



CITY OF YPSILANTI
Planning Commission MEETING
Wednesday, October 20, 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
Marc Arthur
Eric Bettis
Mike Davis Jr.
Jessica Donnelly
Phil Hollifield
Carl Schier
Jared Talaga

III. AGENDA APPROVAL

- 5** A. [October 2021 Agenda](#)

IV. APPROVAL OF MINUTES

- 7 - 11** A. [September 2021 Draft Meeting Minutes](#)

V. AUDIENCE PARTICIPATION

VI. COMMITTEE REPORTS

- 13 - 15** A. Non-Motorized Advisory Committee Report
[NMAC October 2021 Meeting Minutes](#)

VII. PRESENTATIONS AND PUBLIC HEARING ITEMS

- 17 - 41** A. Special Use Permit and Limited Site Plan Review: Marijuana Retailer at 915 W Michigan Ave
(Public Hearing)
[915 W Michigan Ave - Packet](#)
- 43 - 46** B. Site Plan Amendment: Fence at 307 N River St (Cultivate Coffee & Tap House)
[307 N River St - 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, October 20, 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.

October 20, 2021 Planning Commission Meeting Virtual Access Link

<https://us02web.zoom.us/j/84427985680?pwd=QUd5UjRRS29WWDITZWJpaWV2c2d0Zz09>

When prompted, enter **Passcode:** 797354

When prompted, enter **Meeting ID:** 844 2798 5680

October 20, 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:** 844 2798 5680, followed by the **Passcode:** 797354, 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: October 15, 2021

Agenda
Planning Commission - Virtual Meeting
Wednesday, October 20, 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 virtually on Zoom. 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 Zoom application, or may submit e-mailed comments to aaamodt@cityofypsilanti.com by 4 pm, October 20.

I. Call to Order

II. Roll Call

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

III. Approval of Minutes

- September 15, 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

- Special Use Permit and Limited Site Plan Review: Marijuana Retailer at 915 W Michigan Ave
 - *Public Hearing*
- Site Plan Amendment: Fence at 307 N River St (Cultivate Coffee & Tap House)

VII. Old Business

VIII. New Business

IX. Future Business Discussion / Updates

X. Adjournment

MEETING MINUTES -DRAFT
CITY OF YPSILANTI
Planning Commission
Wednesday, September 15, 2021 @ 7:00 PM
Virtual Meeting
1 South Huron, Ypsilanti, MI 48197

I. CALL TO ORDER

II. ROLL CALL

Matt Dunwoodie, Chair	P (City of Ypsilanti, Washtenaw County)
Michael Simmons, Vice-Chair	A - Excused
Eric Bettis	P (City of Ypsilanti, Washtenaw County)
Mike Davis Jr.	P (City of Ypsilanti, Washtenaw County)
Jessica Donnelly	A - Excused
Phil Hollifield	P (City of Ypsilanti, Washtenaw County)
Jared Talaga	A

III. AGENDA APPROVAL

Motion to approve the agenda.

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

Approved: Yes – 4; No – 0; Absent – 3 (Simmons, Donnelly, Talaga)

IV. APPROVAL OF MINUTES

Motion to approve the August 18, 2021 minutes with edit that Commissioner Simmons provided a no vote for the ordinance amendment at the last meeting.

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

Approved: Yes – 4; No – 0; Absent – 3 (Simmons, Donnelly, Talaga)

V. AUDIENCE PARTICIPATION

Motion to open the audience participation.

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

Approved: Yes – 4; No – 0; Absent – 3 (Simmons, Donnelly, Talaga)

No members of the audience spoke.

Motion to close the audience participation.

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

Approved: Yes – 4; No – 0; Absent – 3 (Simmons, Donnelly, Talaga)

VI. COMMITTEE REPORTS

Non-Motorized Committee Report- Commissioner Davis Jr. updated that the group is working on many different pieces of a bigger project. They are looking for more members.

VII. PRESENTATIONS AND PUBLIC HEARING ITEMS

A. 701 W Cross St Special Use Permit and Site Plan Review

The applicant is seeking a Special Use Permit and Site Plan approval for a marijuana microbusiness facility at 701 W Cross St. The proposed microbusiness will replace the Tower Inn Café restaurant. The property's zoning of Center 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's footprint and minimal site layout changes.

The windows will be covered on College Place, but they plan to add a large window on the W. Cross facade.

Project Architect, Todd Ballou, and the applicant, Ace Assi described the project to the commission.

Public Hearing

Motion to open the public hearing.

Offered By: Commissioner Hollifield; Seconded By: Commissioner Bettis

Approved: Yes – 4; No – 0; Absent – 3 (Simmons, Donnelly, Talaga)

Richard Soyk- Owner of 708 Emmet. There are already 5 dispensaries in the area. He is disappointed to see a landmark restaurant go. There will be more traffic in that alleyway, and he already has a problem with people who don't live there parking there. He is not in favor of this type of business. What about drug free zones near schools? He is worried about other drug use in the parking lot and the potential for lowering property values. Cash based business raises opportunity for robbery.

Written Comments read to the Commission:

Richard Murphy, Riverside Neighborhood Resident - I am concerned that approving this permit would not be in keeping with the intent of the Center zoning, and would be detrimental to the West Cross business district. The allocation of floor area within the building, and the changes to facade and streetscape, do not appear to comply with the intent or requirements of the Center district:

"These are the places where people shop, go to school, live, come to work, visit, drop by City Hall, eat, gather and have fun. They host events that bring thousands of visitors each year and bring the City together as a community. The intent of the zoning district is preserve the urban form, walkable nature and vibrant mix of uses in these areas."

The proposed use would dedicate less than 15% of floor area to active retail-type activities, with the majority used for closed, industrial-type use. By contrast, West Cross' existing marijuana- and tobacco-oriented businesses are primarily storefront retail in character.

The changes to the facade would leave the College Place frontage with zero transparency (an increase in non-conformity despite the applicant's attempt to total the two facades), and the nature of the use would not support future sidewalk occupancy. The block of West Cross from Perrin to College Place already suffers as a walkability gap in between active uses, and the changes to this building and streetscape would worsen that gap.

The West Cross business district has frequently struggled to build a critical mass of sidewalk-oriented businesses that can support each other and the district as a whole. This parcel is one of the highest visibility locations on the corridor -- a corner that faces oncoming West Cross traffic as well as visitors to Pease Auditorium events and nearby campus buildings -- and it deserves careful attention to ensure it attracts foot traffic to the business district.

The discretionary special land use process allows the Planning Commission to make determinations of a specific business's particular impact in a specific location when reviewing an application. In this case, a primarily production-oriented business in such a critical location would be counter to the Center district's goal of creating vibrant sidewalk-oriented business districts and should be rejected.

Michael Simmons - Resident (Commissioner not present at meeting): Although the Cross St. proposal is in line with the required distancing and other legalities, I feel that it is not a good place for a marijuana dispensary. No more than 1000 feet we have an existing marijuana business. I perceive trouble with parking and sidewalk accessibility. Furthermore, I just don't feel that this location promotes a good image in an educational setting.

Motion to close the public hearing.

Offered By: Commissioner Hollifield; Seconded By: Commissioner Bettis

Approved: Yes – 4; No – 0; Absent – 3 (Simmons, Donnelly, Talaga)

Commissioner Hollifield stated that he was not worried about parking or the conversion of the business from restaurant to marijuana facility.

Commissioner Davis Jr. shared concerns with Commissioner Simmons. He does not support the site plan as proposed. He cannot vote for a site plan with less than 60% window transparency. He firmly believes that all non-compliant structures need to be brought into compliance. He doesn't think the canopy should stay as it could encourage consumption. Cafe style seating should not happen.

Commissioner Dunwoodie stated that the transparency is an existing non-conformity. This does not concern him as much, because Michigan marijuana laws require transparency. However, he does not think this is an ideal site for a light industrial building.

Commissioner Bettis stated that he had similar concerns with the majority of the facility being used for light industrial use.

Motion to approve the Special Use Permit for marijuana microbusiness use at 701 W Cross St with the following findings and conditions:

Findings:

1. *The application is substantially in compliance with §122-324(b).*

Conditions:

2. *Special use approval shall be subject to approval of site plan.*

Offered By: Commissioner Hollifield; Seconded By: Commissioner Bettis

Approved: Yes – 1 (Hollifield); No – 3 (Davis Jr., Dunwoodie, Bettis); Absent – 3 (Simmons, Donnelly, Talaga)

Motion Failed.

Planning Commission opted not to make a motion on the 701 W Cross Site Plan Review case as it was dependent on the Special Use Permit approval.

B. 539 S Huron St Special Use Permit and Site Plan Review

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 continue using a curbside pickup strategy and proposes to continue using a temporary detached trailer which Planning Commission temporarily approved of on September 16, 2020.

Staff believes that this temporary trailer is no longer temporary.

Jeff Schroder - Attorney for the Patient Station- March of 2020 order from the state temporarily allows curbside pickup. The State has been out to the location multiple times.

