



CITY OF YPSILANTI
Planning Commission MEETING
Wednesday, November 17, 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

III. AGENDA APPROVAL

5 A. [November 2021 Meeting Agenda](#)

IV. APPROVAL OF MINUTES

7 - 10 A. [October 2021 Draft Meeting Minutes](#)

V. AUDIENCE PARTICIPATION

VI. COMMITTEE REPORTS

11 - 13 A. Non-Motorized Committee Report
[November 2021 NMAC Meeting Minutes](#)

VII. PRESENTATIONS AND PUBLIC HEARING ITEMS

15 - 40 A. Special Use Permit and Limited Site Plan Review: Marijuana Retailer at 915 W Michigan Ave
(Public Hearing)
[915 W Michigan Ave - 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, November 17, 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.

November 17, 2021 Planning Commission Meeting Virtual Access Link

<https://us02web.zoom.us/j/88304842989?pwd=bVNRUWkvUEZyQXRuVER5SmVvajBIZz09>

When prompted, enter **Passcode:** 054927

When prompted, enter **Meeting ID:** 883 0484 2989

November 17, 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:** 883 0484 2989, followed by the **Passcode:** 054927, 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: November 12, 2021

Agenda
Planning Commission - Virtual Meeting
Wednesday, November 17, 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, November 17.

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

III. Approval of Minutes

- October 20, 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*

VII. Old Business

VIII. New Business

IX. Future Business Discussion / Updates

X. Adjournment

MEETING MINUTES - DRAFT
Planning Commission
Virtual Meeting
Wednesday, October 20, 2021 – 7:00 P.M.

I. Call to Order

II. Roll Call

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

III. AGENDA APPROVAL

Motion to approve the agenda.

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

Approved: Yes – 6; No – 0; Absent – 3 (Dunwoodie, Hollifield, Talaga)

IV. Approval of Minutes

· September 15, 2021 Meeting

Motion to approve.

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

Approved: Yes – 6; No – 0; Absent – 3 (Dunwoodie, Hollifield, Talaga)

V. 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 the audience participation.

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

Approved: Yes – 6; No – 0; Absent – 3 (Dunwoodie, Hollifield, Talaga)

No audience participation.

Motion to close the audience participation.

Offered By: Commissioner Donnelly; Seconded By: Commissioner Bettis

Approved: Yes – 6; No – 0; Absent – 3 (Dunwoodie, Hollifield, Talaga)

VI. Committee Reports

- Non-motorized Advisory Committee
Commissioner Davis Jr. stated that the committee meeting minutes are in the packet.
The committee has begun drafting a crosswalk ordinance.

VII. Presentations and Public Hearing Items

- Special Use Permit and Limited Site Plan Review: Marijuana Retailer at 915 W Michigan Ave (Public Hearing)**

Applicant is requesting the site plan be postponed to the next meeting. Staff recommends approving postponement.

Nick Calkins - Attorney representing the applicant stated that the applicant would like to make site plan revisions before the November meeting.

Motion to open the public hearing.

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

Approved: Yes – 6; No – 0; Absent – 3 (Dunwoodie, Hollifield, Talaga)

Celia West- Thanked the commission for holding a public hearing for this site.

Motion to close the public hearing.

Offered By: Commissioner Bettis; Seconded By: Commissioner Donnelly

Approved: Yes – 6; No – 0; Absent – 3 (Dunwoodie, Hollifield, Talaga)

Commissioner Davis Jr. spoke about ground floor transparency and reminded the applicant that the Commission is interested in non-compliant sites coming into compliance whenever there is an opportunity to do so.

Motion to approve the postponement of the special use permit for 915 W. Michigan Ave.

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

Approved: Yes – 6; No – 0; Absent – 3 (Dunwoodie, Hollifield, Talaga)

Motion to approve the postponement of the limited site plan review for 915 W. Michigan Ave.

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

Approved: Yes – 6; No – 0; Absent – 3 (Dunwoodie, Hollifield, Talaga)

- Site Plan Amendment: Fence at 307 N River St (Cultivate Coffee & Tap House)**

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 in 2019.

The HDC has approved the fence.

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.

Motion to open a public hearing.

Offered By: Commissioner Donnelly ; Seconded By: Commissioner Bettis

Approved: Yes – 6; No – 0; Absent – 3 (Dunwoodie, Hollifield, Talaga)

Laura Kopp- commented that cases like this one presented will become more frequent with delays in supply chain and construction, does not see cases such as this one a valuable use of commission time.

Motion to close the public hearing.

Offered By: Commissioner Donnelly ; Seconded By: Commissioner Bettis

Approved: Yes – 6; No – 0; Absent – 3 (Dunwoodie, Hollifield, Talaga)

Motion to approve the fence amendment at 307 N River St 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.*

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

Approved: Yes – 6; No – 0; Absent – 3 (Dunwoodie, Hollifield, Talaga)

VIII. Old Business

IX. New Business

Motion to remove Commissioner Talaga from the Planning commission. Friendly amendment that Commissioner Talaga has communicated that he has moved out of the city, by Commissioner Donnelly.

