



CITY OF YPSILANTI
Planning Commission MEETING
Wednesday, December 15, 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. [December 2021 Agenda](#)

IV. APPROVAL OF MINUTES

- 7 - 9** A. Draft November 2021 Meeting Minutes
[Draft November 2021 Minutes](#)

V. AUDIENCE PARTICIPATION

VI. COMMITTEE REPORTS

- A. Non-Motorized Committee Report

VII. PRESENTATIONS AND PUBLIC HEARING ITEMS

- 11 - 44** A. Special Use Permit and Site Plan Review: Marijuana Retailer at 2-4 W Forest Ave
Public Hearing
[2-4 W Forest Packet](#)
- 45 - 80** B. Special Use Permit and Limited Site Plan Review: Marijuana Retailer at 539 S Huron St
Public Hearing

VIII. OLD BUSINESS

IX. NEW BUSINESS

- A. Approval of 2022 Meeting Schedule

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, December 15, 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.

December 15, 2021 Planning Commission Meeting Virtual Access Link

<https://us02web.zoom.us/j/84371409514?pwd=ZW1PWDRzMFlUyek1ZMVp5TjJpVTd3dz09>

When prompted, enter **Passcode:** 833746

When prompted, enter **Meeting ID:** 843 7140 9514

December 15, 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:** 843 7140 9514, followed by the **Passcode:** 833746, 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: December 10, 2021

Agenda
Planning Commission - Virtual Meeting
Wednesday, December 15, 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, December 15.

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

- November 17, 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 Site Plan Review: Marijuana Retailer at 2-4 W Forest Ave
 - *Public Hearing*
- Special Use Permit and Limited Site Plan Review: Marijuana Retailer at 539 S Huron St
 - *Public Hearing*

VII. Old Business

VIII. New Business

- Approval of 2022 Meeting Schedule

IX. Future Business Discussion / Updates

X. Adjournment

DRAFT Meeting Minutes
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	(City of Ypsilanti, Washtenaw County)
Michael Simmons, Vice-Chair	P	(City of Ypsilanti, Washtenaw County)
Marc Arthur	P	(City of Ypsilanti, Washtenaw County)
Eric Bettis	P	(City of Ypsilanti, Washtenaw County)
Mike Davis Jr.	P	(City of Ypsilanti, Washtenaw County)
Jessica Donnelly	P	(City of Ypsilanti, Washtenaw County)
Phil Hollifield	P	(City of Ypsilanti, Washtenaw County)
Carl Schier	P	(City of Ypsilanti, Washtenaw County)

III. Approval of Minutes

- October 20, 2021 Meeting
Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Simmons
Approved: Yes – 8; No – 0;

IV. Audience Participation

*Open for general public comment to Planning Commission on items for which a public hearing is not scheduled.
Please limit to three minutes.*

Motion to open Audience Participation

Offered By: Commissioner Donnelly; Seconded By: Commissioner Simmons

Approved: Yes – 8; No – 0;

Motion to close Audience Participation

Offered By: Commissioner Simmons; Seconded By: Commissioner Bettis

Approved: Yes – 8; No – 0;

V. Committee Reports

- Non-motorized Advisory Committee
 - Committee minutes are in the packet. The committee is looking for new members

VI. Presentations and Public Hearing Items

- Special Use Permit and Limited Site Plan Review: Marijuana Retailer at 915 W Michigan Ave
The Commission discussed the screening non-conformity and site's parking difficulties. There is a narrow maneuvering lane, and a barrier between the lot and the sidewalk.

There was discussion of the closure of First Avenue access. Commissioner Simmons stated that it was important to keep traffic flow away from the residential street.

Nick Calkins – Applicant: The applicant is doing what they can to offset parking concerns. Employees will park in neighboring lot in exchange for plowing and maintenance.

- *Public Hearing*

Motion to open the public hearing.

Offered By: Commissioner Hollifield; Seconded By: Commissioner Bettis

Approved: Yes – 8; No – 0;

Calvin West – In favor of the proposed use.

Motion to close the public hearing.

Offered By: Commissioner Hollifield; Seconded By: Commissioner Donnelly

Approved: Yes – 8; No – 0;

Motion to approve the Special Use Permit for 915 W. Michigan Ave. with the following findings and conditions:

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

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

Offered By: Commissioner Donnelly; Seconded By: Commissioner Bettis

Approved: Yes – 6; No – 2 (Hollifield, Simmons);

Reasons for objections-

Commissioner Simmons – The Property does not conform to what the applicant is trying to do on the site.

Commissioner Hollifield- Doesn't think this use is suited for this location based on the constraints of the lot.

Commission Schier asked what the commissions goals were in relation to parking on this site.

Commissioner Dunwoodie stated that a goal for him is to get parking that is compliant with the zoning ordinance. He wants parking and maneuvering lanes to be sized correctly for safety.

Motion to approve the Limited Site Plan for 915 W. Michigan Ave. with the following findings and conditions:

Findings:

1. *The application substantially complies with §122-311.*

Conditions:

1. *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.*

2. *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" signage, pavement markings, or other appropriate traffic control*

measures.

3. Applicant provide tactile warning surfaces on the sidewalk leading to the crosswalk.
4. Planter box screening shall comply with §122-684 and §122-675.
5. Applicant provide a lighting plan conforming with the provisions of 122-609 and provide dark sky compliant lighting fixtures.
6. Applicant provide a fee-in-lieu for street trees if utility constraints exist in accordance with 122-636, and comply with the street tree list.
7. Planter boxes shall be granted license to encroach the right-of-way by City Council.
8. Applicant shall meet parking lot requirements in §122-685 with staff's administrative approval, or seek a variance for the maneuvering lane width, or seek an easement for shared parking spaces on adjacent properties.

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

Approved: Yes – 6; No – 2 (Hollifield, Simmons);

Reasons for objections-

Commissioner Simmons and Commissioner Hollifield – Same reasoning as before.

VII. Old Business

VIII. New Business

IX. Future Business Discussion / Updates

Commissioner Davis Jr. proposed reviewing our Zoning code as part of the Master Plan and have staff accelerate the review of off street parking and loading requirements.

New commissioners introduced themselves.

X. Adjournment

Motion to Adjourn

Offered By: Commissioner Simmons; Seconded By: Commissioner Arthur

Approved: Yes – 8; No – 0;



City of Ypsilanti
Community & Economic Development Department

December 15, 2021

**Staff Review of Special Use and Site Plan Review
2-4 W Forest Ave**

GENERAL INFORMATION

Applicant: Anthony Botezatu
18000 W Nine Mile Rd, 10th Floor
Southfield, MI 48075

Project: Quality Roots – Recreational Marijuana Retailer

Public Hearing Date: December 15, 2021

Location: 2-4 W Forest Ave- between N Huron St and the Huron River
Parcel ID# 11-11-04-360-001

Zoning: GC – General Corridor

Action Requested: Special Use Permit Approval and Site Plan Approval

Staff Recommendation: Approval with conditions

PROJECT AND SITE DESCRIPTION

The applicant is seeking a Special Use Permit and Site Plan Review approval for a recreational marijuana retailer facility at 2 W Forest Ave. This site was once the site of Ypsilanti Farm Bureau, and was most recently planned for a brewery, but never opened. The site's zoning of General Corridor allows for the marijuana retailer use upon approval as a special land use.

The marijuana retailer use is organized under Building "A" and Phase 1 of the site plan set. This building is proposed to be partially demolished, towards the rear of the building, but the front of the building is proposed to be preserved. Most of the improvements of Phase 1 of the site plan will pertain to this building demolition as well as site improvements to bring the site "up to code" with the Zoning Ordinance standards.

The building has a footprint of 2,494 square feet, but will amount to 5,036 square feet of gross floor area.

Figure 1: Site Aerial (2020)



Figure 2: Front of Site (December 8, 2021)



Figure 3: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Governmental	GC
EAST	Railroad/River	GC
SOUTH	Commercial	NC
WEST	Governmental	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. Adjustments and permanent site improvements will be required to bring the site "up to code," that is, to conform to the current parking layout, access, landscaping, and screening standards of the zoning ordinance.

- (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 most of the existing building, with the rear of the building being demolished. It draws all of its traffic, pedestrian or vehicular from W Forest Ave. The Department of Public Services building is to the west and north of the site, and a railroad and Huron River is to the east of the site.