He requested to continue curbside for 90 days or when the state lifts curb-side allowance.

He requested they keep the fourth lane, so traffic does not get congested or does not spill onto N. Huron.

For the trailer, he would not object to 90 days removal or when construction commences.

Public Hearing

Motion to open the public hearing.

Offered By: Commissioner Bettis; Seconded By: Commissioner Hollifield

Approved: Yes – 4; No – 0; Absent – 3 (Simmons, Donnelly, Talaga)

None.

Motion to close the public hearing.

Offered By: Commissioner Bettis; Seconded By: Commissioner Hollifield

Approved: Yes – 4; No – 0; Absent – 3 (Simmons, Donnelly, Talaga)

Commissioner Hollifield stated that he cannot support a reduction of curbside lanes, because that would lead to congestion on N. Huron St.

The commission discussed edits to the staff recommendation that are reflected in the motion below.

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:

- 1. The application is substantially in compliance with §122-324(b).*

Conditions:

1. *Curbside area and trailer shall not become permanent and should be restricted to 90 days to be consistent with temporary use permit provisions.*
2. *Curbside areas shall not store or contain marijuana.*
3. *Curbside area shall be lighted in conformance with the zoning ordinance, or Planning Commission shall specify the hours of the curbside service.*
4. *Special use expansion approval shall be subject to approval of site plan and applicable site plan conditions.*

Offered By: Commissioner Hollifield; Seconded By: Commissioner Bettis

Approved: Yes – 4; No – 0; Absent – 3 (Simmons, Donnelly, Talaga)

Motion that the Planning Commission approve the amended site plan 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 the curbside area prompts temporary use permit regulations (§122-335).*

Conditions:

1. *Temporary use permit for the curbside area and temporary trailer expires after 90 days. After 90 days, the curbside features and trailer shall be removed.*
2. *Applicant shall provide at least two bike loops/spaces for bike parking.*
3. *Temporary curbside area shall be lighted in conformance with §122-609 if used during night hours.*

Offered By: Commissioner Bettis; Seconded By: Commissioner Hollifield

Approved: Yes – 4; No – 0; Absent – 3 (Simmons, Donnelly, Talaga)

VIII. OLD BUSINESS

IX. NEW BUSINESS

X. FUTURE BUSINESS DISCUSSIONS/UPDATES

The first reading of the ADU text amendment was approved by the City Council last night.
New appointments for the commission have been approved and staff will reach out to them.

XI. ADJOURNMENT

Motion to adjourn.

Offered By: Commissioner Hollifield; Seconded By: Commissioner Bettis

Approved: Yes – 4; No – 0; Absent – 3 (Simmons, Donnelly, Talaga)

Ypsilanti Non-Motorized Advisory Committee Meeting Minutes

Thursday, October 14, 2021– Zoom Virtual Meeting

1. Call to order – The meeting was brought to order at 7:06pm by teleconference. Committee members attending were Mike Davis Jr., Renee Echols, Dylan Goings, Helen Schulte and Bob Krzewinski (quorum met). Also attending was City Planner Andy Aamodt, Public Services Project Manager Bonnie Wessler and City Council member Steve Wilcoxon.
2. Introductions - Audience participation - Public input – None.
3. General business
 - a. Agenda approval – Offered By: Committee member Davis; Seconded By: Committee member Goings. Approved: Yes – 5; No – 0.
 - b. Approval of September 2021 meeting minutes - Offered By: Committee member Davis; Seconded By: Committee member Echols. Approved: Yes – 5; No – 0.
 - c. Bylaws review – Reviewed. No upcoming elections or Committee member terms ending.
 - d. New Committee member recruitment - Committee member Davis will contact urban planning classes at Eastern Michigan University and the University of Michigan.
4. Old & continuing business
 - a. 2021 Committee priorities (Abbreviated List)
 1. City Non-Motorized Plan – Next steps – Reviewed Committee members comments from September meeting with overall priorities of the group being a Vision Zero ordinance (City taking action to have zero-related traffic fatalities by a set date, improved pedestrian signals & crosswalk ordinance, slowing motor vehicle traffic, shifting modes of transportation more towards walking/bicycling, creating a non-motorized Neighborhood Connector route system, and making Ypsilanti accessible to all. Committee member Echols will start work on a draft Vision Zero ordinance along with Committee members Davis and Krzewinski. Committee members Davis and Krzewinski will continue working on a Neighborhood Connector network.
 2. Pedestrian Improvements – No new updates.
 3. Bike Lanes – West Cross Street, from Huron to Washtenaw, should be repaved and have a repainted bike lane, by November 14th pending any unforeseen delays.
 4. Communication & Education
 - Sidewalk vegetation trim back promotion by Committee – Added will be a request of property owners to sweep up walnut seeds on sidewalks which can and have caused injuries to pedestrians and bicyclists.
 - Summer Non-Motorized Committee newsletter. Next deadline – November 15, 2021
 - Downtown Halloween Festival –The traditional downtown trick-or-treat event sponsored by the Downtown Association of Ypsilanti will not be held this year. Lighted wristbands, donated by The Ride (AAATA), and distributed by the Non-Motorized Advisory Committee at the downtown Halloween Festival have been donated to the downtown Library for distribution to children and parents along with safe trick-or-treating handouts.

5. Neighborhood Connectors - Low-speed streets "optimized" for bicycle & walking traffic. – Committee member Davis and volunteer Kai Le continue to work on Connector routes and maps.
6. Border To Border (B2B) Trail gap completion and enhancement – Work is wrapping up for the year on the B2B improvements of the Grove Street crossing of I-94 with fencing delayed until 2022. Committee recommending that “Walk Bicycles On Bridge” signs be installed on the Tridge under the Cross Street bridge.
7. Bike & Walk Friendly Communities
 - Bike Friendly Community – Status of Bronze level renewal request should be known I December.
 - Walk Friendly Community application (due 12/15/2021) - <https://walkfriendly.org/apply> - Subcommittee will work with Bonnie Wessler on December application.
8. Events & Community Outreach - Cold weather bicycling talks planned for November. The Committee will run an online “Be Seen” campaign urging pedestrians and bicyclists to wear bright clothing and have working front/rear lights at night. The campaign would also urge motorists to slow down and be cautious during Halloween and the change back to Standard time in November. .
- b. MDOT 2022 Ypsilanti non-motorized projects – Huron, Hamilton and Washtenaw non-motorized projects scheduled to start construction in 2022.
5. New Business
 - a. City Planning Department and Public Services Department updates – Andy Aamodt alerted the Committee to new zoning regulations. Bonnie Wessler informed the Committee of Ypsilanti’s submission to the Washtenaw Area Transportation Study (WATS) of it’s 2025 Transportation Improvement Plan which includes improvements to Harriet and Cornell Streets.
 - b. 2022 Committee priorities – 2022 Priorities will be reviewed by the Committee during October and November before being finalized at it’s December 2021 meeting.
6. Other Items – Short discussion of new Bird motorized scooters in Ypsilanti and safety concerns. Announcements - Next meeting Thursday, November 11th, 2021.
7. Adjournment - Offered by: Committee member Echols; Seconded by: Committee member Krzewinski: Approved: Yes – 5; No – 0. Meeting adjourned at 7:58pm.

City of Ypsilanti Non-Motorized Advisory Committee 2020-21 Priorities (Complete List)

1. City Non-Motorized Plan – Complete update.
2. Sidewalk curb cut inventory & improvements.
 - Create an annual City Curb Cut Priority List
 - Create a City Curb Cut deficiency list
3. Pedestrian Improvements – (Signage, road markings, permanent radar speed signs at select locations, Rectangular Rapid-Flashing Beacon, traffic calming. Concentrate on where most pedestrian activity occurs)
 - Continue current efforts with MDOT on in-City State Route pedestrian improvements (i.e. Huron, West Cross, Washtenaw, Hamilton, Michigan).
 - Install permanent (i.e. solar powered) radar speed signs at locations with a high incidence of speeding.
 - Rectangular Rapid-Flashing Beacon (RRFB) demonstration project
4. Bike Lanes
 - West Cross Street
 - Harriet/Spring/Factory/Maus
 - Spring repainting of existing bike lanes
 - Sharrows at beginning and end of bike lanes
5. Communication & Education
 - Invite Mayor, City Council, Planning/Sustainability Commission members, City Manager, Police Chief, Public Services Director to Committee meetings.
 - Publish quarterly Non-Motorized Committee newsletter.
 - Review City Council, Planning Commission, Sustainability Commission agendas for possible Committee input at their meetings.
 - Spring bicycle safety education program for both motorists and bicyclists
 - Sidewalk/Curb Cut vegetation (summer) snow removal (winter) promotion by Committee
 - Amplify public notice of Commission/City Council projects that impact non-motorized activities
6. Non-Motorized City budget – Determine yearly, non-motorized project funding amount available. Committee involvement in CIP review and non-motorized project funding disbursement decisions.
7. Neighborhood Connectors - Low-speed street which has been "optimized" for bicycle & walking traffic. Potential projects: Adams (Cross to Forest), Pearl (Hamilton to Mansfield), 2nd Avenue (Michigan to Watling).
8. Border To Border (B2B) Trail gap completion and enhancement.
 - Support City and Washtenaw County Parks & Recreation Commission efforts to complete the Trail through the City.
 - Install "State Law – Stop For Pedestrians In Crosswalk" signs at mid-block B2B Trail crossing of Cornell Street between Collegewood and Mayhew.
9. Bike & Walk Friendly Communities
 - Submit Walk Friendly Community application when Non-Motorized Plan update complete
 - Bike Friendly Community (BFC) award recertification (current BFC award expires in November 2021)
 - Bike Friendly Business program drive
10. Events & Community Outreach – B2B Trail walks, cold weather cycling talks, EMU Bike Rodeo, Parkridge Festival, Halloween safe trick-or-treating. Grants for helmet giveaways for events the Committee is at.
11. Safe Routes To School