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

Approved: Yes – 6; No – 0; Absent – 3 (Dunwoodie, Hollifield, Talaga)

Andy Aamodt then stated he received input from the City Clerk that the previous email Commissioner Talaga had sent did indeed count as an appropriate resignation letter, therefore the need to formally remove Commissioner Talaga was unnecessary.

Motion to reconsider previous motion for the removal of Commissioner Talaga from the Planning Commission to keep the removal off of the City Council agenda.

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

Approved: Yes – 6; No – 0; Absent – 3 (Dunwoodie, Hollifield, Talaga)

IX. Future Business Discussion / Updates

The new commissioners (Arthur, Schier) introduced themselves to the Commission.

X. Adjournment

Motion to adjourn at 8:18pm.

Offered By: Commissioner Donnelly; Seconded By: Commissioner Bettis

Approved: Yes – 6; No – 0; Absent – 3 (Dunwoodie, Hollifield, Talaga)

DRAFT

Ypsilanti Non-Motorized Advisory Committee Meeting

Thursday, November 11, 2021, Zoom Virtual Meeting

1. Call to order – The meeting was brought to order at 7:05pm by teleconference. Committee members attending were Mike Davis Jr., Dylan Goings, Helen Schulte and Bob Krzewinski (quorum met). Also attending was City Planner Andy Aamodt and Public Services Project Manager Bonnie Wessler.
2. Introductions - Audience participation - Public input - No audience or public input.
3. General business
 - a. Agenda approval - Offered By: Committee member Goings; Seconded By: Committee member Schulte. Approved: Yes – 4; No – 0.
 - b. Approval of October 2021 meeting minutes - Offered By: Committee member Goings; Seconded By: Committee member Schulte. Approved: Yes – 4; No – 0
 - c. Bylaws review – No officer elections in 2022. Next two Committee terms expiring were Mike Davis - July 31, 2022, Renee Echols - June 30, 2022.
 - d. New Committee member recruitment. – Committee member Davis will check with possible new Committee members at Eastern Michigan University (EMU) and Committee member Krzewinski will check with contacts he has at EMU.
4. Old & continuing business
 - a. 2021 Committee priorities (Abbreviated List)
 1. City Non-Motorized Plan – Discussion moved to agenda item 5.b.
 2. Pedestrian Improvements – The Washtenaw Area Transportation Study (WATS) is expected to release their final Route Ypsilanti traffic calming demonstration project report soon.
 3. Bike Lanes – No new news
 4. Communication & Education
 - Fall Non-Motorized Committee newsletter. Next deadline – November 15, 2021
 - Snow removal from sidewalks – The City posted a sidewalk snow removal review in late October (<https://www.cityofypsilanti.com/CivicAlerts.aspx?AID=1492>) and the Committee will do a follow up after the first two-inch snow in the area.
 5. Neighborhood Connectors – Committee member Davis gave an update report on the project, including the map work of Committee volunteer Kai Le. Committee members will attempt a bike ride of the Connector route in November.
 6. Border To Border (B2B) Trail gap completion and enhancement. – Committee member Krzewinski will research possible lightweight barriers along the new Grove Road Border To Border Trail that would help prevent bicyclists from inadvertently falling into a traffic lane.
 7. Bike & Walk Friendly Communities
 - Bike Friendly Community – A December notification is expected on the City's renewal application.
 - Walk Friendly Community application – Recently the online application was completely revised but the Committee is still expecting to submit a new application by the 12/15/2021 deadline. Committee member Krzewinski will coordinate the process.

8. Events & Community Outreach – A cold weather bicycle talk is still expected to take place.
- b. MDOT 2022 Ypsilanti non-motorized projects
5. New Business
 - a. City Planning Department and Public Services Department updates – Bonnie Wessler gave an update on requesting additional Rectangular Rapid Flashing Beacons from MDOT as well as winter snow removal on the Grove Road bridge over I-94.
 - b. 2022 Committee priorities – Discussion was held on possible activities with Committee members encouraged to review a draft document and give their recommendations prior to the December 2021 Committee meeting.
6. Other Items – Announcements - Next meeting – 12/9/2021
7. Adjournment - Offered by: Committee member Krzewinski; Seconded by: Committee member Schulte:
Approved: Yes – 4; No – 0. Meeting adjourned at 7:39pm.

City of Ypsilanti Non-Motorized Advisory Committee 2022 Priorities Discussion

Reference November 2021 Agenda Item 5.b.