- (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 Forest Ave, a road with land uses of varying types, and has adequate access for vehicles. There is a bus stop within 500 feet near the northwest corner of W Forest Ave and N Huron St.

(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

A full site plan is required per Division II, Subdivision I of the zoning ordinance.

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

The lot is zoned GC, and therefore this is a Walkable Urban District with required Building Types(s). There are three proposed buildings on site, and they are intended to be three different phases from a timeline and permitting standpoint. Building "A" will house the marijuana retailer use pertinent to this case, and the applicant's intent is to house designation consumption lounge and marijuana growing/processing uses in Building "B" and Building "C" respectively.

Buildings A, B, and C, are planned to be built in successive phases, labeled in the Site Plan set. A site plan development is allowed to be phased in such a manner (§122-316 of the Zoning Ordinance). The applicant has voiced their desire to complete Building A/Phase 1 initially, while then working on the rest of the buildings/phases after the Building A/Phase 1 marijuana retailer has opened. Normally this would be appropriate, but it should be noted that the designated consumption lounge and the marijuana growing/processing facility would each need special use permit approval by the Planning Commission prior to opening. The site plan shows these uses' building layout but does not show elevation drawings for private frontages. The proposed building locations are also dependent on a variance, because other than the nonconforming Building A, the remainder of the site and its proposed building locations do not create an appropriate frontage buildout. For these reasons, staff recommends the a site plan amendment be brought back to Planning Commission during these special use permit cases. If the Planning Commission should approve the site plan relevant to Phase 1, they should specify that the approval is for Phase 1 only, or specify parameters that the approval is for.

Because of the buildings' extensive demolitions and significant site layout changes, this site prompts a full site plan review, and will need to undergo detailed engineering review after Planning Commission review.

**Figure 5: Existing Building "A"
(December 8, 2021)**



**Figure 6: Existing East Building to be
Demolished
(December 8, 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."

The lot is 1.18 acres (51,587 square feet). Building A, explicitly planned for the marijuana retailer special use, will have a footprint of 2,494 square feet, but will amount to 5,036 square feet of gross floor area. Building B, which is a planned designated consumption lounge special use (pending a future special use application), will be 2,447 square feet. Building C, which is a planned marijuana growing/processing facility (pending a future special use application), will be 9,000 square feet.

Some of the requirements for Building B and Building C do not comply with the zoning ordinance, and some important information (such as elevation plans, private frontage information, building entrances, etc.) is missing altogether. For these reasons staff recommends only approval of Building A and Phase 1 right now, as the applicant may wish to revise the plans or apply for variances in the meantime before bringing back a new site plan amendment for Phase 2 and 3.

There may be potential to expand Phase 1's development limits near the rear, to provide for additional paved parking to accommodate for an shortfall of the base parking requirement (see *Site Access, Traffic, and Parking* below), and to provide for an area to adequately stage construction materials/equipment when the rest of the phases are developed. Potentially, the parking area to the rear of Building A and to the rear of the existing silos might look like what it looks like in Phase 2 (Sheet C-4), where a row of up to 10 spaces is provided, with 2 spaces provided as well at the end. Obviously, this is dependent on the engineering work that will take place and dependent on the applicant's desire, but in staff's mind it appears there is room to expand the Phase 1 development limits.

Figure 7: Building A (Phase 1) Standards

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
For Walkable Urban Districts- Building Type Required					
<i>Blue text: site plan complies Red text: site plan does not comply Black text: existing nonconformity or not applicable</i>					
122-465	Building Type	Multiple Story Building (MB)	Multiple Story Building	No change	
	Lot size	Maximum: 150,000 s.f.	51,587 s.f.	51,587 s.f.	
	Lot width	Minimum: 120' Maximum: Block	196.2'	196.2'	
	Lot depth	Maximum: 500'	292'	292'	
	Lot coverage	Maximum: 90%	Unknown	9.8%	Complies
	Street (front or street-side) setback	Minimum: 5' Maximum: 25'	10.1'	10.1'	
	Side (interior) setback	Minimum: 0'	59.9'	59.9'	
	Rear setback	Minimum: 0'	Unknown	149.2'	Complies

Site Plan & Special Use Review | 2-4 W Forest Ave | December 15, 2021

	Frontage buildout (%)	Minimum: 50% Maximum: 100%	16%	16%	
	Accessory building: size; street, side, and rear setbacks; building envelope; number of buildings	N/A	N/A	N/A	
	Principal building height	Minimum: 2 stories Maximum: 6 stories	2 stories	2 stories	Complies
	Accessory structure height	N/A	N/A	N/A	
	Parking location	Permitted in the side, street side, and rear yards	Unknown	Side & rear yards	Complies
122-484 Private frontage – Commercial private frontage required					
	Distance between openings (ft)	Maximum: 2'	Unknown	1' between windows, ~1' 6" between window and door	Complies
	Door recess	Maximum: 5'	Unknown	0'	Complies
	Ground floor transparency	Minimum: 60%	Unknown	Unknown	Applicant should confirm dimensions
	Height to bottom of window	Maximum: 2.5'	Unknown	1' 7"	Complies
	Yard requirements	Must be landscaped/pervious with a path at least 6' wide connecting the entrance to the sidewalk	Does not comply	Yard contains landscaping and a path at least 6' wide	Complies
	Awning/gallery – setback from curb	Minimum: 2'	None	At least 5'	Complies
	Awning/gallery – clear depth (ft)	Minimum: 4' Maximum: 10'	None	~5'	Complies
	Awning/gallery – clear height (ft)	Minimum: 8'	None	~11'	Complies

Figure 8: Building B & C (Phase 2 & 3) Standards

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
For Walkable Urban Districts- Building Type Required					
<i>Blue text: site plan complies Red text: site plan does not comply Black text: existing nonconformity or not applicable</i>					
122-465	Building Type	Single-Story Commercial (SC)	None	Single-Story Commercial (SC)	
	Lot size	Minimum: 7,500 s.f. Maximum: 90,000 s.f.	51,587 s.f.	51,587 s.f.	

Site Plan & Special Use Review | 2-4 W Forest Ave | December 15, 2021

	Lot width	Minimum: 50' Maximum: 300'	196.2'	196.2'	
	Lot depth	Minimum: 100' Maximum: 300'	292'	292'	
	Lot coverage	Maximum: 60%	Unknown	9.8%	Complies
	Street (front or street-side) setback	Minimum: 5' Maximum: 15'	None	11.9' (Building B) ~130' (Building C)	
	Side (interior) setback	Minimum: 0'	None	47.8' (Building B) 3' (Building C)	
	Rear setback	Minimum: 15'	None	62.2' (Building B) 8.2' (Building C)	
	Frontage buildout (%)	Minimum: 50% Maximum: 100%	16%	Site plan notes 30.6%- appears incorrect. Nonetheless, does not comply with ZO.	
	Accessory building: size; street, side, and rear setbacks; building envelope; number of buildings	N/A	N/A	N/A	
	Principal building height	Minimum: 1 stories Maximum: 1 stories	None	1 story (both buildings)	Complies
	Accessory structure height	N/A	N/A	N/A	
	Parking location	Permitted in the side, street side, and rear yards	Unknown	Side & rear yards (Building B) Front yard (Building C)	
122-485 Private frontage – <i>Thoroughfare Commercial private frontage</i> required					
	Distance between openings (ft)	Maximum: 5'	None	Unknown	
	Door recess	Maximum: 5'	None	Unknown	
	Ground floor transparency	Minimum: 50%	None	Unknown	
	Height to bottom of window	Maximum: 3'	None	Unknown	
	Yard requirements	Must be landscaped/pervious with a path at least 6' wide connecting the entrance to the sidewalk	None	Unknown	
	Awning/gallery – setback from curb	Minimum: 2'	None	Unknown	
	Awning/gallery – clear depth (ft)	Minimum: 4' Maximum: 10'	None	Unknown	
	Awning/gallery – clear height (ft)	Minimum: 8'	None	Unknown	