City of Ypsilanti
Community & Economic Development Department
October 20, 2021

**Staff Review of Special Use and Site Plan
Marijuana Retailer
915 W Michigan Ave**

GENERAL INFORMATION

Applicant: Tama Ventures
Project: Tama Ventures LLC – Recreational Marijuana Retailer
Public Hearing Date: October 20, 2021
Location: 915 W Michigan Ave
Zoning: "GC" General Corridor
Action Requested: Approval
Staff Recommendation: Table, or Denial

PROJECT AND SITE DESCRIPTION

The applicant is seeking a Special Use Permit and Site Plan approval for a recreational marijuana retailer facility at 915 W Michigan Ave. Various uses used to occupy this building with the most recent being a takeout restaurant with two apartments. The site's zoning of General Corridor allows for this use upon approval as a special land use. The site plan proposes no changes to the principal building's footprint and minimal site layout changes.

The building is a one-story building with a total of 3,729 square feet, and the lot is 14,592 square feet. The building has the commercial business storefront facing W Michigan Ave, and the residential apartments are in the rear. There is vehicle access from both W Michigan Ave and First Ave. The most substantial site modifications proposed deal with landscaping on the southwest of the property, as well as striping of parking spaces.

Figure 1: Subject Site Aerial (2020)

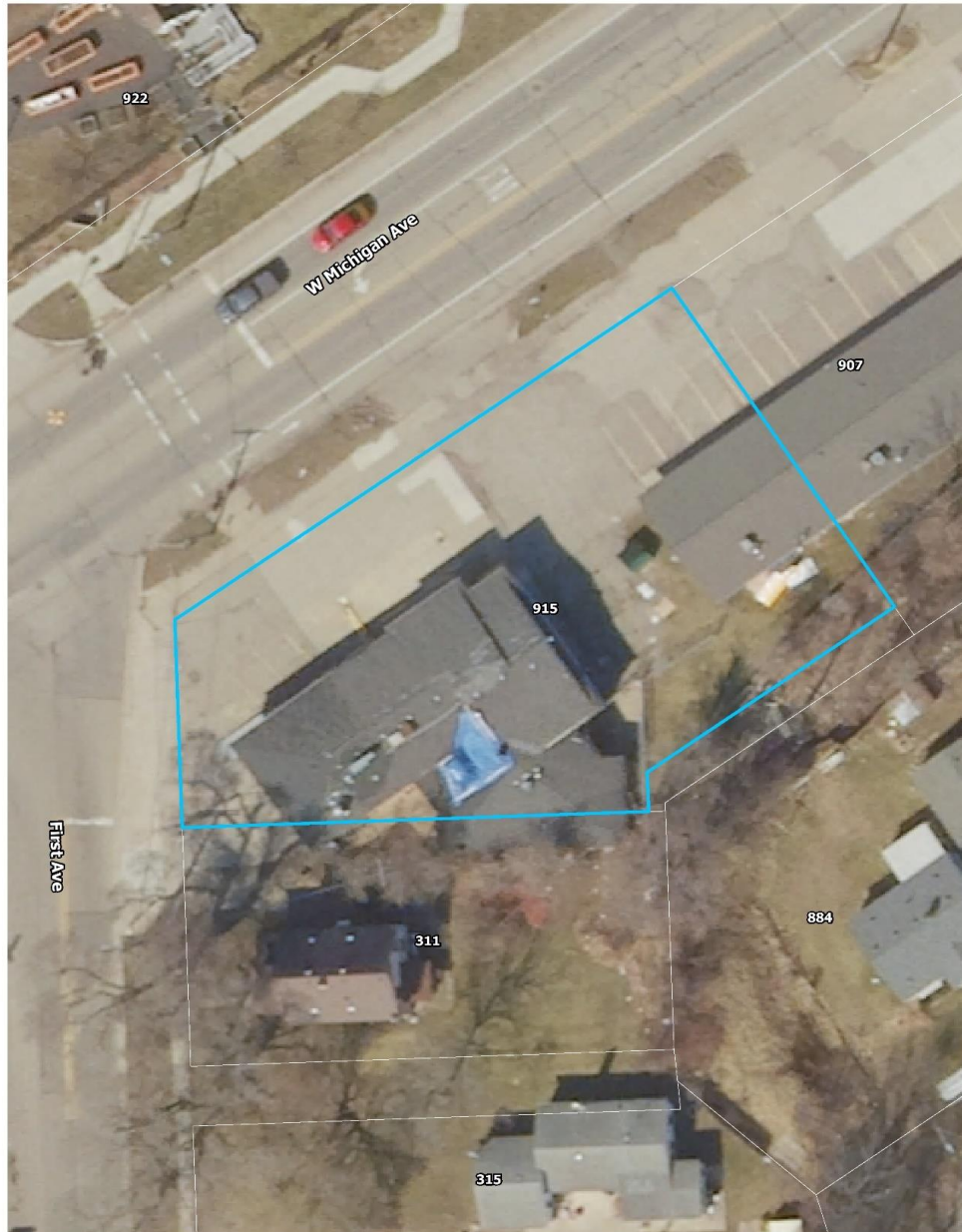


Figure 2: Front of Building (October 12, 2021)



Figure 3: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Urban agriculture	GC
EAST	Place of worship/institutional	GC
SOUTH	Single-family residential	R1
WEST	Vacant/auto wash & detailing	GC

SPECIAL USE: CRITERIA AND REVIEW

§122-324(b)

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

COMMENTS: The proposal is to make use of the existing vacant building. The use conforms generally to the provisions and requirements of the chapter. The "GC" zoned property makes this a special land use, and the property, on this date, complies with locational standards pertaining to other marijuana facilities and schools. Small adjustments are required to bring the site "up to code," that is, to conform to current parking layout, access, and screening.

- (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 W Michigan Ave. There is a house on First Ave approximately 20 feet away to the rear, and a house on Hill St downhill, about 75 feet to the rear. The proximity of this house, along with the house downhill, should be considered. Screening should be thorough and adverse effects from the site, such as stormwater and trash/refuse should be considered and planned for in Site Plan Review.

- (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 W Michigan Ave, a commercial-oriented road which has adequate access for vehicles. The curb-cut access should be better organized and staff recommends closing down the First Ave curb-cut to orient the business towards W Michigan Ave, rather than First Ave, a residential street. 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 4: Requirements

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-477 BUILDING TYPE	Determined by lot size	SC – Single Story Commercial	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 *Single Story Commercial* (SC) building type. The SC building type is required to have a *Thoroughfare Commercial* private frontage. This includes at least 50% ground floor transparency. The proposed elevation appears to fall well short of that transparency, but because there are no proposed changes to the building that can be considered a nonconforming private frontage, and such a nonconformity would not be permitted to increase (as in reduce windows). Windows are an important feature to buildings and making the neighborhood safe and walkable. Staff recommends windows be added to bring the ground-floor transparency up to at least 50% to comply with the zoning ordinance.

Items to be Addressed: The building shall contain at least 50% ground floor transparency on the facades facing the street (W Michigan Ave and First Ave).

Figure 5: Front of Building Façade (October 12, 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 but it is split up into various suites, including two apartment units in the rear.

Some of the impervious parking surface is proposed to be reduced and turned into landscaping to the southwest of the property. However, there is still an abundance of impervious surface, including a large amount of it near the rear of the property. Staff suggested a survey be submitted to document the site's current grading but as of the date of this staff report this survey has not yet been received. It is important to confirm that the site is not grading large areas of impervious surface onto the adjacent residential properties.

Items to be Addressed: Applicant should verify the grading of the property in the form of a topographic or land survey.

SITE ACCESS, TRAFFIC, AND PARKING

§122-311(d)

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

The site plan proposes to continue to use the curb-cuts as they exist. Because this is a special land use and because First Avenue is the entry to a residential neighborhood, staff recommends the closure of the First Avenue curb-cut. All site access from vehicles should take place exclusively from W Michigan Ave. This may be used as a good opportunity to delineate a sidewalk or marked area where pedestrians can access the site from the public sidewalk.