1. City Non-Motorized Plan
 - Vision Zero ordinance (City taking action to have zero-related traffic fatalities by a set date)
 - Improved pedestrian signals & crosswalk ordinance
 - Traffic calming and slowing motor vehicle traffic
 - Shifting modes of transportation more towards walking/bicycling
2. Pedestrian Improvements – Signage, road markings, permanent radar speed signs at select locations, Rectangular Rapid-Flashing Beacon's, traffic calming, ordinance review. Concentrate on where most pedestrian activity occurs.
3. Bicyclist Improvements – Safety signage, road markings, protected bike lanes, sharrows.
4. Bike Lanes
 - Harriet/Spring/Factory/Maus
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.
8. Border To Border (B2B) Trail gap completion and enhancement.
9. Bike & Walk Friendly Communities
 - Submit Walk Friendly Community application
 - Bike Friendly Community (BFC) – Review, and act on, suggested improvements. Work towards next layer of award (i.e. go from Bronze to Silver)
 - Bike Friendly Business program drive

10. Events & Community Outreach – Organized walks, cold weather cycling talks, EMU Bike Rodeo, Parkridge Festival, Halloween safe trick-or-treating.

11. Safe Routes To School



City of Ypsilanti
Community & Economic Development Department
November 17, 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 (required public hearing); November 17, 2021
Location: 915 W Michigan Ave
Zoning: "GC" General Corridor
Action Requested: Approval
Staff Recommendation: Approve with conditions

PROJECT AND SITE DESCRIPTION

NOTE: This Special Use Permit and Site Plan Review case was postponed by the Planning Commission at their October 2021 regular meeting at the applicant's request. The required public hearing took place during that meeting in which one person spoke. The applicant made modifications to their site plan; the new site plan, landscape plan, and elevation plan are attached.

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 some 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. The most substantial site modifications proposed deal with landscaping on the southwest of the property, parking lot and curb-cut modifications, as well as striping of parking spaces.

Figure 1: Subject Site Aerial (2020)

