of green space and how do we, under climate, change reduce the amount of heat that we're all giving off.
 - When looking at the property, he saw a lot of trees removed, a lot of grass removed, a large amount of pavement added, and a lot of roofing; and basically converting the area into something that's going to generate a lot more heat.
 - Mr. Hagenaur states that the issue is inherent in a lot that property owners do.
 - Mr. Hagenaur mentions that he didn't find a lot of good information about where the science is on this and it seemed like something that needed to be alerted to the Planning Commission or the Sustainability Commission to start looking at it

as a variable.

- Mr. Hagenaur mentions that he sits on the Human Relations Committee and they've been working recruiting youth members; and it dawned on him that as a committee member, they don't have a good access point through the city website to get information to themselves from the community.
- Laura Kopp
 - Ms. Kopp stated that she lives in College Heights in Ward 2 and her neighborhood experienced quite a bit of flooding around June 25th-26th. Quite a bit of her neighbors had entire levels of their house heavily impacted. She experienced \$5,000 or \$6,000 worth of damage.
 - Ms. Kopp mentioned that Councilmember Steve Wilcoxon shared with the neighborhood the county drain map that shows how water drains in the neighborhood and it looked like they inherit water to the west and are right up against Ypsilanti Township.
 - Ms. Kopp stated that she noticed in some recent special use hearings that the planning commission has allowed fee in lieu of having more natural elements within parking lots and she thinks that having trees and other landscaping break up concrete would be helpful with drainage; and if it's going to continue to be a practice of the planning commission, she thinks it would be good to track how often the commission is doing that, to maybe consider having a maximum number of times it is being done per year, and to consider other factors and should different fees be charged depending on how much responsibility for drainage a particular neighborhood is having.

Motion to close audience participation.

Offered By: Commissioner Hollifield; Seconded By: Commissioner Donnelly

Approved: Yes – 5; No – 0; Absent – 2 (Davis Jr.; Talaga)

V. Committee Reports

- Non-motorized Advisory Committee
 - Council did adopt the non-motorized plan at their July 13th meeting and the plan is now an official city plan.
 - The committee briefly spoke about the Bike Friendly Communities certification that they're looking to get recertified for. Bob Krzewinski, Mike Davis Jr., Bonnie Wessler, and Andy Aamodt are working on that certification document.
 - Commissioner Michael Simmons asks when the committee decided to do the bike thoroughfare on Second Avenue.
 - Simmons notes that it doesn't seem that the street is conducive to bike thoroughfare.
 - City Planner Andy Aamodt notes that that is a program through the Washtenaw Area Transportation Study (WATS), but he will forward that question to Bonnie as she is the city person involved in that.

VI. Presentations and Public Hearing Items

- Zoning Ordinance Text Amendment – Adult Regulated Uses
 - *Public Hearing*
 - Scott Berghold is introduced as the acting attorney assisting the City, and presenting the staff report.
 - Mr. Berghold notes that he is working with City Attorney John Barr on updates to the Adult Regulated Use portion of the zoning ordinance to make housekeeping amendments.

- Mr. Bergthold notes that staff review memo summarized what the amendments are:
 - 1. Restate and support the city's substantial government interest and regulating the location of adult regulated uses to prevent the negative secondary effects that they can have on a community
 - 2. Allow certain adult regulated uses that engaged in what the court consider presumptively protected expression to be permitted as of right in the PMD district
 - This is the same district where they are allowed now subject to all of the buffer regulations that are in existence already.
 - All other adult regulated uses such as massage businesses and pawn shops that aren't free expression types of land uses will be kept as special land uses.
 - 3. Remove some strain notes about adult regulated uses that appear in an unrelated row of the use table in section 122-431
 - 4. Add some definitions applicable to adult regulations in 122-203
- Mr. Bergthold notes that is necessary for our local government to consider the adverse secondary effects of adult uses.

Mr. Bergthold shares his screen and gives a presentation regarding the negative secondary effects of adult uses.

- Commissioner Dunwoodie asks which parts of the existing text conflicts with some of the court decisions.
- Mr. Bergthold responds by stating that each cases it unique to itself but one reason of making the text amendment is to change from special use for the free expression adult regulated uses to permitted as of right, but subject to all of the same distances to churches and schools regulations. The substantive regulations stay the same, but courts typically have not liked special use permits where there is an exercise of discretion by the local government.
- Mr. Bergthold notes that you can't ban adult regulated uses but you can stringently regulate the time, place, and manor of when they operate.
- Dunwoodie notes that everything categorized under sexually oriented businesses is, in the proposed text, permitted by right in the PMD and the adult regulated uses that were not a part of the sexually oriented businesses (the massage parlors, massage establishments, and pawn shops) are separated out now in the proposed text to still be allowed by special use.
- Dunwoodie notes that he understands that those aren't free expression but it seems weird to recognize negative secondary effects of adult regulated uses and then permit some of those that had a different set of negative effects.
- Mr. Bergthold responds by noting a court cases from 1986 where adult uses were regulated by special use permit in the city of Warren and the federal court struck that down. He also notes another 1980s supreme court case against the city of Ferndale which was a regulation of massage establishments. The Michigan supreme court said that unlike these other adult uses, massage establishments are not free speech that's physically kneading muscles and tissues.
- Mr. Bergthold notes that there are no applications pending for a special use permit in the PMD zone at this time from anybody, but wants to make sure that the ordinance is up-to-date with those cases.
- Andy Aamodt notes that state licensed massage therapists are a different category than a massage parlor. State licensed massage therapists are uses that are allowed all over in Center, GC, and NC for example. It's the unlicensed massage parlor that is distinctively

regulated differently, zoning wise.

Motion to open the public hearing.

**Offered By: Commissioner Hollifield; Seconded By: Commissioner Donnelly
Approved: Yes – 5; No – 0; Absent – 2 (Davis Jr.; Talaga)**

One member of the public spoke.

Laura Kopp

- Ms. Kopp thanks the commission for taking on this work, but notes that she was disheartened to see that a lot of the rationale was 20, 30, 40, and 50 years old.
- She notes that she realizes that there are limits to how quickly courts can move and it seems like the rationale was based on findings from court cases rather than university research.
- She shares that she is curious if those secondary effects that people were finding in the 70s and 80s in various deferent cities necessarily hold true today in cities of our same size.
- She shares that she is concerned seeing on a national landscape the way that there have been laws passed that have harmed adult entertainers that are trying to safely and legally support themselves and express themselves, have their livelihoods taken away and put in unsafe situations due to overreach by laws that allege to help with trafficking and negative societal impacts, but aren't demonstrating that they are doing such.
- Ms. Kopp hopes that this is a sign that the city wants to continue to review what the latest information is on secondary negative effects and if it is actually true that these kinds of businesses have those.
- She hopes to continue to see this as a conversation based on the latest information available about regulating these in a reasonable manner.

Motion to close the public hearing.

**Offered By: Commissioner Hollifield; Seconded By: Commissioner Simmons
Approved: Yes – 5; No – 0; Absent – 2 (Davis Jr.; Talaga)**

- Mr. Bergthold agrees with Ms. Kopp that this is an ongoing issues that merits updating.
- He notes that what they're doing actually brings in a lot of information from 2011, 2012, and 2018 that has more up-to-date information from experts about these issues.
- He also notes that one thing to keep in mind, especially with criminological data is that some of the studies that are used the most are studies and cited the most are from a French mathematician going back hundred of years about the spatial distribution of crime over the course of the city; and the fact that something is old, doesn't mean that it's not methodologically strong.