The sidewalk crossing of First Ave could does not contain any tactile warning surfaces and that should be a part of sidewalks and crosswalks on heavily walked streets like W Michigan Ave.

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 uses to the south. The house is very close to the lot line- likely within 20' feet. With recent major flooding and damages to residences, stormwater effects should be mitigated and the proposed landscaping to the southwest of the site is satisfactory. However, without knowing the natural grading of the site, landscaping should also be proposed in the southeast corner of the rear of the site to make sure stormwater is not being conveyed downhill to the Hill St residential property.

Figure 6: 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)	Striped spaces, dimensions unknown	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.	One barrier-free space to the west of building but does not comply with dimensions.	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.	Site plan proposes to reduce the parking area that directly abuts the R1 property to the rear.
	3'-4' screen 80% opacity where visible from ROW	Not provided	Unchanged
	Landscape islands shall be provided for no more than 16 continuous parking spaces	The combination of the row of parking spaces on this site and the adjoining site well exceed 16 spaces.	Site plan proposes the continuous row of parking spaces linking to the edge of the adjoining site. Taking into account the adjoining site, this row of parking well exceeds 16 continuous spaces.
§122-691 Motor spaces	Retail uses, not otherwise specified: <i>1 per 250 gross sf.</i> 3,729 square foot building = 15 base parking requirement.	Unknown	15 spaces, including 1 barrier free.
§122-693 Bicycle spaces	1 per 5 motor spaces, minimum of 2 = 3 spaces required.	Unknown	Unchanged
§122-692 Parking discounts	Transit	N/A	N/A
	Alternative Vehicles	N/A	N/A

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
	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	At this time no waivers are needed.
§122-672	SIDEWALKS	Must be along public street.	Sidewalk existing, no tactile warning surfaces on sidewalk's approach to crosswalk.
			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.	Appears to comply- no obstructions within the "traffic visibility triangles."
			Unchanged.

Figure 7: Front Sidewalk (October 12, 2021)



Figure 8: Side-Street Sidewalk and First Ave Curb-cut (October 12, 2021)



Figure 9: Side-Street Sidewalk and First Ave Curb-cut (October 12, 2021)



Items to be Addressed:

- Applicant close off First Ave's curb-cut to the parking lot to alleviate traffic conflicts and limit First Ave traffic. Install landscaping and curb the margin. Right-of-way permit through the Department of Public Services required.
- Applicant provide markings for intentional pedestrian access from public sidewalk to building.
- Applicant provide tactile warning surfaces on the sidewalk leading to the crosswalk.
- Applicant provide at least one parking lot island to break up the continuous row of parking spaces on this site and neighboring site, in compliance with §122-684.
- Applicant provide a 3' high parking lot screen along the front of the property where the parking lot is visible from the public street, in compliance with §122-684.
- Applicant provide bicycle parking spaces conforming with 122-693.
- Applicant provide a grading plan, or 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."

The site plan proposes to screen just the immediate rear of the building. Screening should be expanded to the entirety of the rear property line. The first ten feet of the property line separating the First Ave house should be excluded from screening as the driveway there requires a "traffic visibility triangle" of 10' of clear vision area. There is a fence near the property line of the southeast corner of the property, but it is not known if that fence belongs to the subject property or to the residential property on Hill St. If it is not the subject property's fence, then the applicant should install plantings along that edge to create a 80% or more opaque screen along that property edge.

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	Dumpster but no enclosure.	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.	Fencing in the southeast corner of the rear of the property. It is not known if the fencing belongs to the subject property or not.	Screening should still be provided throughout the entirety of the rear property line.
§122-636 Street Trees	1 tree per 30' of lineal frontage, centered between sidewalk and back of curb: $142.86' + 55.94' = 198.8'$ of frontage $198.8' / 30' = 7$ street trees required	None	Unchanged. Seven street trees shall be provided. Fee-in-lieu may be provided if utility constraints exist.

Figure 10: East of Building and Rear of Site (October 12, 2021)



Items to be Addressed:

- Applicant provide a dumpster enclosure conforming with screening requirements of 122-608
- Applicant provide a lighting plan conforming with the provisions of 122-609.
- Applicant provide screening of throughout the entirety of the rear of the property conforming with §122-634. If the fence along the southeast property line does not belong to the subject property, plantings making up 80% or more opacity should be installed along that property edge.
- Applicant provide at least seven street trees, or provide a fee-in-lieu if utility constraints exist.

OTHER DEPARTMENT AND AGENCY APPROVALS

§122-311(j)

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

Right-of-way permits through Department of Public Services will be required for right-of-way work, including but not limited to landscaping, curbing, street trees, sidewalk renovation/repairs.

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 **table**, or **deny** the Special Use Permit for marijuana retailer use at 915 W Michigan Ave with the following findings:

Finding: The application's corresponding site plan does not make a reasonable effort to eliminate nonconformities and does not propose improvements to ensure compatibility with the adjacent properties and surrounding neighborhood.

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends the Planning Commission **table**, or **deny** the Limited Site Plan for 915 W Michigan Ave with the following findings and conditions:

Findings:

- The proposed site plan does not substantially comply with §122-311 and §122-324.
- Significant nonconformities are not decreased nor eliminated.
- Site layout, screening, and access is not harmonious with the surrounding neighborhood.

Andy Aamodt
City Planner, Community & Economic Development Department

CC File
 Applicant

Project Name: TAMA Ventures LLC.

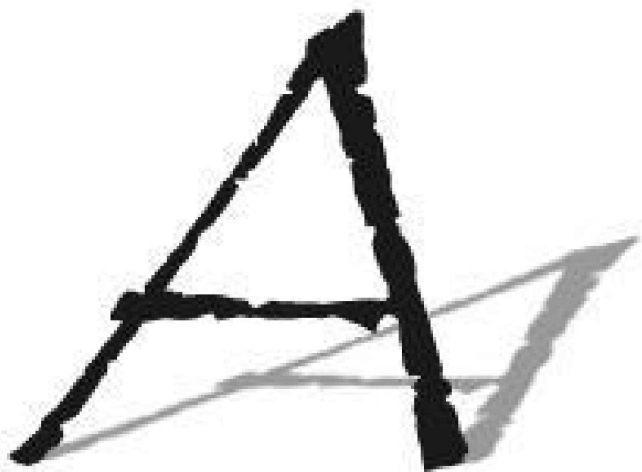
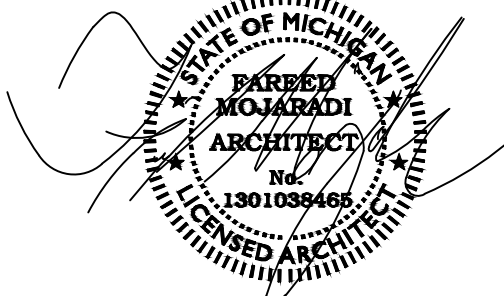
915 West Michigan Ypsilanti, Michigan

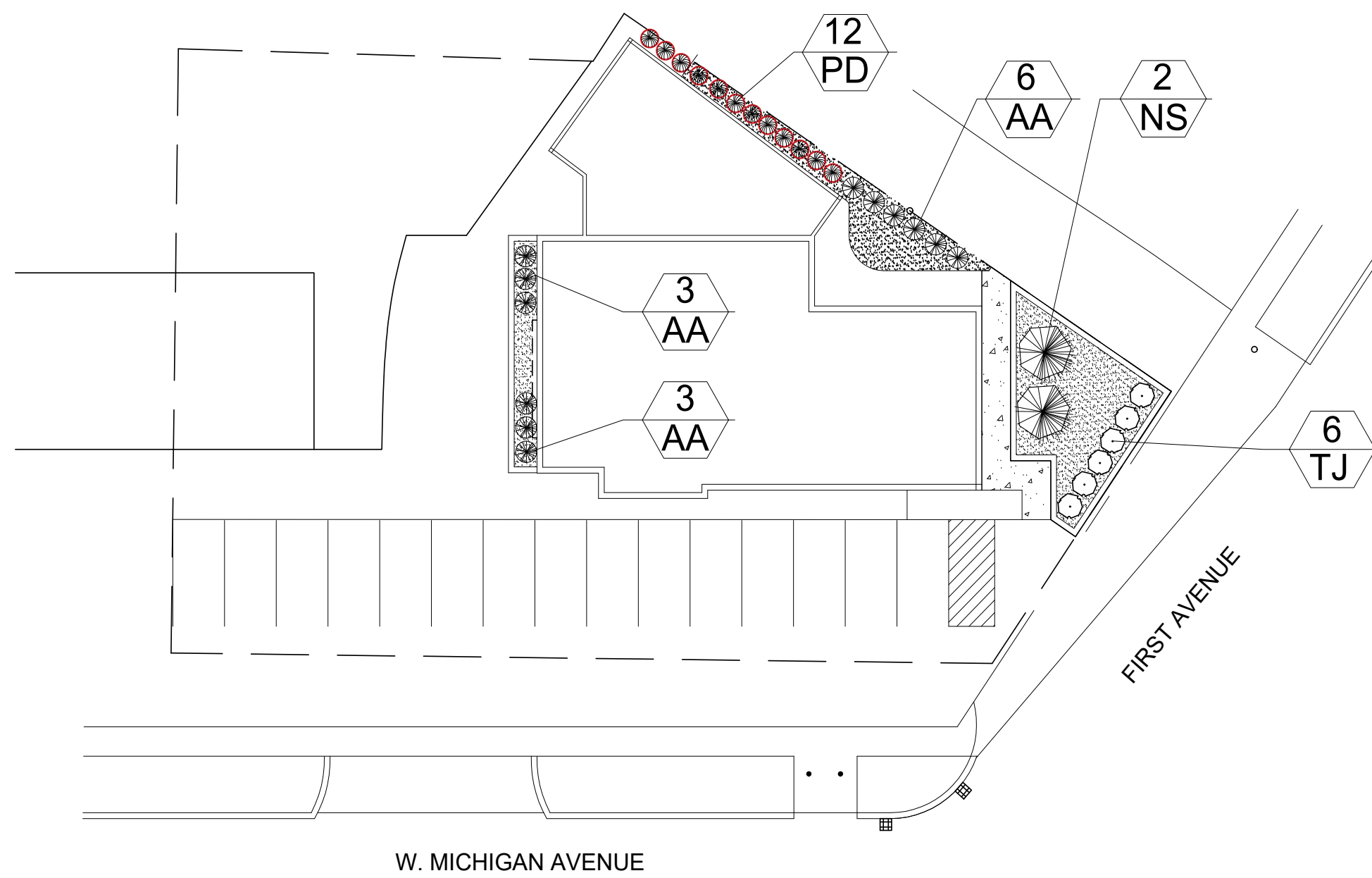
ZONING CLASSIFICATION AND DATA:

ZONING REGULATION:	PERMITTED	PROPOSED
ZONING: ADJACENT ZONING: PROPOSED LAND USE LOT AREA: GROSS BUILDING AREA: PARKING REQUIREMENTS: CARS: LOADING SPACE	GC CORRIDOR GC CORRIDOR MARIJUANA DISPENSARY: ,14,839 OR 0.34 ACRES 1 SPACE PER 250 SQUARE FEET OF GROSS AREA 1 SPACE 10'X50'	GC CORRIDOR 6,700 S.F. 15 SPACES 1 SPACE 10'X50'



LOCATION MAP:

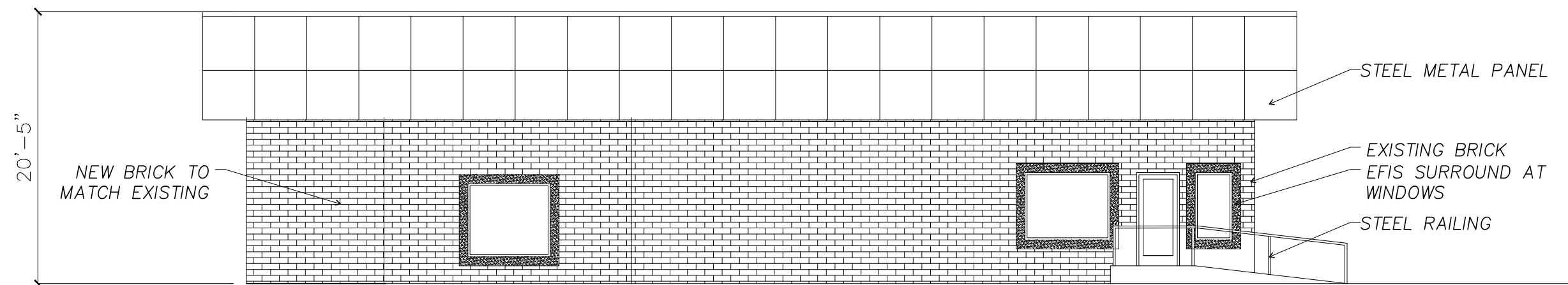
PROPERTY DESCRIPTION:	PLAN DISTRIBUTION LIST:						DRAWING INDEX:						
Note: The property description is as taken from Washtenaw County Tax Rolls. Land in the City of Ypsilanti, Washtenaw County, Michigan, described as: Beginning at the intersection of the South line of Michigan Avenue and the East line of First Avenue; thence North 55 degrees 10 minutes 20 seconds East 142.86 feet; thence South 34 degrees 49 minutes 40 seconds East 102.64 feet; thence South 56 degrees 07 minutes 00 seconds West 72.20 feet; thence South 01 degree 52 minutes 10 seconds East 9.73 feet; thence South 88 degrees 27 minutes 20 seconds West 114.81 feet; thence North 01 degree 32 minutes 40 seconds West 55.94 feet to the point of beginning, being part of French Claim 690, Town 3 South, Range 7 East.	AGENCY:	DEPARTMENT:	CONTACT:	EMAIL ADDRESS	TELEPHONE:	DATE:	COVER SHEET						
	CITY OF Ypsilanti	Cmmunity and Economic Development	Andy Aamodt,	aaamodt@cityofypsilanti.com	734.483.9646	09/15/2021	SP-1 SITE PLAN A-1 BUILDING FLOOR PLAN						
PETITIONER AND OWNER:		ARCHITECT: / ENGINEER:											
TAMA VENTURES LLC 915 WEST MICHIGAN AVE YPSILANTI MICHIGAN, 48197		 Atelier Architect, Inc. 6346 ORCHARD LAKE RD #16. WEST BLOOMFIELD TWP. MIICHIGAN 48322 PHONE: 248-885-8286 FAX: 248-885-8287 EMAIL : info@AtelierArchitect.com						 <table><tr><td>SUBMITTAL</td><td>DATE</td></tr><tr><td>1ST SITE PLAN APPROVAL</td><td>09/20/2021</td></tr></table> COVER SHEET		SUBMITTAL	DATE	1ST SITE PLAN APPROVAL	09/20/2021
SUBMITTAL	DATE												
1ST SITE PLAN APPROVAL	09/20/2021												



LANDSCAPE PLAN

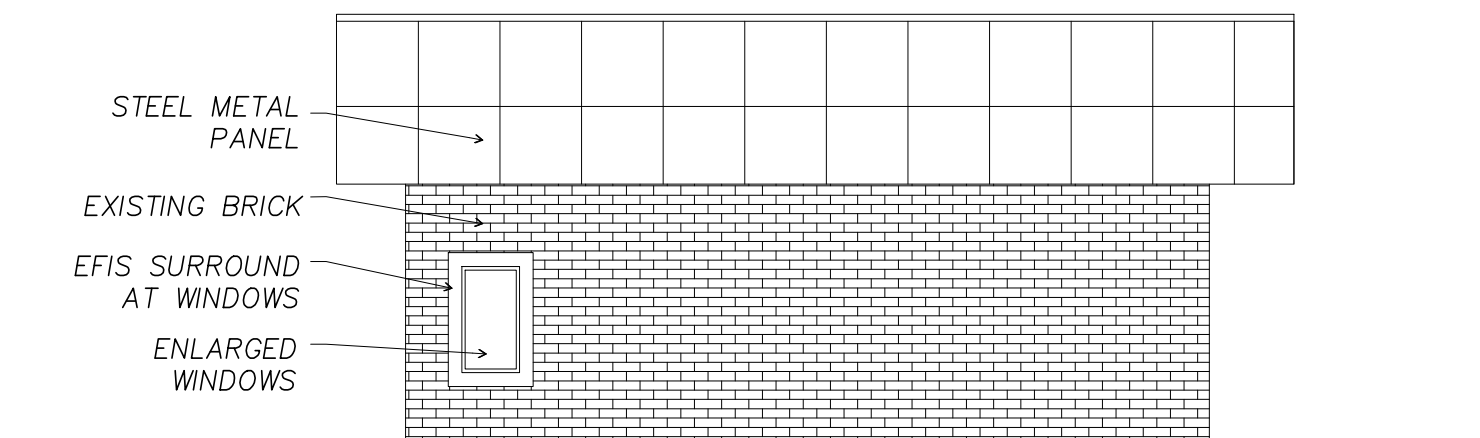
SCALE: 1"=20.00'

PLANT MATERIAL LIST							
CODE	QTY.	COMMON NAME	BOTANICAL NAME	ROOT TYPE	CULTIVAR	MATURE HT.	MATURE SPREAD
Ornamental Trees							
AA	12	American Arborvitae	Thuja occidentalis				
Trees							
NS	2	Norway Spruce	Picea abies	6' B & B	Weeping	40-60 FT.	25 - 30 FT.
Shrubs							
TJ	6	Tan Juniper	Tamariscifolius Juniperus	3 GAL.			
PD	12	Prairie Dropseed Grass	Sporobolus heterolepis	2 GAL.			