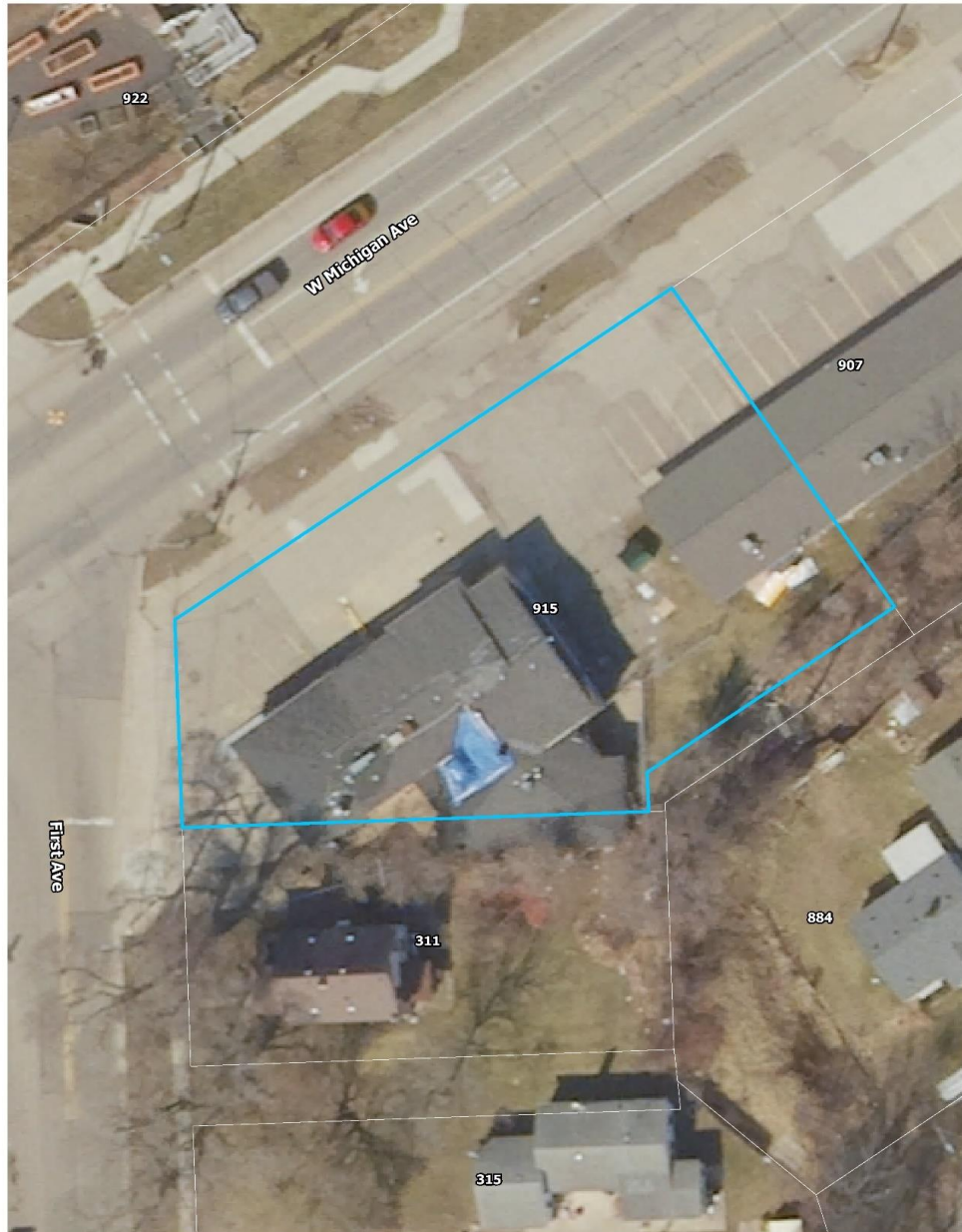


Figure 2: Front of Building (October 12, 2021)



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 the site plan proposes to close down the First Ave curb-cut so that the business can be oriented towards W Michigan Ave. 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 façade facing W Michigan is noted to have 75% ground floor transparency. The building façade facing First Ave is unknown. The combined facades shall be confirmed to contain at least 50% ground floor transparency.

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. 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. Based on Washtenaw County GIS maps, it appears the contours are higher at the First Ave house to the rear, therefore this site displacing stormwater onto the house nearby is improbable.

Items to be Addressed: None.

SITE ACCESS, TRAFFIC, AND PARKING

§122-311(d)

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

The site plan proposes to close the First Ave curb-cut. The former First Ave curb-cut should be renovated a curb, gutter, and landscaped right-of-way margin, or the applicant should coordinate with Department of Public Services to install "no parking" signs where the former approach will be.

All vehicular site access will take place exclusively from W Michigan Ave. Foot traffic can take place from the public sidewalk and there is a small proposed concrete sidewalk to connect the public sidewalk to the front door. 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.

Wheel stops should be added where there are parking spaces. Due to small maneuvering lane width, parking near the west side of the parking lot may be difficult unless exclusively parked by sedans or compact cars. Larger vehicles might trap other vehicles in and might restrict the ADA parking space.

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 11 spaces prompts 1 required barrier free space.	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	None	Site plan proposes planters along the public sidewalk to provide this screening.
		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 a parking lot island.
§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	11 spaces. See reductions obtained below.
§122-693	Bicycle spaces	1 per 5 motor spaces, minimum of 2 = 2 spaces required.	Unknown	8 provided
§122-692	Parking discounts	Transit = 20% reduction	Transit stops approachable by sidewalk within 500 feet.	Reduction of 3 spaces
		Alternative Vehicles	N/A	N/A

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
	Bicycle = 1 parking space reduction for every 4 covered bicycle parking spaces	None	Site plan proposes 8 covered bicycle parking spaces, 2 of which are required bicycle spaces per §122- 693 = reduction of 1 space
	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. Tactile warning surfaces are recommended where the sidewalk meets the crosswalk.
§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."	There shall be a 25' clear vision triangle at street intersection, and 10' clear vision triangle at driveway intersection.

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 shall either curb, gutter, and landscape the right-of-way margin, or shall coordinate with Department of Public Services to install "no parking" signs where the former approach will be.
- Applicant provide tactile warning surfaces on the sidewalk leading to the crosswalk.
- Planter box screening shall comply with §122-684 and §122-675.
- Signage for the four western-most regular parking spaces shall be displayed to restrict parking to sedan cars or compact cars only.

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 that is reported to belong to the subject property owner.

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.	Lighting proposed but footcandle units are unknown.
§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.	Dumpster and enclosure provided.
§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.	Screening provided.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§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	Eight street trees provided. 6 in ROW margin and two in street-side yard as an alternate location due to utility constraints. Fee-in-lieu may be provided if additional utility constraints exist, pending survey or MISS DIG findings.

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



Items to be Addressed:

- Applicant provide a lighting plan conforming with the provisions of 122-609.
- Applicant provide a fee-in-lieu for street trees if utility constraints exist in accordance with 122-636.

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 **approve** the Special Use Permit for marijuana retailer use at 915 W 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 the approval of site plan.

STAFF RECOMMENDATIONS: SITE PLAN

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

Findings:

- The site plan substantially complies with §122-311.

Conditions:

- Applicant shall confirm the W Michigan Ave and First Ave facades combine to create greater than 50% ground floor transparency to meet Thoroughfare Commercial private frontage requirements.
- In the location of the former First Ave approach, applicant shall either curb, gutter, and landscape the right-of-way margin, or shall coordinate with Department of Public Services to install "no parking" signs.
- Applicant provide tactile warning surfaces on the sidewalk leading to the crosswalk.
- Planter box screening shall comply with §122-684 and §122-675.
- Applicant provide signage indicating the four western-most regular parking spaces are restricted to sedan cars or compact cars only.
- Applicant provide a lighting plan conforming with the provisions of 122-609.
- Applicant provide a fee-in-lieu for street trees if utility constraints exist in accordance with 122-636.