Figure 9: General Site Regulations

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
<i>Blue text: site plan complies Red text: site plan does not comply Black text: existing nonconformity or not applicable</i>					
122-607	Building entrances	Building entrances must face street	Building A complies	Building A – Complies Buildings B & C - Unknown	
	Existing easements	Building over easement requires authorization from easement holder.	Building A slightly encroaches “assumed sanitary sewer easement”	Building A – No changes Building B – Will be constructed over easements Building C – Appears to comply	
	Planned easements	All site plans must show a 50’-100’ conservation and/or access easement along any Huron River frontage	Unknown	Minimum 50’ wide conservation and/or access easement shall be provided where lot meets river.	
122-608	Trash receptacles & dumpsters	Masonry enclosure 1’ taller than dumpster (no less than 6’), in rear yard, 80% opaque swing door, on a concrete pad.	None	Dumpster enclosure proposed. Door is not wood.	Door shall be wood.
122-609	Required lighting	• not >0.5 fc at lot line • not >16’ in height • not < 0.3 fc anywhere where lighting required. must average > 0.5 fc across entire area where lighting required.	Lighting levels not known.	Lighting proposed. Front entrance and bike rack levels are not high enough.	Does not comply.
122-611	Steep slopes protection	Structures must be designed in a manner that requires minimum amount of alteration to the steep slope and that otherwise complies with the grading standards in item b of this section...	Steep slopes near river.	Buildings and/or site improvements are not proposed on steep slopes.	

Items to be addressed:

- Building A’s private frontage façade details including ground floor transparency shall be noted in elevation plan.
- Building C has noncompliant front and rear yard setbacks as presented. (Applicant to revise plan or submit a variance application)
- Buildings B and C create a noncompliant frontage buildout as presented. (Applicant to revise plan or submit a variance application)
- Building C has noncompliant parking location as presented. (Applicant to revise plan or submit a variance application)
- Buildings B and C do not have details on thoroughfare commercial private frontage.

- Minimum of 50' wide conservation and/or public access easement shall be provided in plans and recorded, where the lot meets the river.
- Dumpster enclosure shall have a wooden swing door.
- Front entrance and bike racks shall have adequate lighting levels.

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 two curb-cuts from W Forest Ave, each for two way traffic. Foot traffic is appropriately planned for in Building A/ Phase 1, but more information for front entrance locations is needed to determine compliance with Buildings B and C.

A truck turning details should be provided, potentially for administrative review (and detailed engineering review), to confirm for adequate public service access and trash pickup. Our City Engineer noted on their pre-engineering review "applicant shall provide dimensioned truck turning templates on the plans to ensure site circulation can adequately accommodate a standard fire apparatus or the largest truck anticipated to traverse the site. A truck turning template should be provided for each phase layout."

Additionally, as the phasing moves from Phase 2 to Phase 3, it appears the northern row of 10 parking spaces will be eliminated as Building C will be built up to the parking drive. This also creates a parking shortage which would require a variance, and one that is self-created. Instead of applying for a variance for this, staff recommends the applicant either shrinks their Building C to provide for parking, or apply for parking reductions in accordance with §122-692.

Note: Staff discontinued reviewing the Phase 2 and Phase 3 site plans after the Building Location and Site Arrangement section above. Therefore Phase 2 and Phase 3 will not be covered in this section or the subsequent screening and landscaping sections.

Figure 10: Front Sidewalk (December 8, 2021)



Figure 11: Existing Rear of Site (December 8, 2021)



Figure 12: Site access, traffic and parking

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
<i>Blue text: site plan complies Red text: site plan does not comply Black text: existing nonconformity or not applicable</i>					
122-671	Public service areas	Site shall provide adequate access for fire, police, sanitation, and public works vehicles.	N/A	22' maneuvering lane width, but truck turning templates not provided.	Shall provide truck turning template or details.
122-672	Sidewalks	Sidewalks long front of site.	Existing sidewalk	Site will continue to use existing sidewalk.	
122-675	Traffic visibility	At driveway: within a 10'x10' triangle formed by the street ROW line and the edge of the driveway	N/A	Appears to comply, except the noted "ERA" and "BUX" plantings near the western curb-cut.	Shall verify that landscaping does not affect traffic visibility at driveway curb-cut.
122-683	Off-street parking for all other uses: ingress and egress	10-30 ft. for one way traffic, 20-30 ft. for two-way traffic.	N/A	Parking lot driveway curb-cut is 22' wide.	Complies
	Off-street parking for all other uses: access and maneuvering drives	All sparking spaces must be accessible to vehicles by means of maneuvering aisles.... All parking spaces shall be designed so that any motor vehicle may be parked or unparked without moving another vehicle.	N/A	Parking lot proposes security fence, which might pose an issue for the two parallel parking spaces to the west of Building A.	Plan should remove parallel parking spaces in front of west façade and replace with landscaping.
	Off-street parking for all other uses: surfacing	Durable bonded material in accordance with accepted engineering standards, or alternative surfacing materials to minimize impervious surface and stormwater runoff	N/A	Parking lot described as asphalt.	Surfacing provided and will be reviewed in detailed engineering.
	Off-street parking for all other uses: drainage	Graded and drained to public storm sewers or alternate. No surface water shall be permitted to drain onto adjoining properties. No surface water drainage from an off-street parking lot shall be permitted to drain across a public sidewalk.	N/A	Site grading plan and stormwater management plan provided.	Drainage provided and will be reviewed in detailed engineering.
	Off-street parking for all other uses: setback from adjacent lot	Parking areas are required to be 10' from any adjacent lot. PC may waive this requirement in whole or in part with a finding that the lot shares a common access and common parking with the adjoining lot, or that stormwater, landscaping, and	N/A	Parking spaces are located within 10' from east property line.	Staff recommends PC waive this requirement as it appears the parking lot will be graded to on-site catch basins and opposite the

Site Plan & Special Use Review | 2-4 W Forest Ave | December 15, 2021

		other similar concerns have been adequately addressed with other methods.			property line is a parking lot as well.
	Off-street parking for all other uses: striping	For parking lots containing five or more spaces, all spaces shall be outlined with three-inch wide strips of white or yellow paint, except that barrier-free spaces shall be blue, with a symbol of compliance in blue, and signed in accordance with the State Barrier-Free Code.	N/A	Striping is shown and dimensioned.	Complies
	Off-street parking for all other uses: wheel stops	For parking lots containing five or more spaces or accessory to commercial uses, wheel stops or curbing shall be provided for all parking spaces to prevent any vehicle from projecting beyond the parking lot area, bumping any wall or fence, or encroaching upon any landscaping.	N/A	Wheel stops and curbing proposed	Complies
	Off-street parking for all other uses: lighting	With the exception of multiple-family dwellings on individual lots containing no more than four units, parking and loading facilities utilized during night-time hours shall be artificially illuminated. All such outdoor lighting shall meet the requirements of §122-609.	N/A	Lighting proposed, parking lot appears to comply.	Complies
122-684	Parking landscaping: landscape islands	- At least 1 landscape island for each 16 spaces - Islands w trees: 9' wide min and 160' sf - Islands w 5' min walkway: 11' wide min - Islands: curbed or used for stormwater - Ends of all aisles and corners shall be curbed with a landscaped island.	N/A	Islands proposed.	Complies
	Parking landscaping: trees to parking spaces ratio	1 tree per every 8 parking spaces	N/A	17 trees proposed	Complies

Site Plan & Special Use Review | 2-4 W Forest Ave | December 15, 2021

	Parking screening	Off-street parking areas in the side and rear yard which abut a R-1, MD, CN, CN-Mid, CN-SF zoning district must be screened in accordance with §122-634. All off-street parking areas that are visible from a public road shall be screened from view with a solid wall or landscape planting achieving at least 80% opacity year-round at least three (3) feet in height but no more than four (4) feet in height, in conformance with §122-675	N/A	Uses landscaping to screen from public street.	Complies
	Overhang/encroachment protection	Landscaped areas, walls, structures, and walks shall be properly protected from vehicular encroachment or overhang through appropriate wheel stops or curbs, as well as a distance of at least 3 feet.	N/A	Curbing is proposed, but dimensions not known.	Dimensions of curbing to protect landscaping from overhang/encroachment shall be provided.
122-685	Parking dimensions: regular spaces; barrier free; when against fence	Parking spaces required by this article shall be at least 9 feet wide and 18 feet long (16 feet long if 2 feet of overhang is provided when parking against a curb). Spaces directly adjacent to a fence, wall or enclosure shall be increased by 1 foot in width. Barrier free parking spaces must be designed as required by and in conformity with state law.	N/A	Parking spaces provided and appear to comply.	Complies
	Parking dimensions for standard vehicles: degrees, width, length	Dimensions shall be noted on plans.	N/A	Dimensioned on plan.	Complies
	Parking dimensions for small cars	Up to 20% of parking spaces may be designated for small/compact cars, which shall be at least 8' wide and 16' long and clearly signed.	N/A	No small car spaces provided.	