Motion to recommend City Council adoption of the proposed text amendments to Chapter 122 sections 122-203, 122-431, and 122-512 with the following findings:

- (1) The proposed amendments are consistent with the guiding values of the Master Plan;*
- (2) The proposed amendments are consistent with the intent of this Zoning Ordinance;*
- (3) The proposed amendments will enhance the character of the future development in the City;*
- (4) The proposed amendment will protect the health, safety, and general welfare of the public;*

- (5) The proposed amendment is needed to correct an error or omission in the original text;*
(6) The proposed amendment will address a community need in physical or economic conditions or development practices; and
(7) The proposed amendment will not result in the creation of significant nonconformities in the City.

Offered By: Commissioner Hollifield; Seconded By: Commissioner Donnelly

Approved: Yes – 5; No – 0; Absent – 2 (Davis Jr.; Talaga)

VII. Old Business

VIII. New Business

- Commissioner Dunwoodie mentions that he has a conversation with a city council member about a nominee for planning commission that resided outside of the city limits.
- The city attorney clarified that state law and the City of Ypsilanti allow that one member of the planning commission may reside outside of the city limits.

IX. Future Business Discussion / Updates

- Councilmember Jones-Chance reiterates that the Non-motorized Plan was adopted unanimously by city council.
- Mr. Jones-Chance notes that amongst council there is a general preference for residents on commissions.
- Mr. Jones-Chance mentions that there are a couple of other applicants that are being considered and there may be one or two more nominations on the August 17th council agenda.
- Andy Aamodt notes that there should be zoning ordinance text amendments regarding ADUs, minimum lot size, minimum dwelling size, etc. on next month's meeting agenda.

X. Adjournment

Motion to adjourn.

Offered By: Commissioner Hollifield; Seconded By: Commissioner Donnelly

Approved: Yes – 5; No – 0; Absent – 2 (Davis Jr.; Talaga)



City of Ypsilanti

Community & Economic Development Department

August 18, 2021

**Staff Review
Zoning Ordinance Text Amendments**

GENERAL INFORMATION

Applicant:	City of Ypsilanti
Topic:	Permissible uses and dimensional modifications for residential zoning districts.
Action Requested:	Recommendation to City Council to approve zoning text amendments to Sections 122-421, 122-422, 122-441, 122-468.HS, 122-469.CO, 122-470.TH, 122-471.AH, 122-472.CA, 122-473.AB, 122-474.CS

SUMMARY

Staff is proposing zoning ordinance text amendments for a number of sections. For the purposes of organization, staff will group these topics into three main "groups." They are grouped into the following:

1. **Group 1 – ADUs:** Permit accessory dwelling units (ADUs) as accessory uses in all residential zoning districts, and allow the highest point of the accessory structure to match, but not exceed, the highest point of the principal building.
2. **Group 2 – Minimum Lot Area and Width:** Decrease the minimum lot area in R1 zoning districts to 3,000 square feet, decrease the minimum lot area for *house* building types to 3,000 square feet, and decrease the minimum lot area for *cottage* building types to 2,000 square feet. Also, decrease the minimum lot width in R1 zoning districts and for *house* building types to 30 feet.
3. **Group 3 – Corner Lots:** Permit single-family attached dwellings and two-family dwellings on corner lots as principal permitted uses in all residential zoning districts and specify dimensional requirements, such as a minimum lot frontage requirement for each street.

PROPOSED AMENDMENTS

GROUP 1 – ADUs

Existing Regulations:

Accessory Dwelling Units are only permitted as accessory uses in CN-Mid and CN zoning districts (and HC, technically a non-residential zone). Height is capped by the building type regulations, for example, for a *cottage* building type it would be capped at “the lesser of 25’ or such that the highest point of the accessory structure is equal to or lesser than the height of the primary structure,” and for an *apartment house* building type it would be capped at 15 feet.

Background & Summary:

The Master Plan Update recommended a policy topic of “consider new opportunities for accessory dwelling units.” Accessory dwelling units are dwelling units that can be constructed or occupied on a property in addition to the existing dwelling structure. ADUs are a low-impact way to increase housing, and they often provide housing to young adults, elderly, or low-to-moderate income residents. Staff believes ADUs should be expanded into more residential zoning districts as these are a simple way to increase housing options and density in established residential areas without changing the form or character of the residential neighborhood.

For clarity, many accessory dwelling units in practice are detached units, often as a retrofitted detached garage, or finishing of a detached garage attic, or connected to a detached garage. This type of unit would be a “detached” ADU. However, staff also considers an ADU to be a dwelling unit that takes the place of an *attached* garage, or the attic of the attached garage, so long as it is taking place of a formerly unfinished and uninhabited area. This type of unit would be an “attached” ADU. Staff does not interpret the finishing of a house’s attic or basement to be an ADU, rather a second unit of a two-family dwelling.

Proposed Amendments:

- Section 122-421 *Permissible Uses*

- Add the following row to the *permissible uses* chart:

USES	R1	NOTES	SPECIFIC REGULATIONS
RESIDENTIAL			
Accessory Dwelling Unit	A		

- Section 122-422(b) *Non-Use and Dimensional Regulations* (for) *Principal and Attached Accessory Structures*:

- Amend the following row in *non-use and dimensional regulations* chart:

(b) PRINCIPAL AND ATTACHED ACCESSORY STRUCTURES		
(1) Height		
Maximum Height	30 feet or 2.5 stories	See exceptions in §122-613. Highest point of accessory dwelling unit may match, but shall not exceed highest point of principal structure.

- Section 122-422(c) *Non-Use and Dimensional Regulations* (for) *Detached Accessory Structures*:

- Amend the following row in *non-use and dimensional regulations* chart:

(c) DETACHED ACCESSORY STRUCTURES		
(1) Height		
Maximum Height	15 feet	Highest point of accessory dwelling unit may match, but shall not exceed highest point of principal structure.

- Section 122-441 *Permissible Uses*

- Amend the following row in the *permissible uses* chart:

USES	CN-SF	CN-MID	CN	NOTES	SPECIFIC REGULATIONS
RESIDENTIAL					
Accessory Dwelling Unit	A	A	A		

- Section 122-470.TH

- Amend the following row in the *building height* chart and add footnote:

BUILDING HEIGHT		MIN	MAX
N	Accessory structure(s) (ft)	--	15 ⁽⁴⁾

(4) In the case of an accessory dwelling unit, the highest point may match, but shall not exceed the highest point of principal structure.

- Section 122-471.AH

- Amend the following row in the *building height* chart and add footnote:

BUILDING HEIGHT		MIN	MAX
N	Accessory structure(s) (ft)	--	15 ⁽⁴⁾

(4) In the case of an accessory dwelling unit, the highest point may match, but shall not exceed the highest point of principal structure.

- Section 122-472.CA

- Amend the following row in the *building height* chart and add footnote:

BUILDING HEIGHT		MIN	MAX
N	Accessory structure(s) (ft)	--	15 ⁽²⁾

(2) In the case of an accessory dwelling unit, the highest point may match, but shall not exceed the highest point of principal structure.

- Section 122-473.AB

- Amend the following row in the *building height* chart and add footnote:

BUILDING HEIGHT		MIN	MAX
N	Accessory structure(s) (ft)	--	15 ⁽³⁾

(3) In the case of an accessory dwelling unit, the highest point may match, but shall not exceed the highest point of principal structure.

- Section 122-474.CS

- Amend the following row in the *building height* chart and add footnote:

BUILDING HEIGHT		MIN	MAX
N	Accessory structure(s) (ft)	--	15 ⁽²⁾

(2) In the case of an accessory dwelling unit, the highest point may match, but shall not exceed the highest point of principal structure.