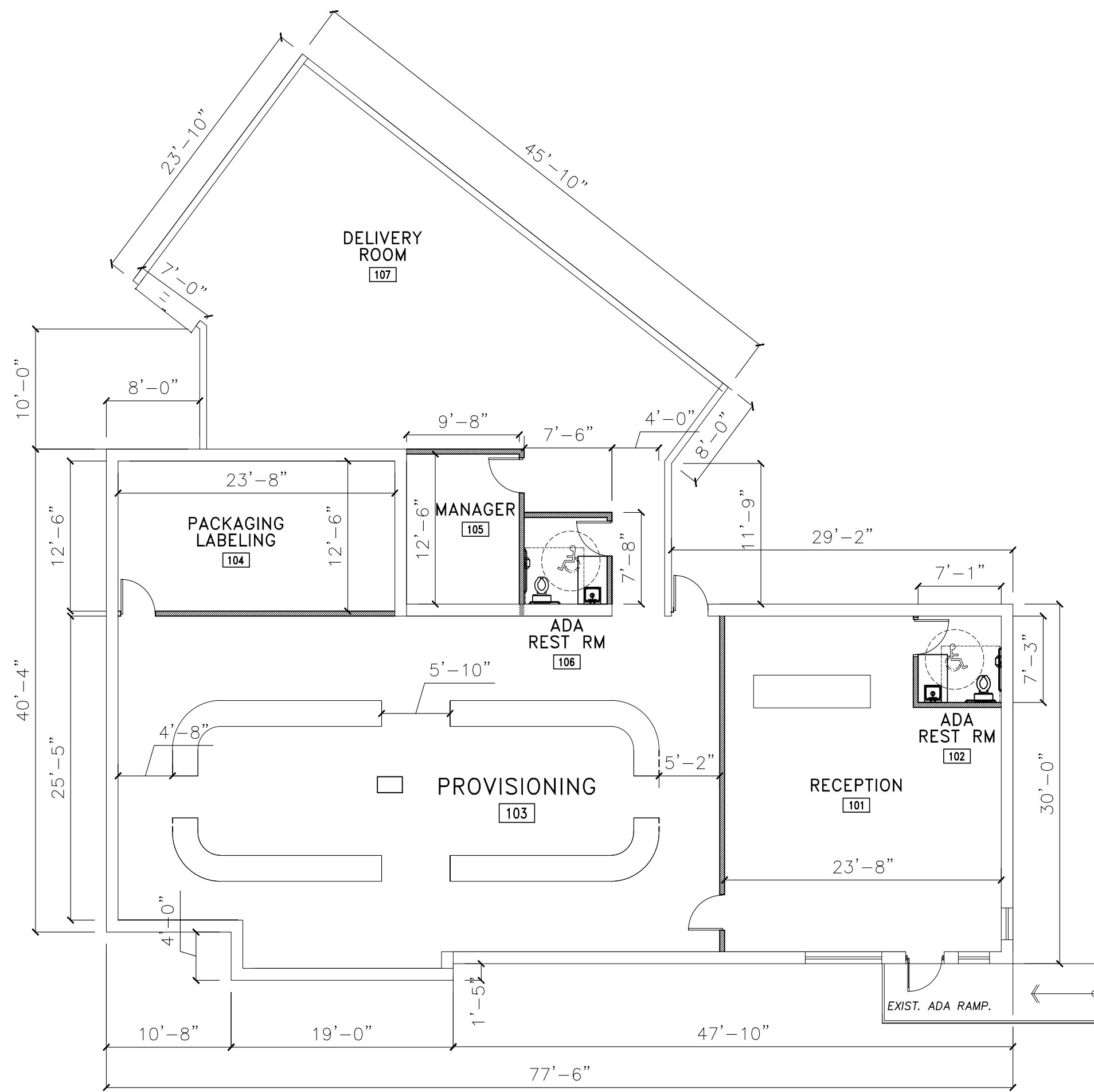
NORTH ELEVATION

SCALE: 1/8"=1'-0"



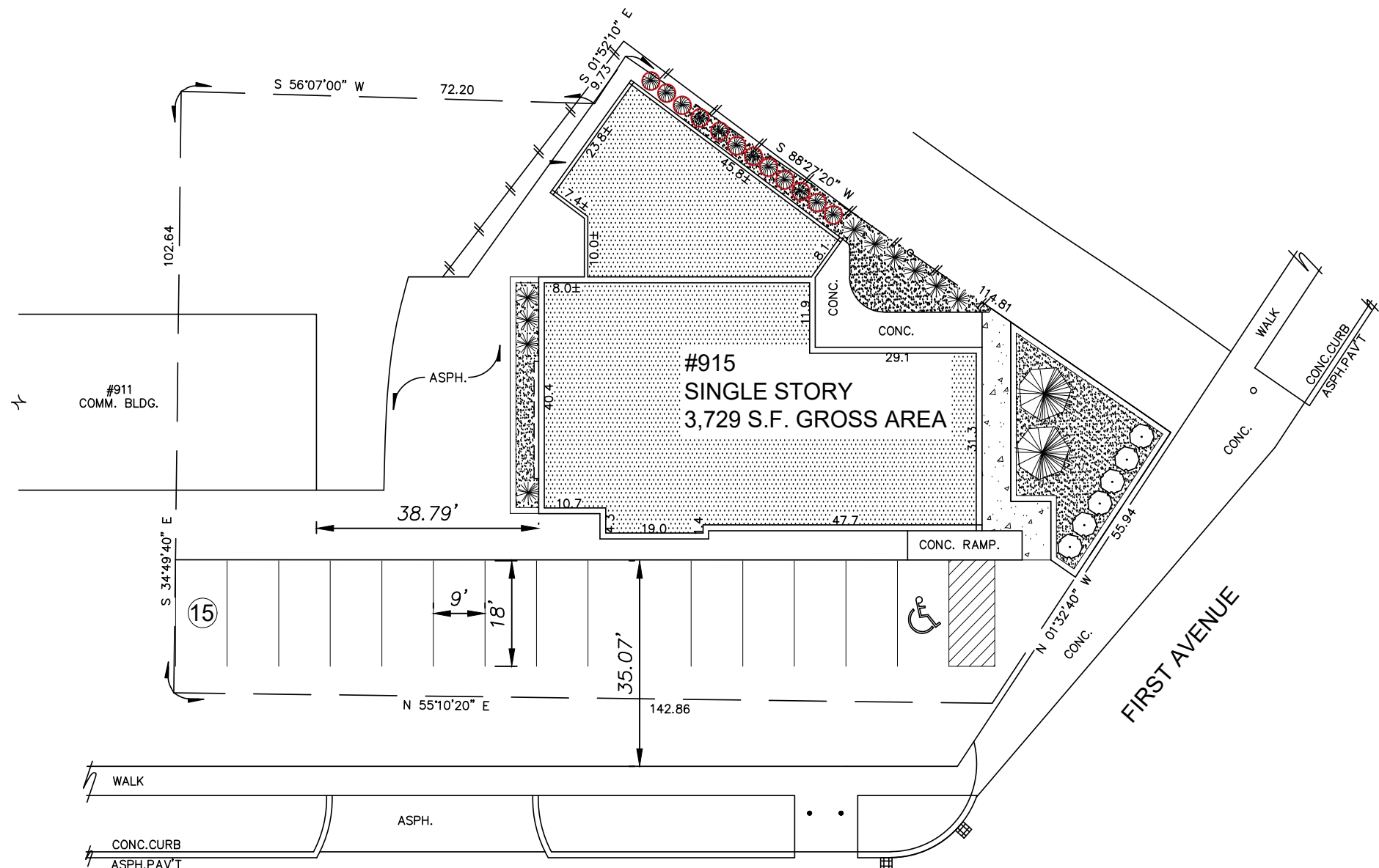
WEST ELEVATION

SCALE: 1/8"=1'-0"



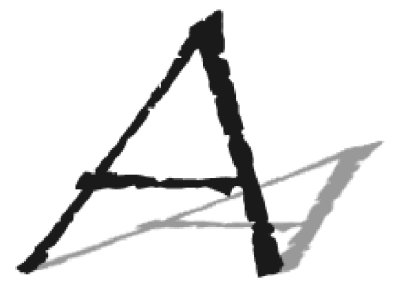
FLOOR PLAN

SCALE: 1/8"=1'-0"



SITE PLAN

SCALE: 1"=20.00'



Atelier Architect, P.C.

6346 Orchard Lake Rd Suite 16
West Bloomfield, MI 48322-2327
Phone: 248-885-6286
Fax: 248-885-8287
e-mail: info@atelierarchitect.com

Project

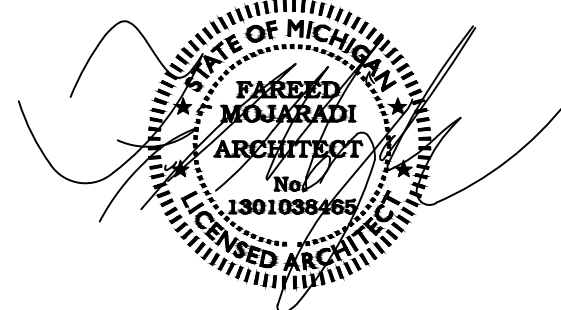
TAMA VENTURE LLC

Project No.