Site Plan & Special Use Review | 2-4 W Forest Ave | December 15, 2021

	Parking dimensions for standard vehicles: maneuvering lane width, total width	Required 22' maneuvering lane for two-way.	N/A	Maneuvering lane noted as 22' wide.	Complies
122-691	Parking space base calculation	Retail store: 1 space per 250 square feet of gross floor area. 5036 s.f./250 = 20 spaces required	N/A	20 base requirement, 20 provided.	Site plan may be reduced 2 spaces due to parallel parking spaces issues. Applicant may apply for reductions or add additional spaces.
122-692	Parking reductions	Numerous possible reductions. Planning Commission may waive by up to 20%.	N/A	None applied for.	
	Total parking after reductions		N/A	None applied for.	
122-693	Required bicycle parking	1 bicycle parking space per 5 vehicle parking spaces. Requires 4 bicycle spaces.	N/A	7 spaces provide.	Complies
122-694	Off-street loading spaces requirement: # of loading spaces, location, distance from residential, surfacing, turning/maneuvering	One 10'x50' loading space required. Planning Commission may modify this requirement upon making the determination that another standard would be more appropriate because of the number of type of deliveries experienced by a particular business or use.	N/A	One 10'x25' provided for.	Staff recommends Planning Commission modify requirement that 10'x25' loading space is sufficient due to type of loading/unloading taking place at this business.

Items to be addressed:

- Truck turning details or template shall be provided on site plans.
- Landscaping near curb-cut shall not affect required traffic visibility requirements in §122-675.
- Plan should remove parallel parking spaces in front of west façade and replace with landscaping, due to lack of adequate turning radii.
- Dimensions of curbing and wheel stops shall be noted to protect vehicle overhang from encroaching landscaping areas.
- Site plan shall meeting base parking requirement if parallel spaces are removed, or apply for reductions.
- Staff recommends Planning Commission modify requirement that 10'x25' loading space as presented is sufficient.

ENGINEERING & STORMWATER

§122-311(f), §122-311(g)

(6) Adequate services and utilities including sanitary sewers shall be available or provided, with sufficient capacity to properly serve the development. Appropriate measures will be taken to ensure that site drainage will not adversely affect adjoining properties or the capacity of the public storm drainage system, or nearby bodies of water. Provisions shall be made to accommodate stormwater and prevent soil erosion. All stormwater management facilities, including but not limited to storm sewers and detention/retention facilities, shall be designed in accordance with the "Rules of the Washtenaw County Water Resources Commissioner," together with any special provisions established by the city.

(7) Natural resources will be protected to the maximum feasible extent. The proposed development will not cause soil erosion or sedimentation problems, and will respect floodways or floodplains on or in the vicinity of the subject property.

Detailed engineering review required due to substantial addition to impervious surface, utility work, landscaping, truck turning, grading, and stormwater management.

See attached letter from the City Engineer (OHM) regarding the pre-engineering review.

Items to be addressed: Site plans shall undergo detailed engineering review if Planning Commission grants approval.

SCREENING & LANDSCAPING

§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 applicant presents a thorough landscaping plan.

Figure 9: Screening & Landscaping

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
<i>Blue text: site plan complies Red text: site plan does not comply Black text: existing nonconformity or not applicable</i>					
122-635	Fences and walls		Fencing in front will be removed.	Fence with security gate is planned for parking lot.	Fence with security gate impedes access and circulation for the parking lot. Staff recommends removal of this security gate/fence in this location.
122-636	Street trees and tree species	1 per 30 feet of lineal frontage = 5	N/A	5 street trees	Complies
122-637	Foundation landscaping	Not required for a MB building type	N/A	Some foundation landscaping proposed along east building line.	Complies
122-638	Site landscaping	Site needs to be at least 10% landscaped, excluding ROWs	N/A	Site is proposed at about 31% landscaped.	Complies

Items to be addressed:

- Fence and security gate shall be removed from plan or re-located in an area that does not impede traffic circulation.
- Landscape plan's species list shall be approved administratively to ensure no plantings are invasive species.

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."

Staff recommends the City Engineer review the detailed engineering plans, and any work within the right-of-way, including but not limited to landscaping, curbing, sidewalks, to be permitted through Department of Public Services.

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 2-4 W Forest Ave with the following findings and conditions:

Finding:

1. The application is substantially in compliance with §122-324(b).
2. Approval is for marijuana retailer use only. Applicant must re-apply for Special Use Permit(s) pertaining to Designated Consumption Lounge and Growing/processing uses.

Condition:

1. Special use approval shall be subject to approval of site plan.

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends Planning Commission **approve** the Site Plan for 2-4 W Forest with the following findings and conditions:

Findings:

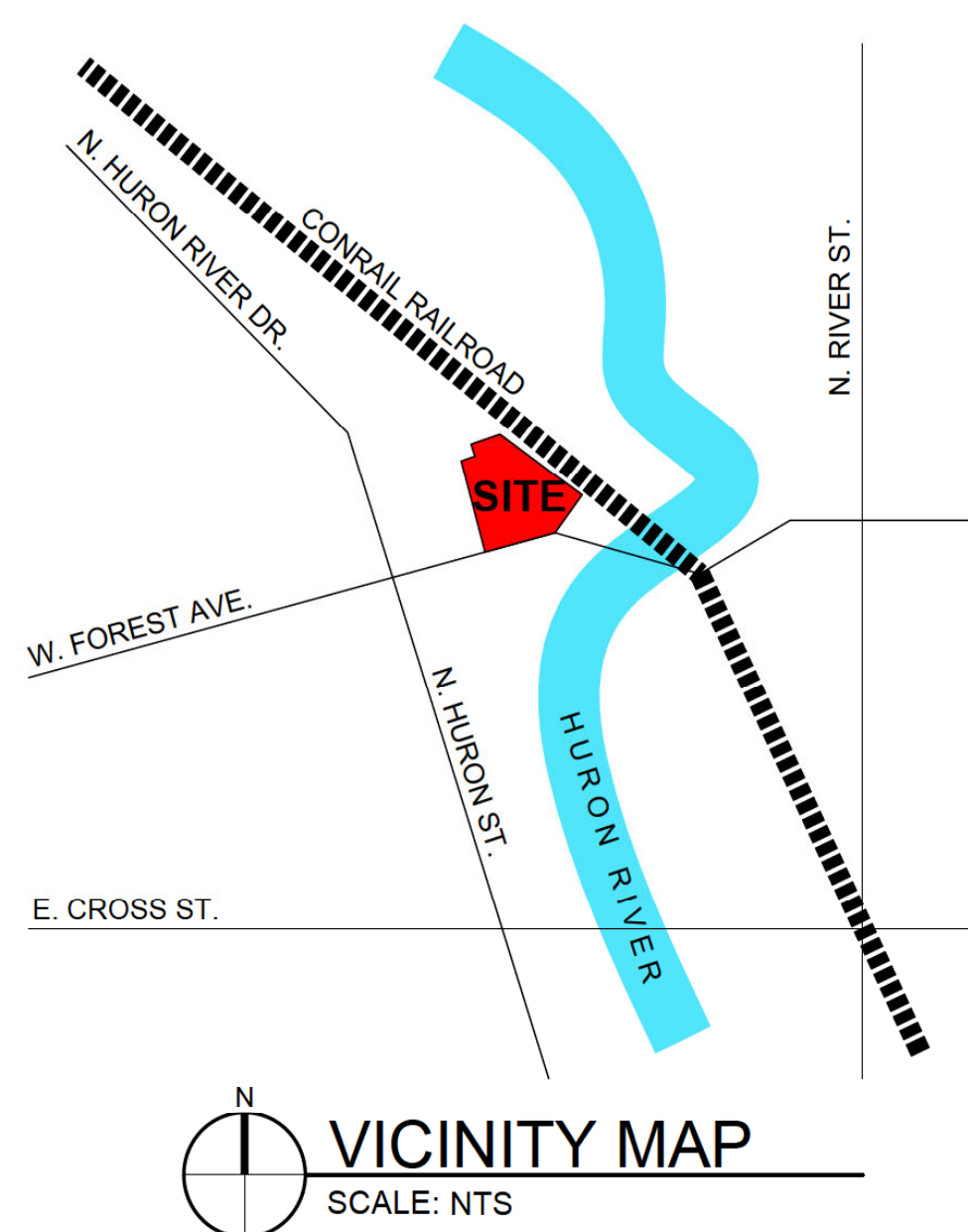
1. Due to lack of substantial compliance with Building B and Building C, this site plan approval is for Phase 1, and Building A, only. Phase 1 limits are delineated on sheet C-3.
2. Applicant may coordinate an expansion of Phase 1 regarding the parking area to the rear of Building A and the silos, as well as expansion of "grasscrete" sidewalk pavers to the east of Building A, for administrative review.
3. Phase 1 site plan substantially complies with §122-311 and the zoning ordinance.
4. Planning Commissioner waives 10' parking setback requirement in §122-683 with the finding parking lot will be graded to on-site catch basins, landscaping screening is provided, and opposite the property line is a parking lot as well.
5. Planning Commission determines 10'x25' loading space as presented is sufficient, in accordance with §122-694, with the finding there will not be large semi-trucks conducting loading/unloading.