Andy Aamodt
City Planner, Community & Economic Development Division

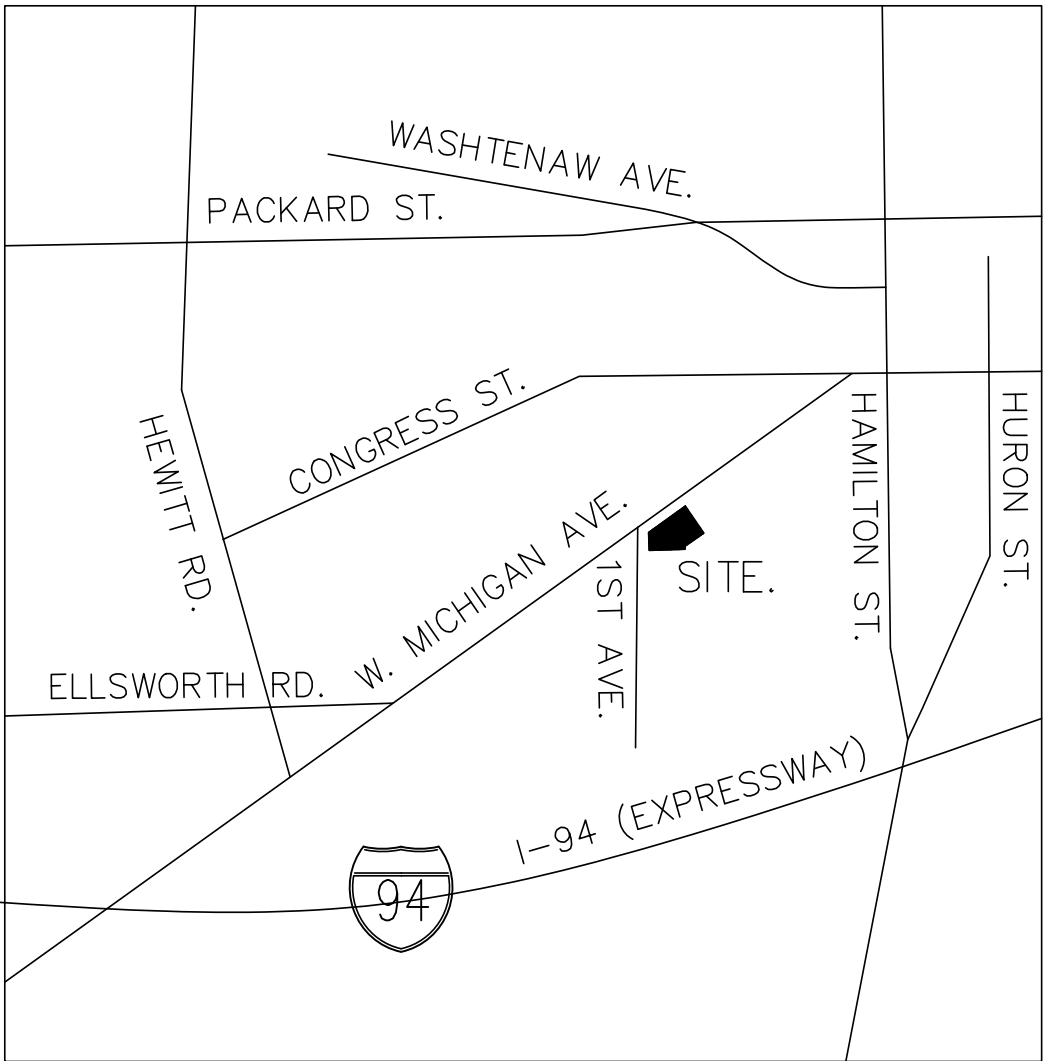
CC File
 Applicant

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: WITHIN 500 FEET OF PUBLIC TRANSPORTATION: BICYCLE RACK:	GC CORRIDOR GC CORRIDOR MARIJUANA DISPENSARY: , 0.77 ACRES 1 SPACE PER 250 SQUARE FEET OF GROSS AREA 20% REDUCTION 8 SPACES COVERED REDUCTION ONE SPACE PER 3	GC CORRIDOR 3,729 S.F. 15 SPACES 12 SPACES 10 SPACES



LOCATION MAP:

PROPERTY DESCRIPTION:

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.