GROUP 2 – Minimum Lot Area and WidthExisting Regulations:

- R1 zoning district minimum lot width: 45 feet
- R1 zoning district minimum lot area: 5,000 square feet
- *House* building type minimum lot area: 4,000 square feet
- *House* building type minimum lot width: 35 feet
- *Cottage* building type minimum lot area: 2,500 square feet

Background & Summary:

The Master Plan Update recommended a policy topic of “relax dwelling size, lot area, and lot dimensions requirements.” In City staff’s opinion, the current minimum lot area standards create exclusionary effects for someone attempting to find a place to build their small home or locate a small manufactured home. Additionally, these current standards can be burdensome to a current property owner who wishes to divide a piece of their land to provide for construction of a home. In terms of housing affordability, simply allowing for opportunity for new homes to be built should in concept help affordability.

Proposed Amendments:

- Section 122-422(a) *Non-Use and Dimensional Regulations* (for) *Overall Site Regulations*
 - Amend the following row in the *minimum lot width* dimensional chart

(a) OVERALL SITE REGULATIONS	
(3) Minimum Lot Width	
Lot width	45 ft. 30 ft.

- Section 122-422(b) *Non-Use and Dimensional Regulations* (for) *Principal and Attached Accessory Structures*
 - Amend the following row in the *residential uses* dimensional chart

(b) PRINCIPAL AND ATTACHED ACCESSORY STRUCTURES	
(2) Residential Uses	
Lot size, minimum	5,000 square feet 3,000 square feet

- Section 122-468.HS
 - Amend the following rows in the *lot requirements* chart

LOT REQUIREMENTS		MIN	MAX
A	Lot size (sf)	4,000 3,000	12,000
B	Lot width (ft)	35 30	80

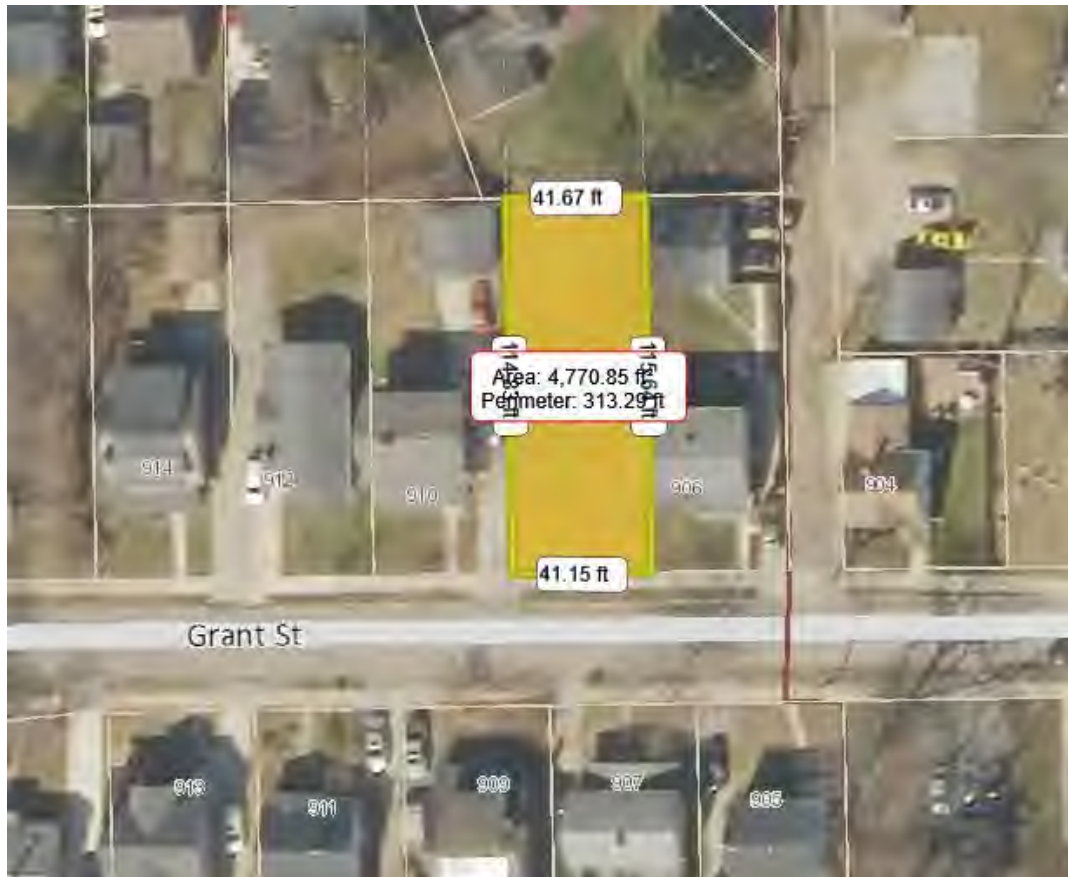
- Section 122-469.CO
 - Amend the following row in the *lot requirements* chart

LOT REQUIREMENTS		MIN	MAX
A	Lot size (sf)	2,500 2,000	6,300

Figures 1-3: Visuals of Example Lots

The following visuals are examples which show a portion of an existing R1 lot, which under our current zoning ordinance could not, hypothetically, be split in accordance to the original plat's lot lines (original platted lot is shown in yellow). The proposed text amendments could make such lots legal once again.

Note: Dimensions are rough dimensions and not official. These are not based off property owner requests, rather staff's own scanning of potential properties.





GROUP 3 – Corner LotsExisting Regulations:

The zoning ordinance does not currently have any nuances where higher densities can be achieved in low-density residential zoning districts.

Background & Summary:

City staff wants to make the current rigid, one-size-fits-all, set of zoning requirements in R1 more flexible and more open to increasing density where it makes sense. In the Master Plan Update, this policy recommendation is found under “allow for density increases in residential zoning districts for the purpose of housing affordability.” Increasing density at corner lots, to allow for attached single-family (townhouse, for example) or two-family units (duplexes), make sense because these are naturally more busy and active lots that front two streets, and could accommodate for more parking. The Master Plan Update states that the City should consider making corner-lot duplexes permitted by-right in any residential zoning district. Retrofitting a large single-family home to a two-family home is a strategy that can help housing affordability.

Proposed Amendments:

- Section 122-421 *Permissible Uses*
 - Add the following row to the *permissible uses* chart:

USES	R1	NOTES	SPECIFIC REGULATIONS
RESIDENTIAL			
Single-Family Attached Dwellings	P	Permitted on corner lots only, otherwise prohibited.	Corner lot must contain at least 30' of frontage on two or more street sides.
Two-Family Dwelling	P	Permitted on corner lots only, otherwise prohibited.	Corner lot must contain at least 30' of frontage on two or more street sides.

- Section 122-441 *Permissible Uses*
 - Amend the following rows in the *permissible uses* chart:

USES	CN-SF	CN-MID	CN	NOTES	SPECIFIC REGULATIONS
RESIDENTIAL					
Single-Family Attached Dwellings	P	P	P	In CN-SF: only permitted on corner lots, otherwise prohibited.	In “townhome” building type only. In the case of CN-SF corner lots, the corner lot must contain at least 30' of frontage on two or more street sides.
Two-Family Dwelling Units	P	P	P	In CN-SF: only permitted on corner lots, otherwise prohibited.	In the case of CN-SF corner lots, the corner lot must contain at least 30' of frontage on two or more street sides.