Conditions:

1. Building A's private frontage façade details including ground floor transparency shall be noted in elevation plan.
2. Minimum of 50' wide conservation and/or public access easement shall be provided where the lot meets the river.
3. Dumpster enclosure shall have a wooden swing door.
4. Front entrance and bike racks shall provide adequate lighting levels.
5. Truck turning details or template shall be provided on site plans.
6. Landscaping near curb-cut shall not affect required traffic visibility requirements in §122-675.
7. Plan should remove parallel parking spaces in front of west façade and replace with landscaping, due to lack of adequate turning radii.
8. Dimensions of curbing and wheel stops shall be noted to protect vehicle overhang from encroaching landscaping areas.
9. Site plan shall meet base parking requirement if parallel spaces are removed, or apply for reductions.
10. Fence and security gate shall be removed from plan or re-located in an area that does not impede traffic circulation.
11. Landscape plan's species list shall be approved administratively to ensure no plantings are invasive species.
12. Site plans shall undergo detailed engineering review by the City Engineer.

Andy Aamodt
City Planner, Community & Economic Development Division

CC File
 Applicant



EXISTING CONDITIONS:



SITE PLAN REVIEW



2020.131

QUALITY ROOTS | YPSILANTI | RECREATIONAL MARIHUANA RETAIL
2 + 4 W. FOREST AVE., YPSILANTI, MI

DRAWN BY: ZAP

S I T E P L A N R E V I E W P A C K A G E

10.19.21

EC1.1



SCALE: 1" = 2,000'±



SCALE: 1" = 200'±

PID: 11-11-04-360-001

2 WEST FOREST AVENUE

CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN

STUCKY VITALE ARCHITECTS
27172 WOODWARD AVENUE
ROYAL OAK, MI 48067-0925
248-546-6700

[illegible]

NOT APPROVED FOR CONSTRUCTION

Detroit, MI • Rutherford, NJ • New York, NY
Princeton, NJ • Tampa, FL • Boston, MA
www.stonefieldeng.com

607 Shelby Suite 200, Detroit, MI 48226
Phone 248.247.1115

SITE DEVELOPMENT PLANS

MONARCH ACQUISITIONS

PROPOSED ADULT USE RETAIL

PID: 11-11-04-360-001
2-4 WEST FOREST AVENUE
CITY OF YPSILANTI
WASHTENAW COUNTY, MICHIGAN

SCALE: AS SHOWN	PROJECT ID: DET-200377
-----------------	------------------------

TITLE:

COVER SHEET

DRAWING:

C-1

PLANS PREPARED BY:



STONEFIELD
engineering & design

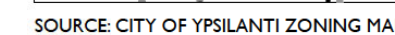
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SCALE: 1" = 200'±

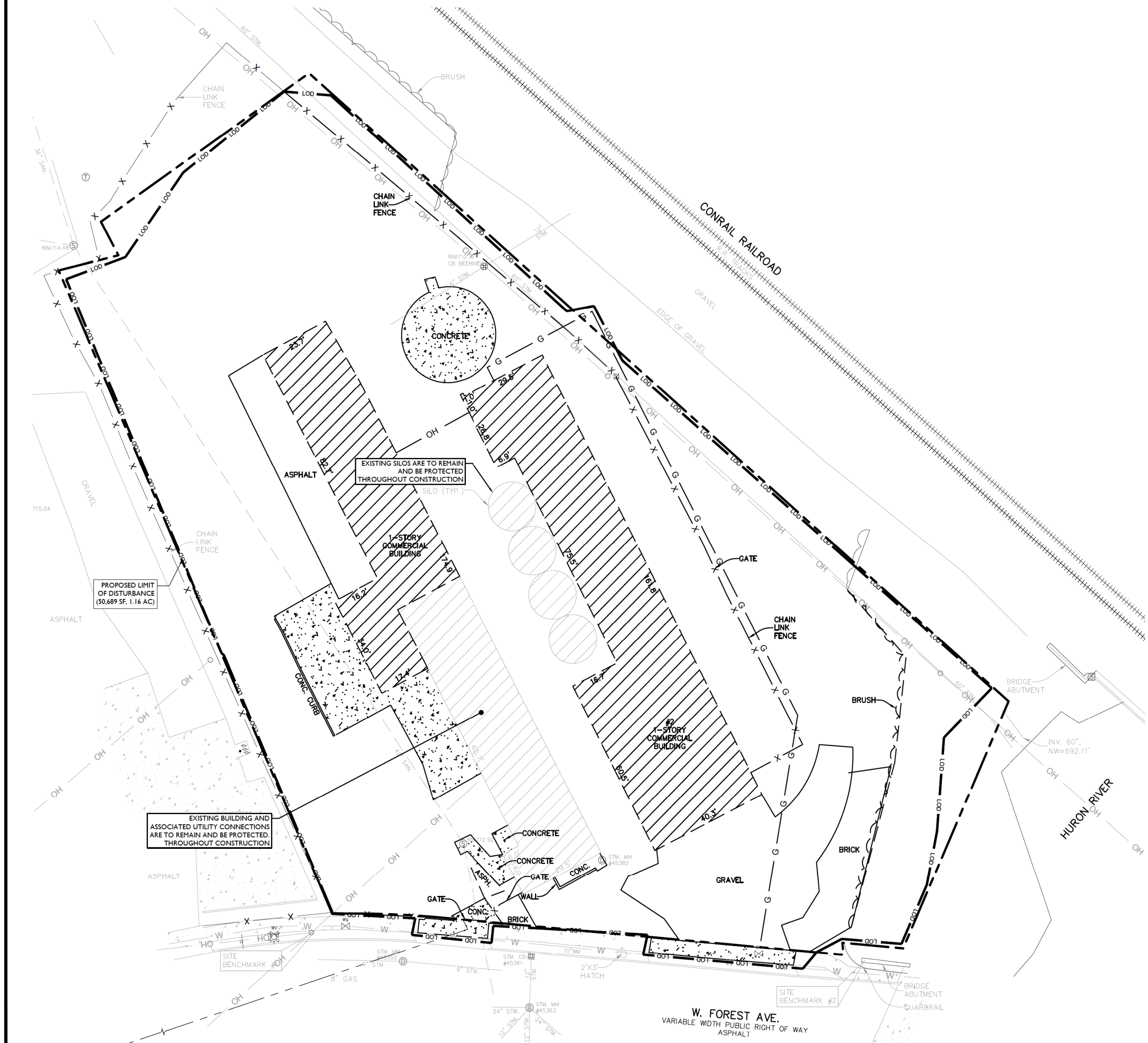
DRAWING TITLE	SHEET #
COVER SHEET	C-1
DEMOLITION PLAN	C-2
SITE PLAN	C-3, C-4 & C-5
GRADING PLAN	C-6 & C-7
STORMWATER MANAGEMENT PLAN	C-8 & C-9
UTILITY PLAN	C-10
LIGHTING PLAN	C-11
SOIL EROSION & SEDIMENT CONTROL PLAN	C-12
LANDSCAPING PLAN	C-13
CONSTRUCTION DETAILS	C-14, C-15 & C-16