PLAN DISTRIBUTION LIST:

AGENCY:	DEPARTMENT:	CONTACT:	EMAIL ADDRESS	TELEPHONE:	DATE:
CITY OF Ypsilanti	Cmmunity and Economic Development	Andy Aamodt,	aaamodt@cityofypsilanti.com	734.483.9646	01/17/2017

DRAWING INDEX:

- COVER SHEET
- SURVEY
- SP-1 SITE PLAN
- A-1 BUILDING FLOOR PLAN

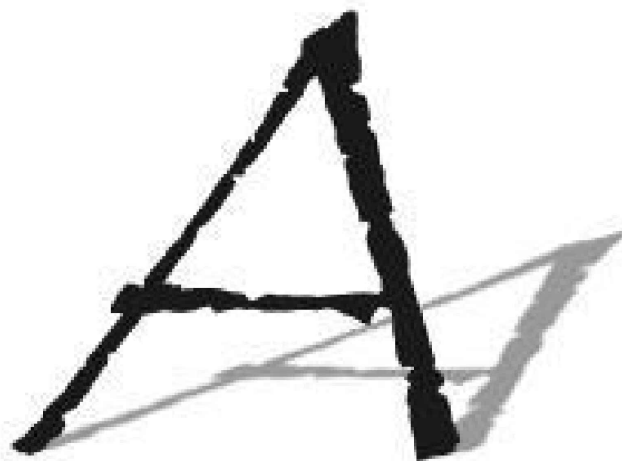
PETITIONER AND OWNER:

TAMA VENTURES LLC

915 WEST MICHIGAN AVE

YPSILANTI MICHIGAN, 48197

ARCHITECT: / ENGINEER:



Atelier Architect, Inc.

6346 ORCHARD LAKE RD #16.

WEST BLOOMFIELD TWP.

MIICHIGAN 48322

PHONE: 248-885-8286

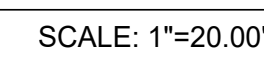
FAX: 248-885-8287

EMAIL : info@AtelierArchitect.com



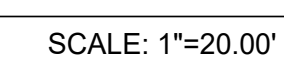
SUBMITTAL	DATE
1ST SITE PLAN APPROVAL	09/20/2021
1ST SITE PLAN APPROVAL	10/27/2021
1ST SITE PLAN APPROVAL	11/11/2021

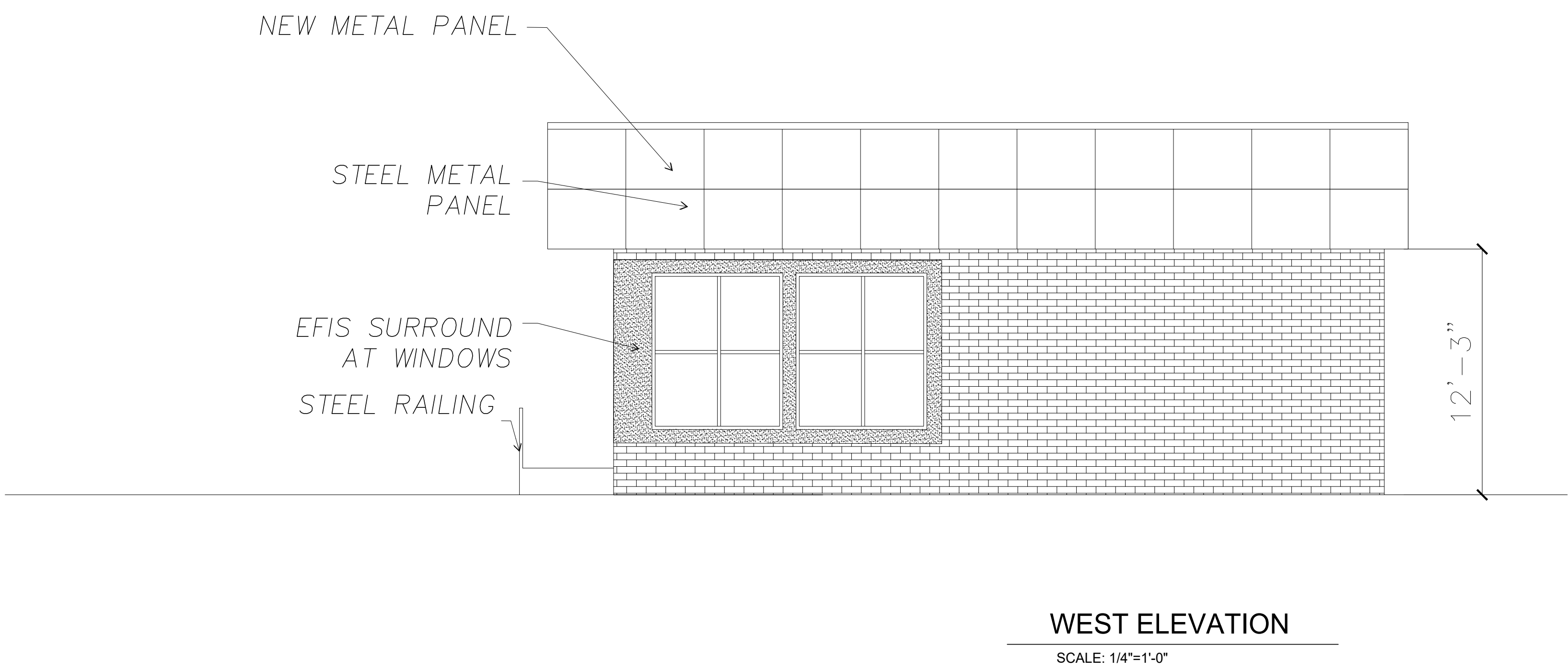
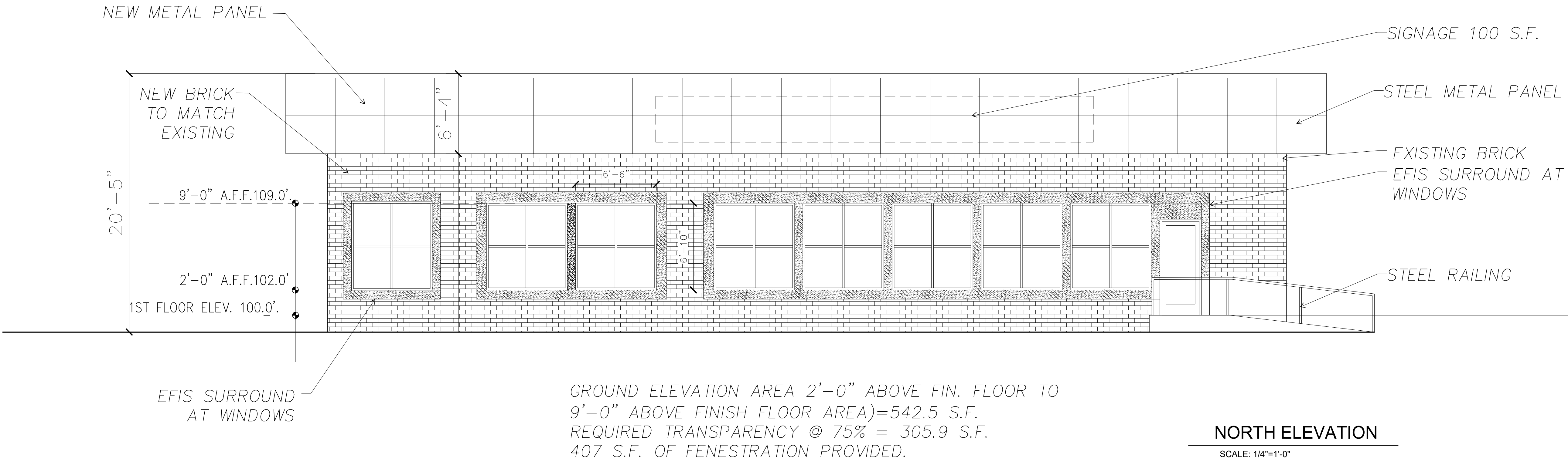
COVER SHEET