STANDARDS FOR AMENDMENTS

§122-362(a)

(a) **Text Amendment.** *For a change to the text of the Zoning Ordinance, the Planning Commission shall consider and the City Council may consider, whether the proposed amendment meets the following standards:*

(1) The proposed amendment is consistent with the guiding values of the Master Plan; and

The proposed amendment clearly follows the guiding values of:

- “Anyone, no matter what age or income, can find a place to call home in Ypsilanti”
 - This action presents an opportunity to preserve, improve, and create viable, safe affordable homes.
 - This action will clearly preserve and create housing that is much needed in our community.
- “Ypsilanti is sustainable”
 - This action helps replenish resources, especially because the strategy of infill development makes use of property that can tie into existing infrastructure.
 - This action makes Ypsilanti a more environmentally sustainable place as infill development can lead to more walkable communities that use non-motorized transportation rather than commuters who drive their personal vehicle alone.

(2) The rezoning is consistent with description and purpose of the proposed district, and

Not applicable.

(3) The proposed amendment is consistent with the intent of this Zoning Ordinance; and

Yes, this proposed amendment is consistent with the intent of this Zoning Ordinance. It adds flexibility in certain zoning districts, in that it adds land uses successfully applied in other districts.

(4) The proposed amendment will enhance the functionality, transportation network or character of the future development in the City; and

This proposed amendment is consistent with the recently adopted Non-Motorized Transportation Plan Update. Higher densities near job opportunities and grocery stores, as well as near amenities such as parks, restaurants, and entertainment, may reduce the number of people who drive alone and may increase the number of pedestrians by bicycle or foot.

(5) The proposed amendment will preserve the historic nature of the surrounding area and of the City; and

The reuse of historic carriage houses, near Depot Town in CN-SF zones especially, may provide the property owner a potential source of income to be able to continue to maintain such historic structures. The City believes working with the structures that

exist, rather than constructing new high-rises, may be a successful strategy in providing more housing in the City.

(6) The proposed amendment will enhance the natural features and environmental sustainability of the City; and

The natural features and environmental sustainability will be enhanced by the ability to provide for more housing that might be closer to the commercial districts of the City, and thus closer to job opportunities. This may reduce the number of commuters who drive alone, and may increase non-motorized transportation which is a goal stated in the Non-Motorized Transportation Plan Update which was recently adopted this year.

(7) The proposed amendment will protect the health, safety, and general welfare of the public; or

The proposed amendment will protect the health, safety, and general welfare of the public. It is consistent with the Master Plan Update, which contained aforementioned policy recommendations pertaining to housing. The Plan Update also included a Sustainability chapter which this amendment is consistent with.

(8) The proposed amendment is needed to correct an error or omission in the original text; or

Not applicable.

(9) The proposed amendment will address a community need in physical or economic conditions or development practices; and

Increasing availability to provide housing helps make housing more affordable. Also improving the ability to for someone to locate their small home or manufactured home, even if on a small lot, provides an opportunity for someone that otherwise might not exist under a restrictive zoning ordinance. ADUs can allow people to “age in place”, or, can be a small home for a young professional to rent while they start their career here.

(10)The proposed amendment will not result in the creation of significant nonconformities in the City.

Not likely, as the amendments make the zoning ordinance more flexible rather than more prohibitive.

Staff believes these modifications to the zoning ordinance appropriately follow these standards.

STAFF RECOMMENDATION

Planning Commission recommend ***adoption*** to City Council, for the proposed zoning ordinance text amendments to Chapter 122 sections 122-421, 122-422, 122-441, 122-468.HS, 122-469.CO, 122-470.TH, 122-471.AH, 122-472.CA, 122-473.AB, 122-474.CS as presented, with the following findings:

- (1) The proposed amendment is consistent with the guiding values of the Master Plan;
- (2) The proposed amendment is consistent with the intent of this Zoning Ordinance;
- (3) The proposed amendment will enhance the functionality, transportation network or character of the future development in the City;
- (4) The proposed amendment will preserve the historic nature of the surrounding area and of the City;
- (5) The proposed amendment will enhance the natural features and environmental sustainability of the City;
- (6) The proposed amendment will protect the health, safety, and general welfare of the public;
- (7) The proposed amendment will address a community need in physical or economic conditions or development practices;
- (8) The proposed amendment will not result in the creation of significant nonconformities in the City;

Andy Aamodt
City Planner, City of Ypsilanti

c.c. File



City of Ypsilanti
Community & Economic Development Department
August 18, 2021

Staff Review of Special Use and Site Plan
Marijuana Retailer
121 E Michigan Ave

GENERAL INFORMATION

Applicant: Luna Bloom LLC

Project: Bloom City Club – Marijuana Retailer

Public Hearing Date: August 18, 2021

Location: 121 E Michigan Ave
(parcel ID: 11-11-09-181-016; legal description: YP CITY 2E-32A S 1/2 OF LOT 203 ORIGINAL PLAT)

Zoning: “NC” Neighborhood Corridor

Action Requested: Approval

Staff Recommendation: Approval with Conditions

PROJECT AND SITE DESCRIPTION

The applicant is seeking a Special Use Permit and Site Plan approval for a recreational marijuana retailer facility at 121 E Michigan Ave. A former hair salon used to occupy this building. The site’s zoning of Neighborhood 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 principal building’s footprint and minimal site layout changes.

The building is a two-story building with a total of 1,424 square feet, and the lot is 7,623 square feet. The building is designed in the form of a house and fronts E Michigan Ave with good form for a walkable urban district, with a clear pedestrian access. There is a small vehicle curb-cut off E Michigan and parking in the side of the building and the rear, meeting the intent of the zoning ordinance. The most substantial proposed site modifications are an ADA access ramp to the front entrance, street trees and front landscaping, and additional landscaping in the rear of the property which replaces existing asphalt surface.

A complexity to this site is the fact that the front of the building and the front part of the site encroaches into the right-of-way. This right-of-way is in MDOT’s jurisdiction and permitting for right-of-way work should be coordinated with MDOT.

Figure 1: Subject Site Aerial (2020)



Figure 2: Front of Site (August 4, 2021)



Figure 3: West Side of Site (August 4, 2021)



Figure 4: East Side of Site (August 4, 2021)



Figure 5: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Single-family residential	HC
EAST	Gas station	NC
SOUTH	Water Street vacant site	C
WEST	Take-out restaurant	NC

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 "NC" 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.

Small adjustments are required to bring the site "up to code," that is, to conform to current parking layout, screening, and landscaping codes.

- (2) *The proposed use shall promote the use of land in a socially and economically sustainable manner and shall not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property or public welfare. Noise, odor, smoke and potential contamination of air, soil and water and its potential effect on neighboring uses, persons and property, as well as public welfare, shall be considered.*

COMMENTS: There is some discussion locally, statewide, and federally as to the social and economic impact of marijuana in general. The City's voters strongly supported Proposal 1 to legalize adult-use marijuana by over 78%. Odor should be considered.

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

COMMENTS: The special use is primarily medical/retail in nature, and re-uses the existing building. It draws all of its traffic, pedestrian or vehicular from E Michigan Ave.

- (4) *The proposed special land use shall not present unreasonable adverse impacts on the transportation system. Consideration shall be given to the estimated pedestrian, bicycle and vehicular traffic generated by such use, access to transit, proximity to major thoroughfares, proximity to intersections, required vehicular turning movements, and provisions for pedestrian and bicycle traffic.*

COMMENTS: This site is located on E Michigan Ave, a four lane road which has adequate access for vehicles. The curb-cut access should be better organized from an easement and access standpoint. Staff discusses this issue in site plan review. There is a bus stop directly across 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	Commercial/Mixed-Use – Medium (CM-Med)	Unchanged
§122-537 & §122-550 USE-SPECIFIC	Medical Marijuana Provisioning Centers & Recreational Marijuana Retailers: Site appears to comply with the use-specific requirements for medical marijuana provisioning centers and recreational marijuana retailers.		