2021-20

Certification

I hereby certify that the construction documents contained herein were prepared under my direct supervision and I am a registered architect under the laws of the State of Michigan.



Sheet Title

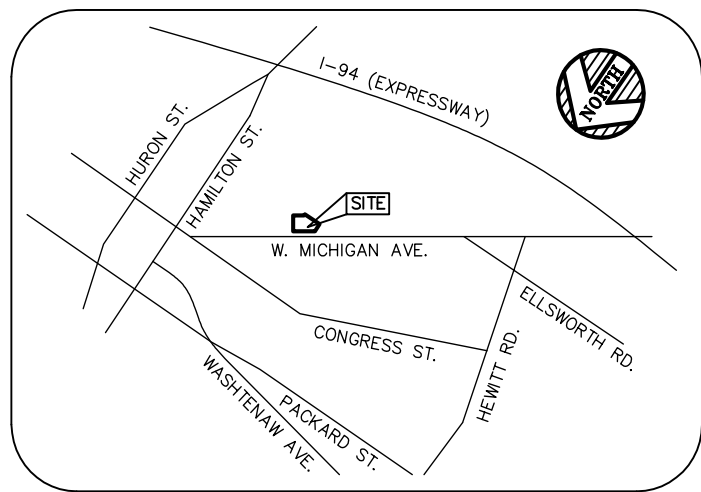
SITE PLAN / FLOOR PLAN

Issued Date

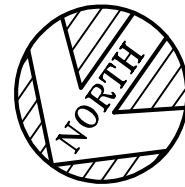
SITE PLAN APP 09 / 14 / 2021
REVISION 1 09 / 20 / 2021

Sheet No.

SP-1



VICINITY MAP
(NOT TO SCALE)



CERTIFIED TO: TMA VENTURES LLC

PROPERTY DESCRIPTION:

Land in the City of Ypsilanti, Washtenaw County, Michigan, described as:
Beginning at the intersection of the South line of Michigan Avenue and the East line of First Avenue;
thence North 55 degrees 10 minutes 20 seconds East 142.86 feet; thence South 34 degrees 49
minutes 40 seconds East 102.64 feet; thence South 56 degrees 07 minutes 00 seconds West 72.20
feet; thence South 01 degree 52 minutes 10 seconds East 9.73 feet; thence South 88 degrees 27
minutes 20 seconds West 114.81 feet; thence North 01 degree 32 minutes 40 seconds West 55.94 feet
to the point of beginning, being part of French Claim 690, Town 3 South, Range 7 East.

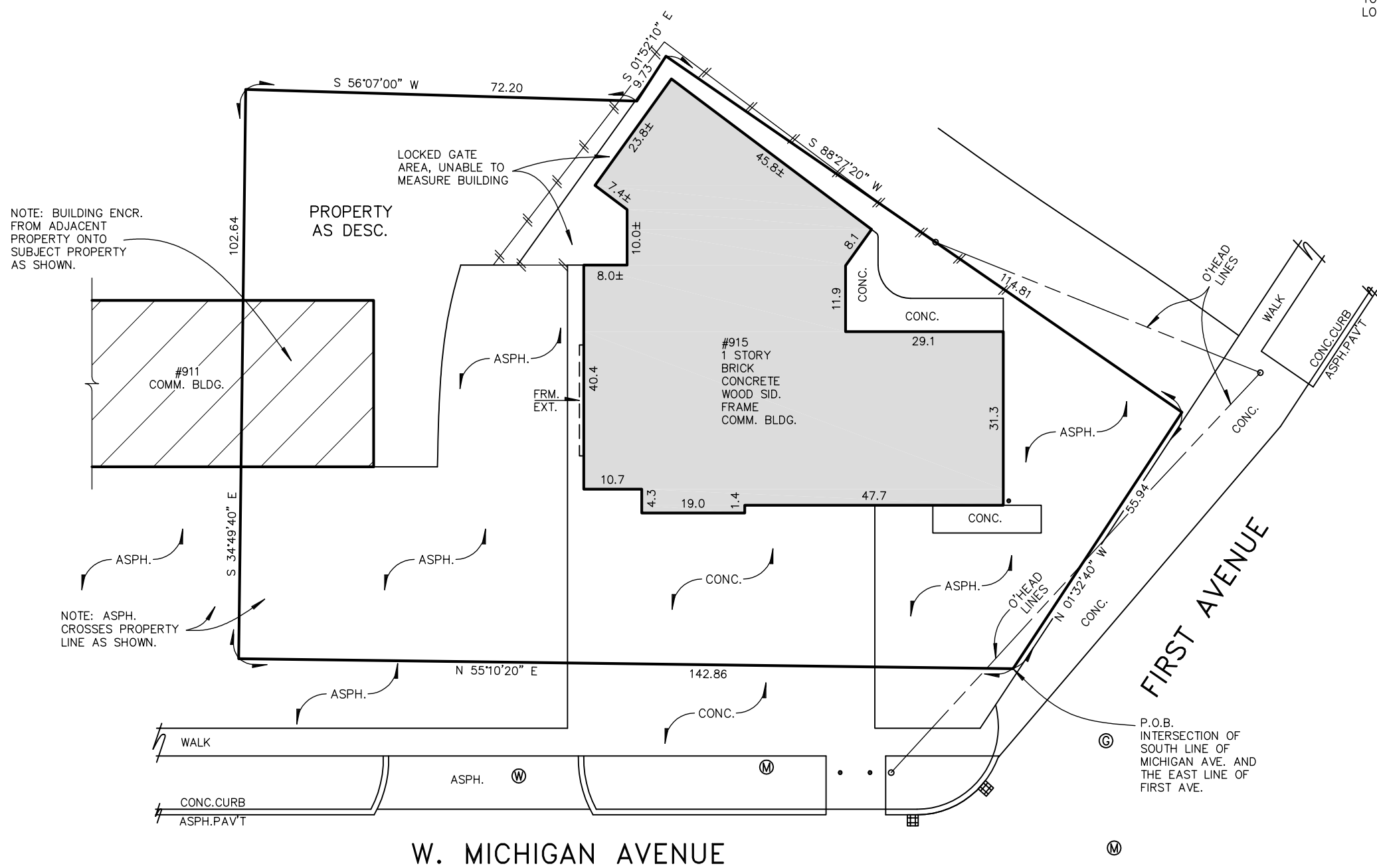
Note: The property description is as taken from Washtenaw County Tax Rolls.

NOTE: A COMPLETE CURRENT
TITLE POLICY HAS NOT BEEN
FURNISHED, THEREFORE EASEMENTS
OR OTHER ENCUMBRANCES MAY
NOT BE SHOWN AT THIS TIME.

NOTE: A BOUNDARY
SURVEY IS NEEDED
TO DETERMINE THE
EXACT SIZE AND/OR
LOCATION OF PROPERTY
LINES, TO DETERMINE
THE EXACT AMOUNT OF
ENCROACHMENT AND/OR
TO DETERMINE THE EXACT
LOCATION OF FENCES.

LEGEND

- BOLLARD
- UTILITY POLE
- ⊗ WATER SHUT OFF
- ⊕ UNKNOWN MANHOLE
- ⊞ SQUARE CATCH BASIN
- ⊙ GAS MANHOLE



CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.

(PRELIMINARY)

THIS SURVEY DRAWING IS VOID IF THE
PROFESSIONAL SEAL IS NOT IN BLUE INK.

KEM-TEC PROFESSIONAL ENGINEERING,
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Eastpointe (800) 295.7222 (313) 758.0677
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Grand Blanc
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PREPARED FOR: TMA VENTURES LLC

DATE: 09/07/21	JOB #: 21-02860
SCALE: 1"=20'	REV.:
DRW. BY: CS	REV.:



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 Tama Ventures LLC	
Address 915 W Michigan Ave, Ypsilanti, MI 48197	
Phone [REDACTED]	Email [REDACTED]

Property

Address 915 W Michigan Ave, Ypsilanti, MI 48197	Parcel ID 11-11-39-165-001
Property owner* Calvin West	

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

Project

Name of project Tama Ventures LLC - Recreational Marijuana Retailer
Current use Vacant
Proposed use** The proposed use is to occupy the site located at 915 W Michigan Avenue as a recreational marihuana retailer.

Rationale for request**

This request is being made in conformity with the requirements set forth by the City of

Ypsilanti in order to receive approval for operation of a recreational marijuana retail facility. This applicant has

already submitted an application to the City of Ypsilanti for a marihuana facility permit. The address associated

with this request is located within the adopted zoning district for the marihuana facility type - "GC Special" or

"General Corridor."