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

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



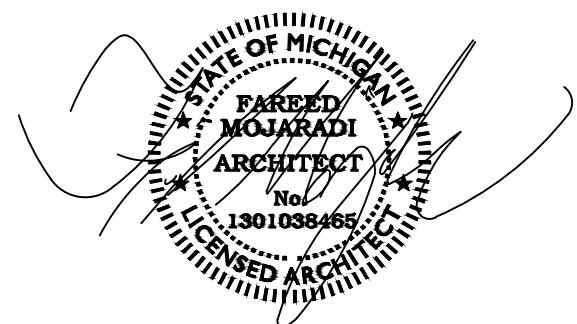


Atelier Architect, P.C.
6346 Orchard Lake Rd Suite 16
West Bloomfield, MI 48322-2327
Phone: 248-885-6286
Fax: 248-885-8287
e-mail: info@atelierarchitect.com

Project
TAMA VENTURE LLC

Project No.
2021-20

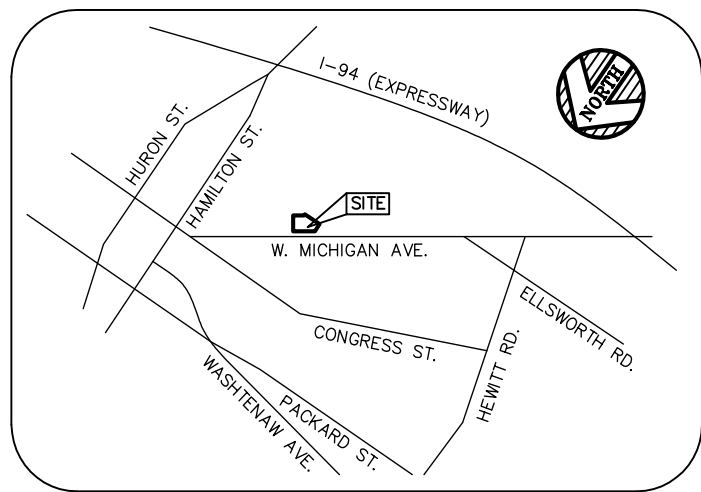
Certification
I here by certify that the construction documents contained herein were prepared under my direct supervision and I am a registered architect under the laws of the State of Michigan.