DRAWING TITLE	SHEET #
ALTA / TOPOGRAPHIC SURVEY	1 OF 1

PLAN REFERENCE MATERIALS:

1. THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
- SURVEY OBTAINED FROM KEM-TEC, DATED 03/05/2021
 - ARCHITECTURAL PLANS OBTAINED FROM STUCKY
 - UTILITY ARCHITECTURE OBTAINED FROM STUCKY
 - UTILITY MAPS OBTAINED FROM YPSILANTI COMMUNITY UTILITY AUTHORITY
 - AERIAL MAP OBTAINED FROM GOOGLE EARTH PRO
 - LOCATION MAP OBTAINED FROM US ONLINE MAPPER
 - ZONING MAP OBTAINED FROM CITY OF YPSILANTI ZONING MAP
2. ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

VERTICAL DATE: 20077 STUCKY VINE ARCHITECTS 13 WEST FOREST AVENUE, PRINCETON, MICHIGAN 48376-6010 BIDDING



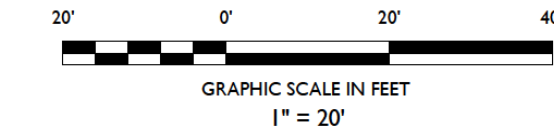
SYMBOL	DESCRIPTION
---	FEATURE TO BE REMOVED / DEMOLISHED
---	LOD
---	LIMIT OF DISTURBANCE

ALL SITE FEATURES WITHIN THE LIMIT OF DISTURBANCE INDICATED ON THIS PLAN ARE TO REMAIN UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF SIGNIFICANT DISCREPANCIES ARE DISCERNED BETWEEN THIS PLAN AND FIELD CONDITIONS



Know what's below
Call before you dig.

- DEMOLITION NOTES**
- THE WORK REFLECTED ON THE DEMOLITION PLAN IS TO PROVIDE GENERAL INFORMATION TOWARDS THE EXISTING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR IS RESPONSIBLE TO REVIEW THE ENTIRE PLAN SET AND ASSOCIATED REPORTS/REFERENCE DOCUMENTS INCLUDING ALL DEMOLITION ACTIVITIES AND INCIDENTAL TASKS NECESSARY TO COMPLETE THE SITE IMPROVEMENTS.
 - THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF DEMOLITION ACTIVITIES.
 - EXPLOSIVES SHALL NOT BE USED UNLESS WRITTEN CONSENT FROM BOTH THE OWNER AND ANY APPLICABLE GOVERNING AGENCY IS OBTAINED. BEFORE THE START OF ANY EXPLOSIVE PROGRAM, THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL LOCAL, STATE, AND FEDERAL PERMITS. ADDITIONALLY, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL SEISMIC TESTING AS REQUIRED AND ANY DAMAGES AS THE RESULT OF SAID DEMOLITION PRACTICES.
 - ALL DEMOLITION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL UTILITIES ARE DISCONNECTED IN ACCORDANCE WITH THE UTILITY AUTHORITY'S REQUIREMENTS PRIOR TO STARTING THE DEMOLITION OF ANY STRUCTURE. ALL EXCAVATIONS ASSOCIATED WITH DEMOLISHED STRUCTURES OR REMOVED TANKS SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO SUPPORT SITE AND BUILDING IMPROVEMENTS. A GEOTECHNICAL ENGINEER SHOULD BE PRESENT DURING BACKFILLING ACTIVITIES TO OBSERVE AND CERTIFY THAT BACKFILL MATERIAL WAS COMPACTED TO A SUITABLE CONDITION.
 - DEMOLISHED DEBRIS SHALL NOT BE BURIED ON SITE. ALL WASTE/DEBRIS GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL RECORDS OF THE DISPOSAL TO DEMONSTRATE COMPLIANCE WITH THE ABOVE REGULATIONS.



NOT APPROVED FOR CONSTRUCTION

STONEFIELD

engineering & design

607 Shelby Suite 200, Detroit, MI 48226

Phone 248.247.1115

SITE DEVELOPMENT PLANS

MONARCH ACQUISITIONS

PROPOSED ADULT USE RETAIL

PID: 11-11-04-340-001

2-1 WEST FOREST AVENUE

PRINCETON, MICHIGAN 48376-6010

WASHTENAW COUNTY, MICHIGAN

STATE OF MICHIGAN

DEPARTMENT OF LAND AND NATURAL RESOURCES

LAND AND NATURAL RESOURCES ENGINEER

11-11-04-340-001

11-11-04-340-001

11-11-04-340-001

STONEFIELD

engineering & design

SCALE: 1" = 20'

PROJECT ID: DET-200377

TITLE:

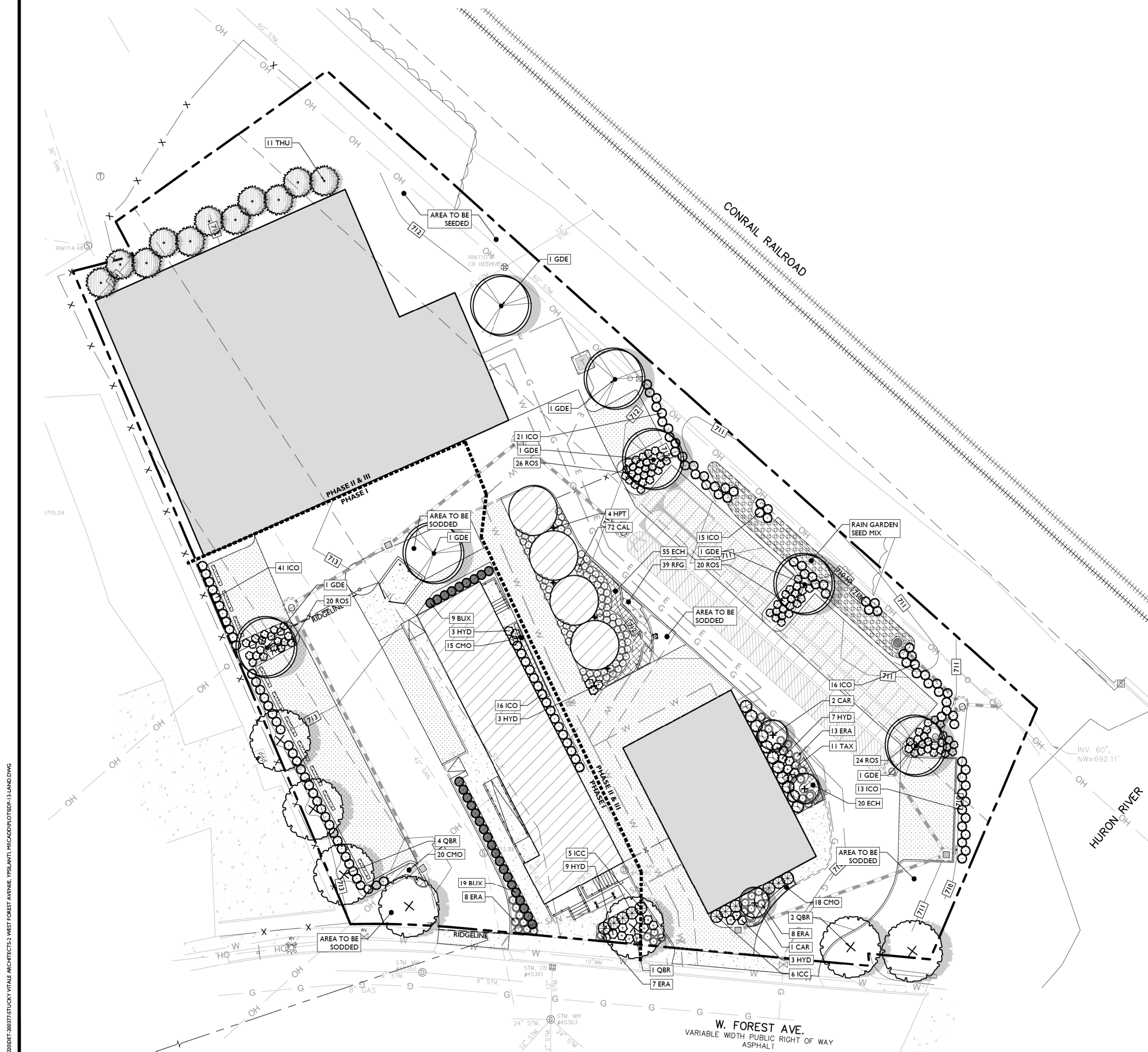
DEMOLITION PLAN

DRAWING:

C-2

ISSUE	DATE	BY	DESCRIPTION
1	01/12/2021	KH	CITY SUBMITTAL
2	01/12/2021	KH	FOR SITE PLAN REVIEW

Page 31 of 80



STORMWATER DETENTION POND TOPSOIL TO BE AMENDED WITH ORGANIC MATERIAL SOILS AND MUST BE FREE OF CONSTRUCTION DEBRIS AND SUBSOILS. THE SOIL SHALL CONTAIN BETWEEN 20-30 PERCENT COMPOST.

LANDSCAPING TO BE INSTALLED IN PHASES ACCORDING TO OVERALL SITE DEVELOPMENT

RAIN GARDEN SEED MIX



RAIN GARDEN 558 SF
ASTER PUNICEUS / SWAMP ASTER
ASTER UMBELLATUS / FLAT-TOPPED ASTER
CALAMAGROSTIS CANADENSIS / BLUEJOINT GRASS
CAREX COMOSA / LONGHAIR SEDGE
ELYMUS CANADENSIS / CANADA WILD RYE
EUPATORIUM PERFORIATUM / COMMON BONESET
IRIS VIRGINICA SHREVE / SHREVE'S IRIS
JUNCUS EFFUSUS / SOFT RUSH
LIATRIS SPICATA / SPIKE GAYFEATHER
LUDWIGIA ALTERNIFOLIA / BUSHY SEEDBOX
RUBICEKIA LACINIATA / CUTLEAF CONEFLOWER
SOLIDAGO RUGOSA / WRINKLELEAF GOLDENROD
VERBENA HASTATA / BLUE VERVAIN
VERNONIA FASCICULATA / IRONWEED

20 LB PER ACRE WITH A COVER CROP OF GRAIN RYE AT 30 IL PER ACRE

PLANT SCHEDULE

CONIFEROUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
THUJA X 'GREEN GIANT'	THU	11	THUJA X 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6' - 7' HT	B&B	AS SHOWN
DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
CARPINUS CAROLINIANA 'JIN UPRIGHT'	CAR	3	CARPINUS CAROLINIANA 'JIN UPRIGHT'	FIRESPIRE AMERICAN HORNBEAM	2.5' - 3' CAL	B&B	AS SHOWN
GYNOCADUS DIOICA 'ESPRESSO'	GDE	7	GYNOCADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEETREE	2.5' - 3' CAL	B&B	AS SHOWN
QUERCUS BOREALIS	QBR	7	QUERCUS BOREALIS	NORTHERN RED OAK	2.5' - 3' CAL	B&B	AS SHOWN
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
HYDRANGEA QUERCIFOLIA 'PEE WEE'	HYD	25	HYDRANGEA QUERCIFOLIA 'PEE WEE'	PEE WEE OAKLEAF HYDRANGEA	1 GAL.	POT	AS SHOWN
ROSA PALUSTRIS	ROS	90	ROSA PALUSTRIS	SWAMP ROSE	24" - 30"	POT	AS SHOWN
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
BUXUS MICROPHYLLA JAPONICA 'WINTER GEM'	BUX	28	BUXUS MICROPHYLLA JAPONICA 'WINTER GEM'	WINTER GEM JAPANESE BOXWOOD	24" - 30"	B&B	AS SHOWN
ILEX CRENATA 'CHESAPEAKE'	ICC	11	ILEX CRENATA 'CHESAPEAKE'	CHESAPEAKE JAPANESE HOLLY	24" - 30"	B&B	AS SHOWN
ILEX GLABRA 'COMPACTA'	ICO	122	ILEX GLABRA 'COMPACTA'	COMPACT INK BERRY	24" - 30"	B&B	AS SHOWN
TAXUS X MEDIA 'HICKSII'	TAX	11	TAXUS X MEDIA 'HICKSII'	HICKS YEW	24" - 30"	B&B	AS SHOWN
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	CAL	72	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	2 GAL.	POT	AS SHOWN
ERAGROSTIS SPECTABILIS	ERA	35	ERAGROSTIS SPECTABILIS	PURPLE LOVE GRASS	2 GAL.	POT	AS SHOWN
VINEESPAUER	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
HYDRANGEA PETIOLARIS	HPT	4	HYDRANGEA PETIOLARIS	CLIMBING HYDRANGEA	1 GAL.	POT	AS SHOWN
PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
CAREX MORROWII 'AUREA-VARIEGATA'	CHO	53	CAREX MORROWII 'AUREA-VARIEGATA'	VARIEGATED JAPANESE SEDGE	1 GAL.	POT	18" o.c.
ECHINACEA PURPUREA 'MAGNUS'	ECH	75	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS PURPLE CONEFLOWER	1 GAL.	POT	18" o.c.
RUBICEKIA RUGIDA SULLIVANTII 'GOLDSTURM'	RFG	39	RUBICEKIA RUGIDA SULLIVANTII 'GOLDSTURM'	GOLDSTURM CONEFLOWER	1 GAL.	POT	18" o.c.

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.

LANDSCAPING AND BUFFER REQUIREMENTS

CODE SECTION	REQUIRED	25% SUGGESTED MERIT INCREASE	PROPOSED
§ 122-436	STREET TREES: 1 TREE PER 30 LF FRONTAGE (128.3 FT) (1 TREE/30 LF) = 4 TREES	5 TREES	5 TREES
§ 122-437	FOUNDATION LANDSCAPING: MUST BE PROVIDED ALONG ALL BUILDING FACES FRONTING PUBLIC R.O.W. & PARKING AREAS 6 SHRUBS PER 30 LF APPLICABLE FRONTAGE (349 LF) (6 SHRUBS/30 LF) = 70 SHRUBS	88 SHRUBS	88 SHRUBS
§ 122-438	SITE LANDSCAPING: 10% SITE AREA (5,587 SF) (0.10) = 5,589 SF	6,449 SF	16,048 SF
§ 122-484	PARKING LOT LANDSCAPING: 1 TREE PER 8 SPACES (31 SPACES) (1 TREE/8 SPACES) = 4 TREES 1 ISLAND PER 16 PARKING SPACES 9 FT-WIDE, 140 SF AREA (31 SPACES) (1 ISLAND/16 SPACES) = 2 ISLANDS PARKING SCREENING HEDGE 36"-48" HEIGHT	5 TREES 3 ISLANDS	9 TREES 4 ISLANDS

FERTILIZATION NOTE:

- APPLICATIONS OF FERTILIZER BEYOND THE INITIAL TOPSOIL AND SEEDING SHALL BE FERTILIZER WITH NO PHOSPHOROUS.

SOIL COMPACTION NOTE:

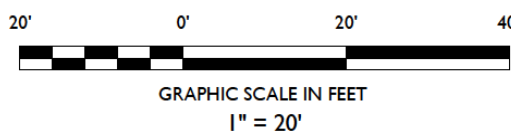
- ONCE FINE GRADING HAS BEEN COMPLETED, HEAVY MACHINERY SHALL NOT BE USED WITHIN PLANTING AREAS TO PREVENT COMPACTION. IN ALL PLANTING AREAS WHERE SOIL COMPACTION HAS OCCURRED DURING CONSTRUCTION, SOIL SHALL BE TILLED TO THE DEPTH OF THE PROPOSED ROOT BALL OF THE PLANTINGS OR 4" DEPTH FOR SEEDED AREAS PRIOR TO THE PLANNING.
- OVER EXCAVATE SIDES OF PLANTING PITS IN COMPACTED SOIL AREAS.