The building type is considered to be a *Commercial/Mixed-Use – Medium* (CM-Med) building type. The CM-Med building type is required to have a *Commercial* private frontage. This includes at least 60% ground floor transparency. The front façade may indeed have that as there are large windows on the front. Nonetheless, if it falls short of 60% ground floor transparency then this would be considered a nonconforming private frontage and the nonconformity shall not expand.

Items to be Addressed: The building's ground floor transparency shall not decrease.

Figure 7: Front Building Façade (August 4, 2021)



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. The building interestingly encroaches the MDOT right-of-way but it is not known what permissions MDOT has given the property. Staff's opinion is that this is a matter for the property owner and MDOT to coordinate.

The ADA accessibility ramp is allowed but should obtain permission from MDOT to build if it is crossing into the right-of-way.

Note: the "General Site Plan" dated July 22, 2021, and "Landscape Plan" dated August 1, 2021 have a number of inconsistencies. The applicant confirmed that the Landscape Plan's landscaping shall supersede the landscaping displayed in the General Site Plan.

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."

One issue is that the curb-cut appears to be a shared curb-cut with the gas station business to the east at 173 E Michigan Ave. It is not currently known if two vehicles, one entering and one exiting, could fit on the subject property without crossing property lines onto the 173 E Michigan property. Proof of an easement shall be provided as a condition of site plan approval.

This site plan proposes a reduction in surface area. A greenspace configuration is proposed to the north, while a curbed island is proposed in the middle of the site. The parking lot is expected to be repaired where needed and spaces to be re-striped.

Although the parking lot is being reduced in size, and the grading of the properties appears quite flat, staff has concerns about the parking lot's proximity to the residential use to the north. The house is very close to the parking lot's edge- likely within 15' feet. With recent major flooding and damages to residences, stormwater effects should be mitigated. Staff recommends the planting of raingardens, swales, or stormwater mitigation techniques to ensure no stormwater is being conveyed onto the adjoining properties.

Figure 8: Site Access, Traffic and Parking Requirements

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-685 PARKING Dimensions	• 9'x18' minimum, exceptions if adjacent to wall or overhang provided • May have 20% small car (8'x16', signed) • May have 10% motorcycle (5x8', signed)	Unknown due to age and maintenance.	Spaces conform to zoning code.
§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 39 spaces prompts 2 required barrier free spaces.	Unknown	Site plan accounts for 1 barrier free space; conforms to zoning code.
§122-684 Screening & Landscaping (external)	Parking lot screening if abutting R1, MD, CN, CN-Mid, CN-SF	No existing screening provided by subject site.	Abutting lots are zoned GC.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
	3'-4' screen 80% opacity where visible from ROW	Existing screening provided in form of evergreen shrubs.	Evergreen shrubs are provided in the plan but shall be maintained so that they are no taller than 4', and they shall not interfere with traffic visibility requirements (§122-675)
§122-691 Motor spaces	Retail uses, not otherwise specified: <i>1 per 250 gross sf.</i> 1,424 square foot building = 6 (base) parking space requirement.	Unknown	14 spaces (13 regular, 1 barrier-free)
§122-693 Bicycle spaces	1 per 5 motor spaces, minimum of 2 = 6 spaces required	Unknown	Not provided
§122-692 Parking discounts	Transit	N/A	N/A
	Alternative Vehicles	N/A	N/A
	Bicycle	N/A	N/A
	PC discretion, special circumstances not listed above	N/A	N/A
	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	Eligible	Staff does not recommend a waiver at this time, nor is one needed.
§122-672 SIDEWALKS	Must be along public street.	Sidewalk existing.	No changes.
§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.	Evergreen shrubs near where the driveway meets the curb-cut.	Site plan shall specify evergreen shrubs will be at least 10' from where driveway meets sidewalk. Otherwise if within 10' shall specify evergreen shrubs will be lower than 30" in height.

Figure 9: Existing Parking Area (August 4, 2021)



Items to be Addressed:

- Applicant provide proof of a shared-access easement with the adjoining 173 E Michigan Ave property for the use of the curb-cut.
- Applicant provide bicycle parking spaces conforming with 122-693.
- Applicant specify that evergreen shrubs and front landscaping shall be in conformance with 122-675.
- Applicant plan for stormwater mitigation, such as planting of raingardens, swales, or other techniques to ensure no stormwater is being conveyed onto the adjoining properties.

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."

Note: the "General Site Plan" dated July 22, 2021, and "Landscape Plan" dated August 1, 2021 have a number of inconsistencies. The applicant confirmed that the Landscape Plan's landscaping shall supersede the landscaping displayed in the General Site Plan.

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. Lighting is required for parking lot and building entrances used at night.
§122-608 Refuse Containers	Masonry enclosure 1' taller than dumpster (no less than 6'), in rear yard, 80% opaque swing door, on a concrete pad	None.	None. Dumpster and waste collection must conform to ordinance.
§122-631 Landscape plan	Not required.	Landscaping work being conducted to improve site.	Landscaping proposed in landscaping plan.
§122-634 Screening Between Land Uses <i>if conflicting use</i>	Required – subject property abuts first-floor residential use to the rear.	Residential property to the rear installed a fence in 2020.	None on rear property line. Screening should still be provided in the event the residential fence ceases to exist. Staff recommends landscaping screening along the rear property line.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-636 Street Trees	1 tree per 30' of lineal frontage, centered between sidewalk and back of curb: $66'/30' = 2$ trees	None.	Two street trees provided. An additional three provided on property to east (173 E Michigan) but applicant shall seek permission from 173 E Michigan property owner for those three trees.

Items to be Addressed:

- Any dumpster/waste collection area to conform with screening requirements of 122-608
- Applicant shall submit a lighting plan conforming with the provisions of 122-609.
- Screening between property and residential property to the north be screened with a planting buffer, with at least 80% opacity in accordance with 122-634.
- Applicant shall obtain MDOT Right-of-Way permit for planting of street trees. Also shall obtain permission from 173 E Michigan Ave for the planting of three street trees.

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."

Right-of-way permits through MDOT will be required for right-of-way work, including but not limited to landscaping, street trees, sidewalk renovation/repairs, and ADA ramp.

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 development 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 marijuana retailer use at 121 E Michigan Ave 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 121 E Michigan Ave with the following findings and conditions:

Findings:

- The application substantially complies with §122-311.
- The applicant confirmed the landscaping provided in the Landscape Plan shall supersede the landscaping provided in the General Site Plan.

Conditions:

- The building's ground floor transparency shall not decrease.
- Provide proof of a shared-access easement with the adjoining 173 E Michigan Ave property for the use of the curb-cut.
- Provide bicycle parking spaces conforming with 122-693.
- Specify that evergreen shrubs and front landscaping shall be in conformance with 122-675.
- Plan for stormwater mitigation, such as planting of raingardens, swales, or other techniques to ensure no stormwater is being conveyed onto the adjoining properties.
- Any dumpster/waste collection areas shall conform with screening requirements of 122-608
- Provide a lighting plan conforming with the provisions of 122-609 if business is to be operated at night.
- Screening between residential property to the north shall be screened with a planting buffer, with at least 80% opacity in accordance with 122-634.
- Applicant shall obtain MDOT Right-of-Way permit for planting of street trees. Also shall obtain permission from 173 E Michigan Ave for the planting of three street trees.