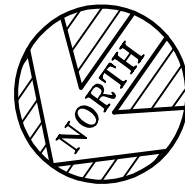
Sheet Title
ELEVATIONS

Issued	Date
SITE PLAN APP	09 / 14 / 2021
REVISION 1	09 / 20 / 2021
REVISION 2	10 / 17 / 2021
REVISION 3	10 / 29 / 2021

Sheet No.
SP-1A



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.

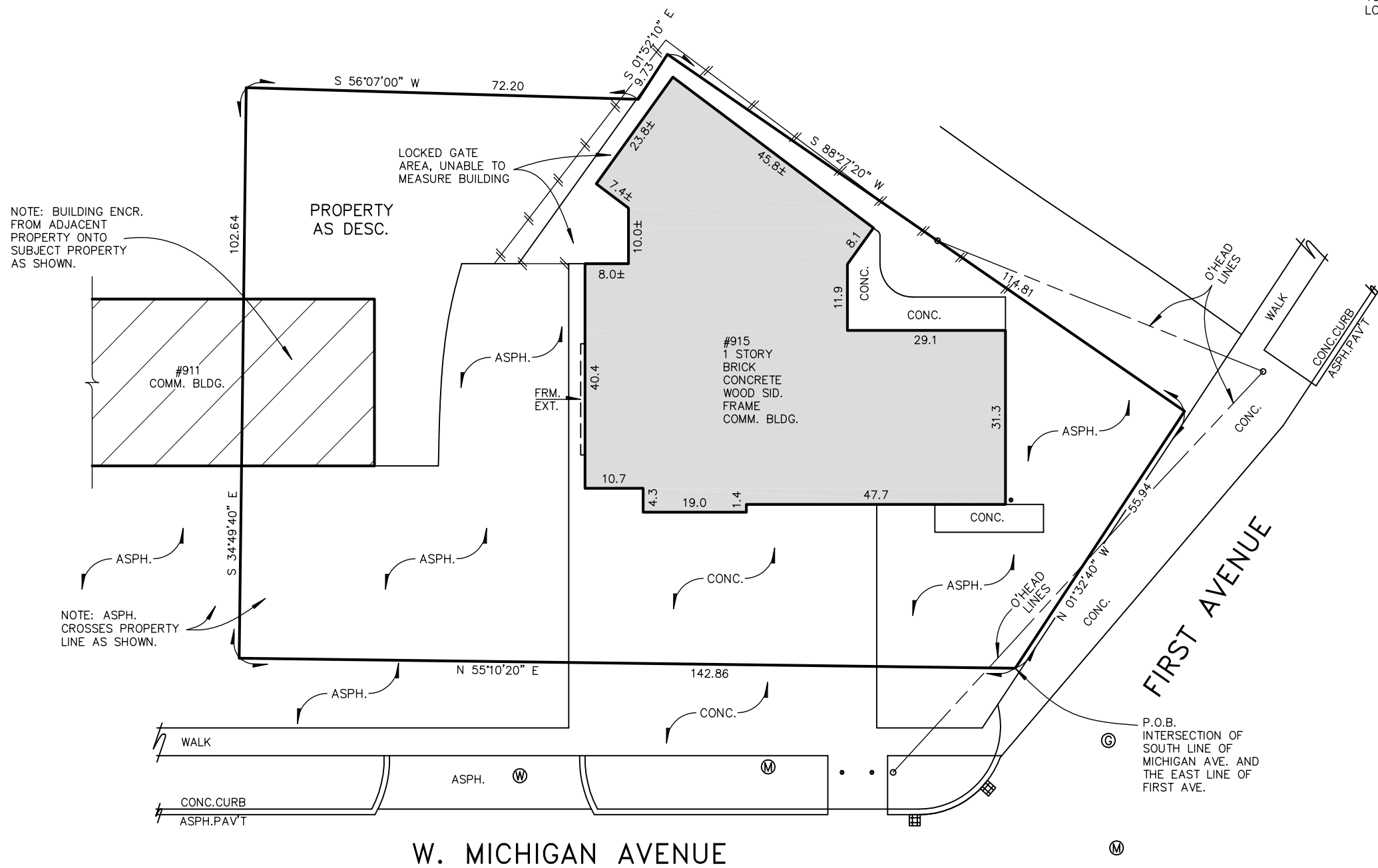
Note: The property description is as taken from Washtenaw County Tax Rolls.

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,
SURVEYING & ENVIRONMENTAL
SERVICES
A GROUP OF COMPANIES
Eastpointe (800) 295.7222 (313) 758.0677
Detroit (734) 994.0888 (888) 694.0001
Ann Arbor (734) 994.0667 (810) 694.9955
Grand Blanc
www.kemtecagroupofcompanies.com

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

Tarek 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:		

Property Owner Signature: _____

Dated: 09/15/2021

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

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 review staff reports and/or evaluating this application	[REDACTED]	Date: 9/20/21
Signature		
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