**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

9/20/21

Print Name

Tariq Awada, Member

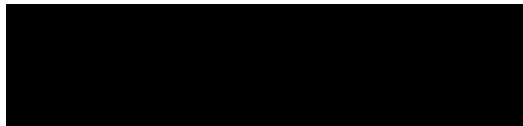
*****FOR OFFICE USE ONLY*****

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

STATEMENT FROM PROPERTY
OWNER AUTHORIZING SPECIAL USE OF THE PROPERTY

I, CALVIN WEST, being duly sworn declare that I am the owner of the property (Property Owner) located at 915 W Michigan Ave, Ypsilanti MI, 48197, hereby authorize Tenant TAMA VENTURES LLC to apply for a special use permit for the Property located at 915 W Michigan Ave, Ypsilanti, MI 48197 as detailed in the Site Plan attached to the application for a Commercial Marihuana establishment and/or for an adult use marijuana retail establishment in conformity with the City of Ypsilanti code of ordinances.

Property Owner Signature:



Property Owner Name/Title: Calvin West

Dated: 09 15 2021

STATE OF MICHIGAN)

) SS.

Washtenaw COUNTY)

Signed and sworn to before me on the 15th day of September, 2021, by Calvin West.

Signature

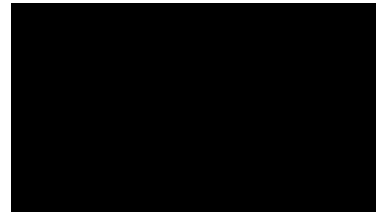


Notary Printed name : Susan C. Smith

Notary public, State of Michigan, County of Wayne

Acting in the County of Washtenaw

My commission expires 4 / 18 / 2021



SITE PLAN REVIEW APPLICATION
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

Applicant

Name Tama Ventures LLC		
Address 915 W Michigan Ave		
City Ypsilanti	State MI	Zip 48197
Phone [REDACTED]	Email [REDACTED]	

Property

Name of project Tama Ventures LLC - Recreational Marijuana Retailer
Address 915 W Michigan Ave, Ypsilanti, MI 48197
List all parcel identification numbers included in development 11-11-39-165-001
Property owner* Calvin West
Current use Vacant
Proposed use Recreational marijuana retailer
Current zoning Commercial. City Zoning District: General Corridor
Legal description of property (may be attached) See Attached Page

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

Signature

I hereby authorize to and grant permission to the City of Ypsilanti to use my property for the purpose of this application and to allow City staff reports and/or evaluating this application.	
Signature [REDACTED]	Date: 9/20/21
Print Name: Tareik Awada, Member	

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

Legal Description – 915 W Michigan Ave, Ypsilanti, MI 48197

*OLD SID - 11 11-010-102-00 YP CITY 1W-82A BEG AT INTERSECTION OF S LINE
MICH AVE & E LINE FIRST AVE TH N 55-10-20 E 142.86 FT TH S 34-49-40 E 102.64 FT
TH S 56-07-00 W 72.20 FT TH S 01-52-10 E 9.73 FT TH S 88-27-20 W 114.81 FT TH N 01-
32-40 W 55.94 FT TO POB BEING PART OF FRENCH CLAIM 690 T3S R7E .34 AC CFT
11-990-003-10/80-900-310EXPIRES 12-31-93

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>
-	Any changes to zoning, and completed <i>Zoning Map Amendment or Text Amendment Application</i>
-	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.
✓	Building floor plans and architectural wall elevations.
-	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:



STATEMENT FROM PROPERTY

OWNER AUTHORIZING SITE PLAN APPLICATION OF THE PROPERTY
I, CALVIN WEST, being duly sworn declare that I am the owner of the property (Property Owner) located at 915 W Michigan Ave, Ypsilanti MI, 48197, hereby authorize Tenant TAMA VENTURES LLC to apply for a site plan review for the Property located at 915 W Michigan Ave, Ypsilanti, MI 48197 as detailed in the Site Plan attached to the application for a Commercial Marihuana establishment and/or for an adult use marijuana retail establishment in conformity with the City of Ypsilanti code of ordinances.

Property Owner Signature:

Property Owner Name/Title: Calvin West

Dated: 09 15 2021

STATE OF MICHIGAN)

) SS.

Washtenaw COUNTY)

Signed and sworn to before me on the 15th day of September, 2021, by Calvin West.

Signature:

Notary Printed name : Susan C. Smith

Notary public, State of Michigan, County of Wayne

Acting in the County of Washtenaw

My commission expires 4/18/2021



City of Ypsilanti

Community & Economic Development Department

Staff Review Memo

To: Planning Commission

From: Andy Aamodt, City Planner

Date: October 14, 2021

Subject: 307 N River St (Cultivate Coffee & Tap House) Fence Amendment

BACKGROUND

Cultivate Coffee & Tap House, at 307 N River St, has an approved site plan for new site improvements and layout. Planning Commission granted this approval at their August 21, 2019 meeting. That site plan will ideally be going through construction soon, or at the beginning of the spring 2022 season, or else it will expire. Ownership of the property and business recently changed hands last summer, and the business is requesting that in the meantime, they install fencing in the front yard that deviates from what was originally approved.

SUMMARY

Because fencing in the front yard in Center zoning districts requires Planning Commission approval, this case is before Planning Commission. In Section 122-447(b), the Zoning Ordinance specifically says (fences in the front yard & street side yard are) "not permitted, except for off-street parking screening or otherwise permitted by Planning Commission."

The front yard fencing was originally proposed as 4' tall flat top steel fence. The amendment changes this to a 6' tall pine privacy fence starting at the front edge of the building moving along the south property line for 30', then throughout the rest of the front yard the fence changes to a 4' tall wood dog-ear picket fence with 4" wide pickets at 50/50 spacing creating 50% transparency. From a materials and design standpoint, the Historic District Commission approved the fence amendment at their recent October 12, 2021 meeting.

The applicant reasons that this taller height for part of the front yard will better screen their property from the adjoining property on N River Street as they wish to immediately use the front yard as part of their outdoor service. The applicant is concerned about noise and wishes to be in good standing with their neighbors.

Exhibit A attached shows the applicant's sketch plan of the requested fence amendment, and Exhibit B shows an excerpt of the Planning Commission approved site plan on file.

STAFF RECOMMENDATION

Staff recommends the fence amendment for 307 N River St be **approved** with the following findings and conditions:

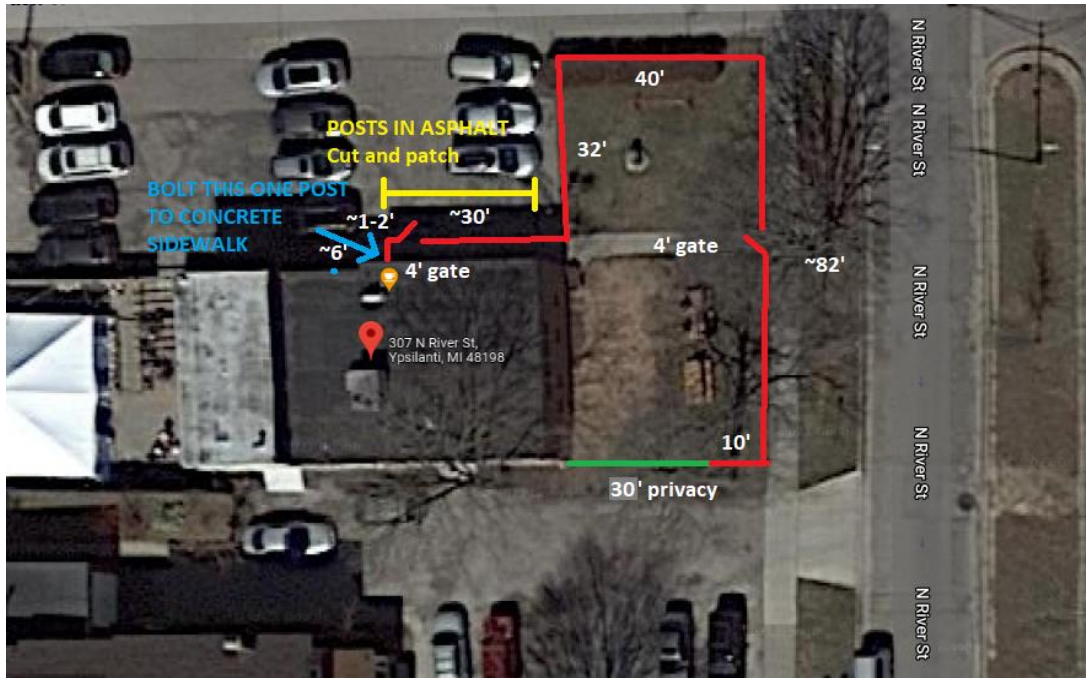
Findings

1. Fence substantially complies with the Zoning Ordinance.
2. The fence offers additional screening for the outdoor seating area.

Conditions

1. The open-space width between the pickets must be equal to the picket width or greater, to ensure appropriate sight-lines and visibility.
2. The fence shall not cross lot lines and must be built at least one foot from the sidewalk's edge.
3. The gates shall open over subject property.

EXHIBIT A



■ - 4' H - 4" W dog ear picket - 50/50 spacing

■ - 6' H pine privacy

gates should have self closing spring attached

EXHIBIT B