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	
Luna Bloom LLC	
Address	
[REDACTED]	
Phone	Email
[REDACTED]	[REDACTED]

Property

Address	Parcel ID
121 East Michigan Ave.	11-11-09-181-016
Property owner*	

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

Project

Name of project
Bloom City Club - Cannabis Provisioning Center
Current use
Abandoned Building
Proposed use**
Cannabis Provisioning Center

Rationale for request**

We were recently issued a license to operate a Cannabis Provisioning Center at

121 East Michigan Ave. Please see attached license issued by the City of Ypsilanti.

This will be a great business to bring more people into the downtown area of Ypsilanti.

The business will also bring much needed employment opportunities.

the building is vacant now. The building interior, facade and landscape around the building

will all be remodeled. To preserve and enhance the historic character of the building,

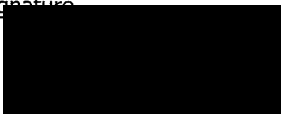
we will use the original brick building material.

**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

7-23-21

Print Name

Craig Terrell

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

Date:	Amount: \$400	Account: 101-4-7210-607-01
☐ Cash		Code: 178 Rezone
☐ Check payable to City of Ypsilanti		Signature of person receiving deposit:
☐ Credit (+ 3.0% surcharge)		
Description of deposit:		

SITE PLAN REVIEW APPLICATION
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

Applicant

Name Luna Bloom LLC		
Address [REDACTED]		
City [REDACTED]	State MI	Zip [REDACTED]
Phone [REDACTED]	Email [REDACTED]	

Property

Name of project Bloom City Club - Cannabis Retail
Address 121 East Michigan Ave.
List all parcel identification numbers included in development
Property owner*
Current use None
Proposed use Cannabis Provisioning Center
Current zoning NC
Legal description of property (may be attached) See attached survey

*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: 7-23-21
Print Name: Craig Terrell	

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.

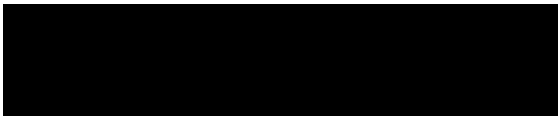
Project-identifying information	
✓	Name of project
✓	Brief description of project
✓	Location map showing major thoroughfares and site location (no scale necessary)
✓	Name, address and phone number of the site owner
✓	Name, address and phone number of the developer
✓	Name, address and phone number of the plan designer and their professional seal
Existing conditions	
✓	Scale (minimum of one inch equals 200 feet), north arrow, date of original drawing and any revisions
✓	Area of the site in square feet and acres, excluding all existing and proposed rights-of-way.
✓	Property lines and dimensions, including lines and dimensions of all rights-of-way & easements
✓	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.
✓	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.
✓	Use(s) of existing buildings
	Existing landscaping
✓	Dimensions of all structures and lot lines within 50 feet of the site
	Existing zoning of the site and all adjacent properties
Proposed conditions	
✓	Scale (minimum of one inch equals 200 feet), north arrow, date of original drawing and any revisions
✓	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>
✓	Any changes to rights-of-way or easements on the property
✓	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.
NA	Building floor plans and architectural wall elevations. *No Changes to Building
✓	Location and dimensions of any open-air uses, such as outdoor cafes, open-air sales, or outdoor storage
✓	Parking areas, access drives, or sidewalks, showing the method of surfacing, number and size of spaces, aisles, loading areas, and handicapped access ramps.
✓	Landscape plan. Existing vegetation that is to be retained on the site shall be shown.
✓	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.
✓	Indicate all areas of this site that are located within floodplains.
✓	If phased construction is to be used, each phase must be noted and each phase must stand on its own.

Site designer initials: CT

07-23-2021

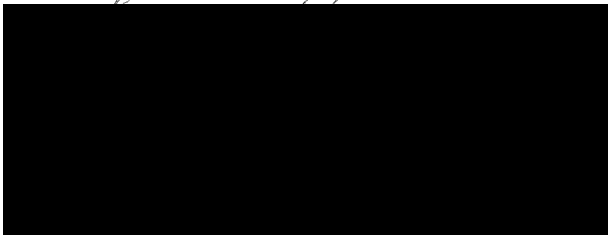
CROWN V LLP
121 EAST MICHIGAN AVE
YPSILANTI MI. 48197

CROWN V LLP GRANTS AND GIVES PERMISSION TO LUNA BLOOM LLC
TO APPLY FOR A SITE PLAN REVIEW AND SPECIAL EXCEPTION USE PERMIT
WITH CITY OF YPSILANTI FOR 121 EAST MICHIGAN AVE ON OR AFTER JULY
JULY 17, 2021. THANK YOU.



Agent for CROWN V LLP
DAVE CICCHETTO

*Signed before me on 7/23/2021, in
the City of WASHINGTON.*



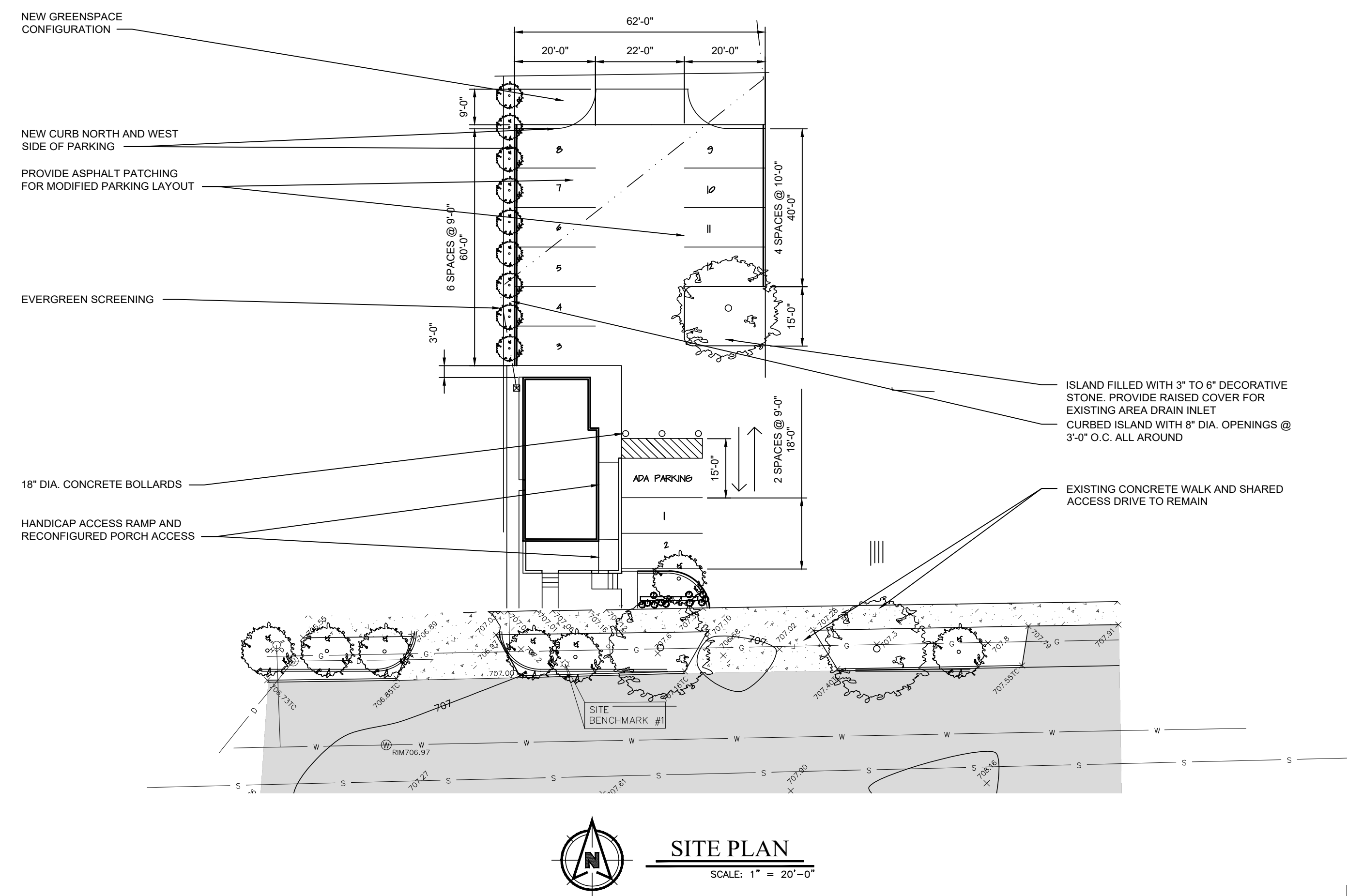
CRAIG T ANNAS
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF LIVINGSTON
My Commission Expires Oct. 23, 2023
Acting in the County of *LIVINGSTON*

**ABX
DESIGN, LLC.**
P.O. BOX 803
NORTHVILLE, MI
48167

5. SITE AREA: APPROXIMATELY 7,623 S.F. OR .175 ACRES.



	SET MAG NAIL
	FOUND MONUMENT (AS NOTED)
(R&M)	RECORD AND MEASURED DIMENSION
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
	GROUND ELEVATION
	ELECTRIC METER
	UTILITY POLE
	GAS METER
	ROUND CATCH BASIN
	STORM DRAIN MANHOLE
	WATER GATE MANHOLE
	FIRE HYDRANT
	AIR PUMP
	BOLLARD
	LIGHT POST/LAMP POST
	SINGLE POST SIGN
	DOUBLE POST SIGN
	PARCEL BOUNDARY LINE
	PLATTED LOT LINE
	ADJOINER PARCEL LINE
	BUILDING
	BUILDING OVERHANG
	ASPHALT CURB
	CONCRETE CURB
	EDGE OF CONCRETE (CONC.)
	EDGE OF ASPHALT (ASPH.)
	FENCE (AS NOTED)
	OVERHEAD UTILITY LINE
	GAS LINE
	SANITARY LINE
	STORM LINE
	WATER LINE
	MINOR CONTOUR LINE
	MAJOR CONTOUR LINE
	BUILDING AREA
	ASPHALT
	CONCRETE

[illegible]

DRAWING TITLE:

SCALE: 1" = 20'-0"

DRAWN BY: DCW

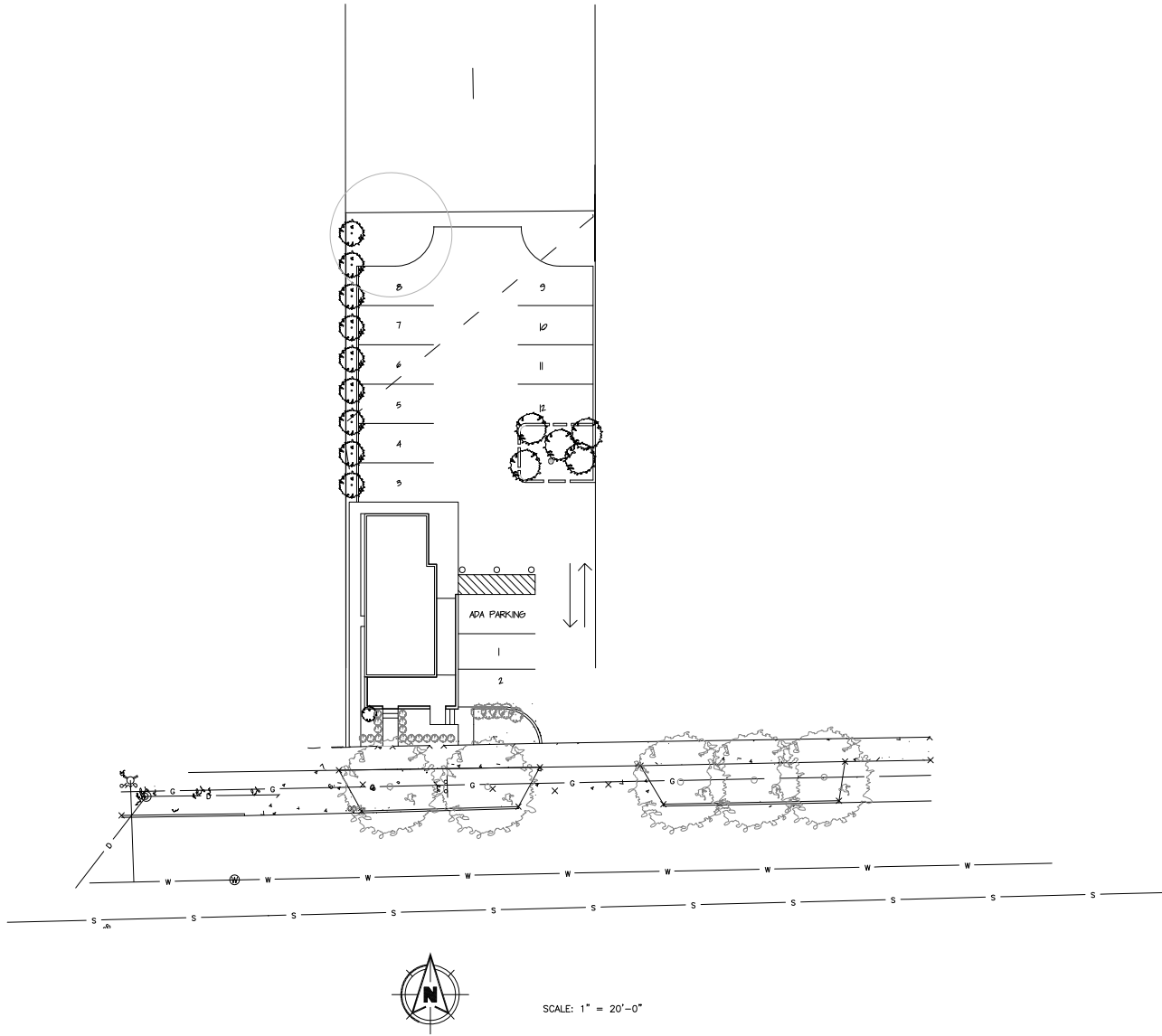
ENG BY: CJM

SHEET NO.

REV:

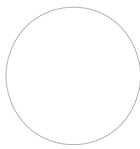
A

LUNA BLOOM



PLANT KEY

Existing Walnut



QTY	PROPOSED TREES AND SHRUBS	SYMBOL
5	Street Trees	
5	Basin Trees	
9	Proposed Evergreen Screening – Rear Parking Area	
5	Proposed Evergreen Screening – Front Parking Area	
16	Proposed Evergreen Shrubs	
1	Ornamental Tree	

LAND ARCHITECTS INC.

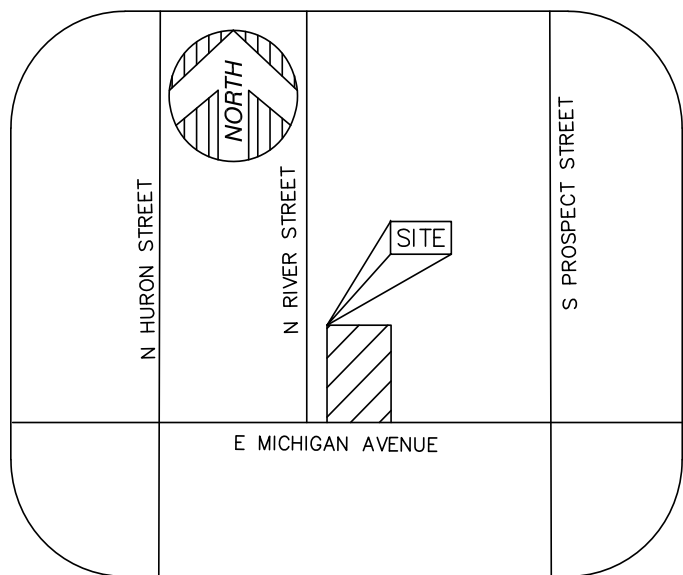
DATE

8-1-21

LANDSCAPE PLAN

121 East Michigan Ave.
Ypsilanti MI

SHEET
1 OF 1



VICINITY MAP
(NOT TO SCALE)

PARCEL AREA

7,623± SQUARE FEET = 0.175± ACRES

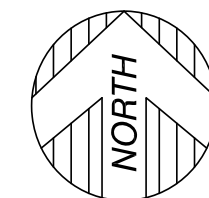
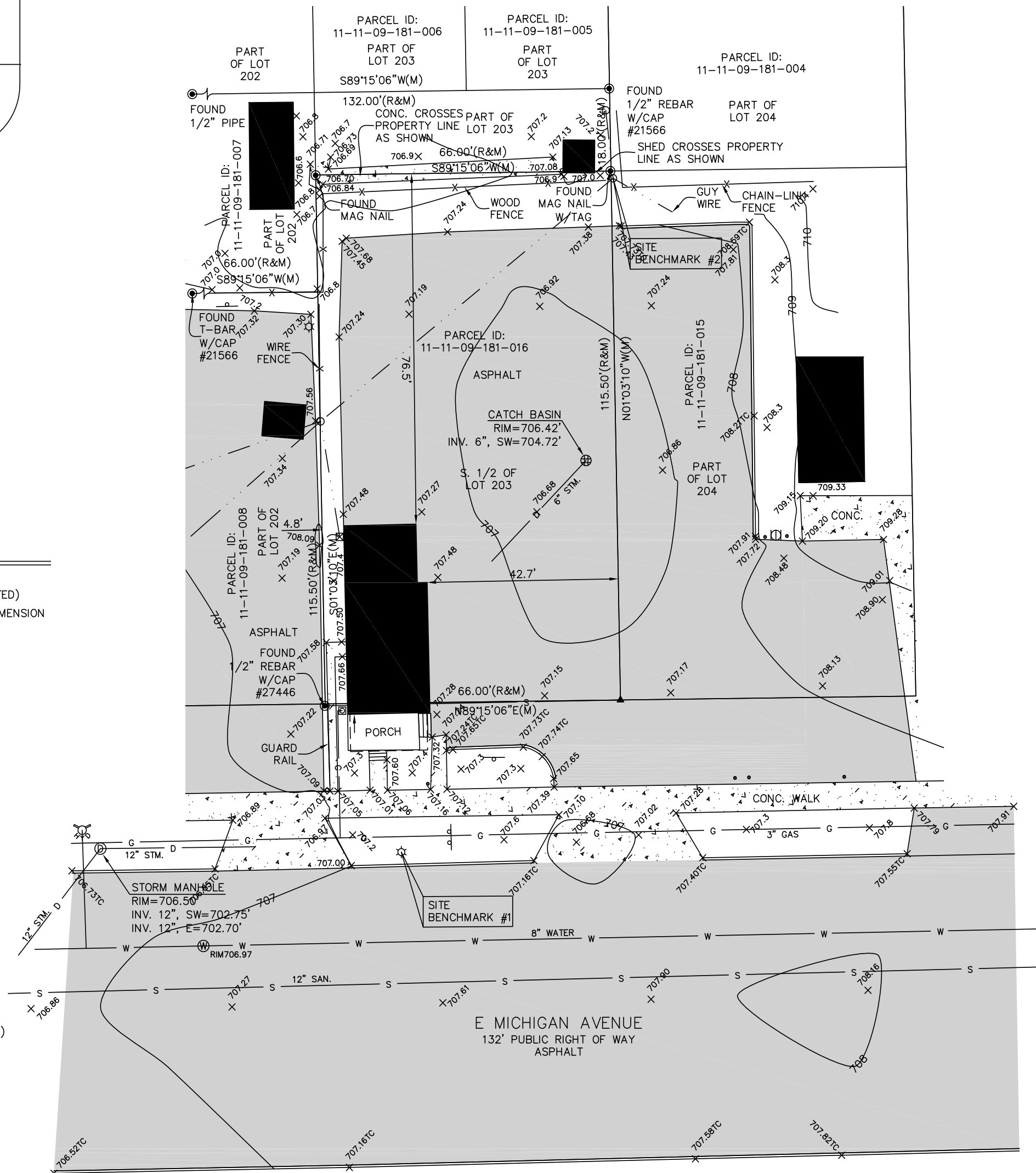
BENCHMARK

SITE BENCHMARK #1
NE BOLT ON LIGHT POLE BASE.
ELEVATION = 709.24' (NAVD 88 DATUM)

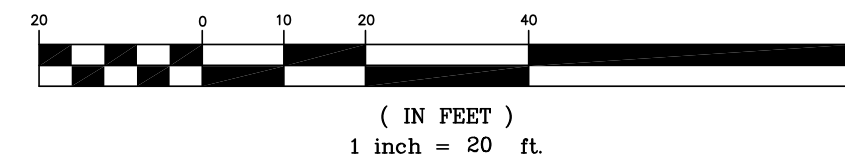
SITE BENCHMARK #2
NAIL IN UTILITY POLE.
ELEVATION = 708.50' (NAVD 88 DATUM)

LEGEND

▲	SET MAG NAIL
●	FOUND MONUMENT (AS NOTED)
(R&M)	RECORD AND MEASURED DIMENSION
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
X 0.00	GROUND ELEVATION
⊗	ELECTRIC METER
○	UTILITY POLE
⊕	GAS METER
⊙	ROUND CATCH BASIN
⊗	STORM DRAIN MANHOLE
⊕	WATER GATE MANHOLE
⊙	FIRE HYDRANT
⊕	AIR PUMP
•	BOLLARD
☆	LIGHTPOST/LAMP POST
⊕	SINGLE POST SIGN
⊕	DOUBLE POST SIGN
---	PARCEL BOUNDARY LINE
---	PLATTED LOT LINE
---	ADJOINER PARCEL LINE
---	BUILDING
---	BUILDING OVERHANG
---	ASPHALT CURB
---	CONCRETE CURB
---	EDGE OF CONCRETE (CONC.)
---	EDGE OF ASPHALT (ASPH.)
---	FENCE (AS NOTED)
---	OVERHEAD UTILITY LINE
---	GAS LINE
---	SANITARY LINE
---	STORM LINE
---	WATER LINE
---	MINOR CONTOUR LINE
---	MAJOR CONTOUR LINE
---	BUILDING AREA
---	ASPHALT
---	CONCRETE



GRAPHIC SCALE



PROPERTY DESCRIPTION

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

SOUTH 1/2 OF LOT 203, ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF YPSILANTI, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN TRANSCRIPT, PAGES 162-163, WASHTENAW COUNTY RECORDS.

TITLE REPORT NOTE

A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY, THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.

SURVEYOR'S NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

2. DUE TO SNOW COVER AT TIME OF SURVEY, SOME SURFACE LEVEL FEATURES MAY NOT BE SHOWN.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREIN DESCRIBED. THE ELEVATIONS SHOWN HEREON ARE BASED ON A FIELD SURVEY AND THE DRAWING HEREON DELINEATED IS A CORRECT REPRESENTATION OF THE SAME.