IRRIGATION NOTE:

IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA PRIOR TO CONSTRUCTION. DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL WHERE POSSIBLE. DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO VERIFY MAXIMUM ON SITE DYNAMIC WATER PRESSURE AVAILABLE REQUIRED IN PSI. PRESSURE REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTIONS, METERS, CONTROLLERS, AND SLEEVES WITHIN HARDSCAPE AREAS.

LANDSCAPING NOTES

- THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
- THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH.
- THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
- THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.



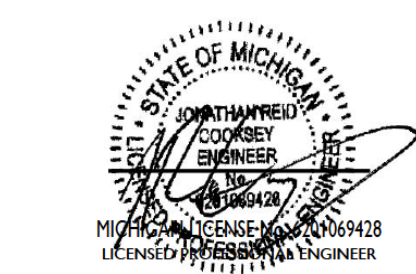
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Phone 248.247.1115

MONARCH ACQUISITIONS
PROPOSED ADULT USE RETAIL

PID: 11-11-04-540-001
2-1 WEST FOREST AVENUE
WASHTENAW COUNTY, MICHIGAN



STONEFIELD
engineering & design

SCALE: 1" = 30' PROJECT ID: DET-200377

TITLE:

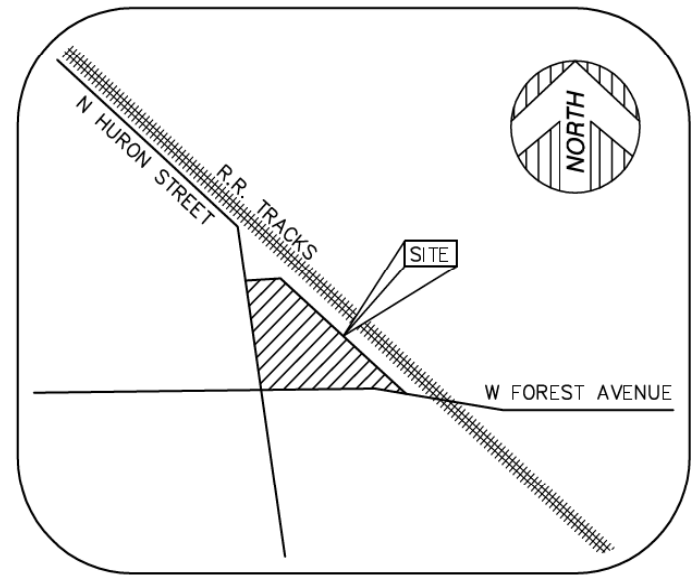
LANDSCAPING PLAN

DRAWING:

C-13

FOR SITE PLAN REVIEW	FOR CITY SUBMITTAL	DATE	BY	DESCRIPTION
2	1	10/19/2021	KH	ISSUE
1	1	03/12/2021	KH	

NOT APPROVED FOR CONSTRUCTION



VICINITY MAP
(NOT TO SCALE)

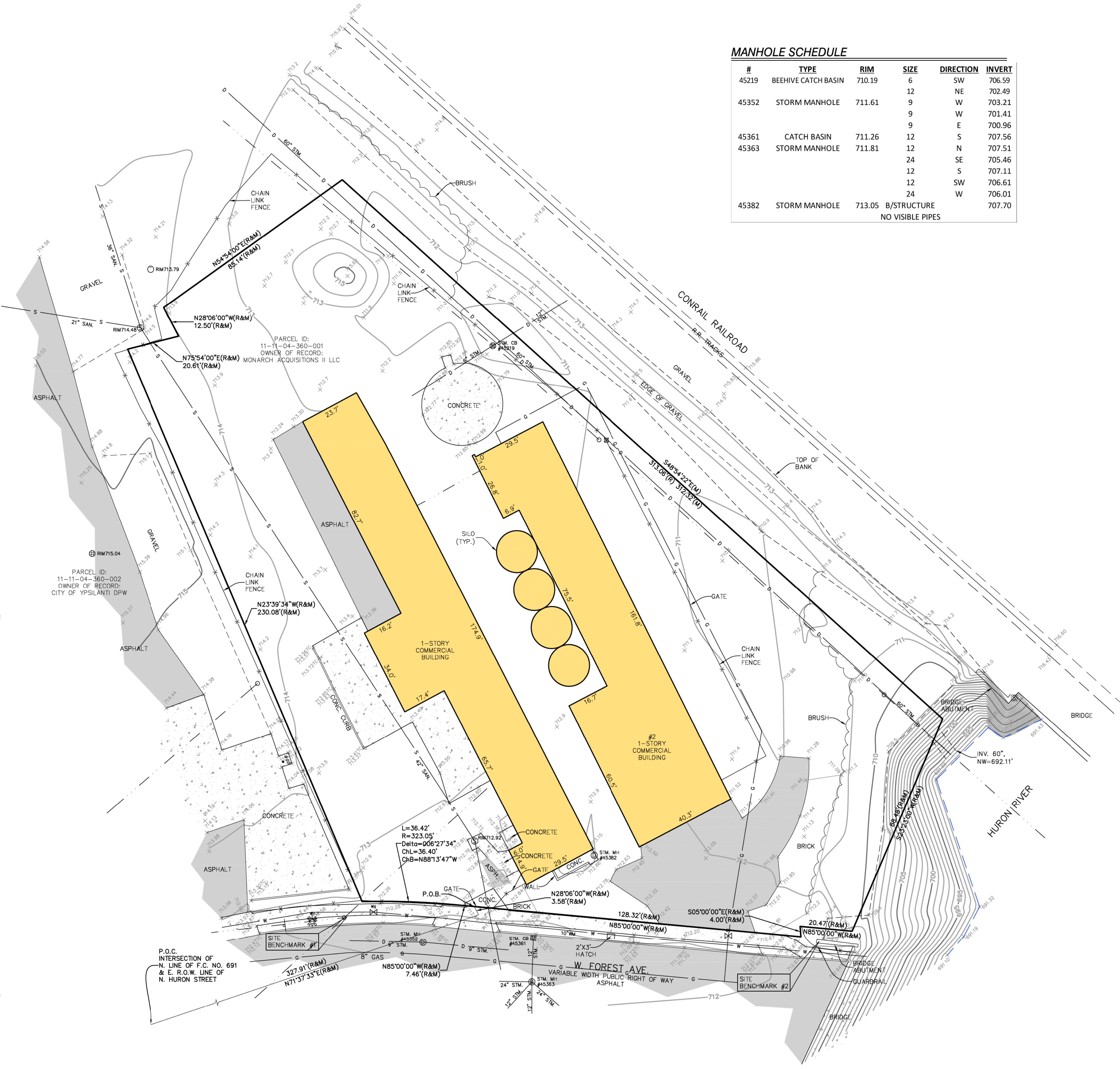
PARKING
NO MARKED PARKING ON SITE.

PARCEL AREA
51,587± SQUARE FEET = 1.184± ACRES

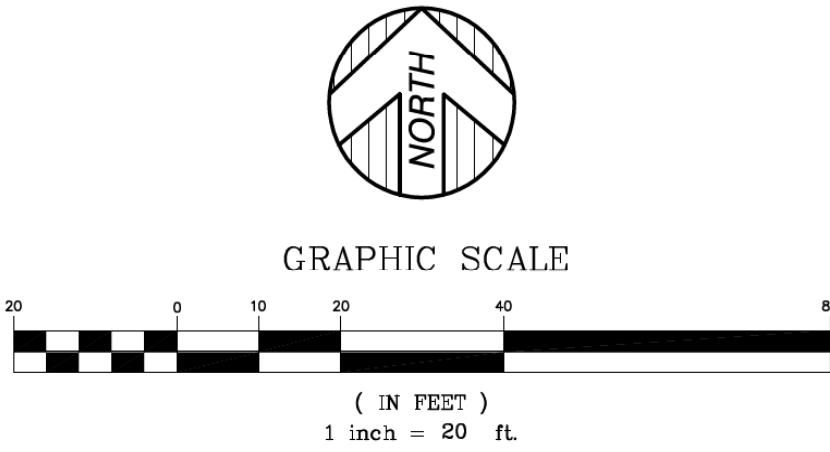
BASIS OF BEARING
NORTH 85°00'00" WEST, BEING THE NORTHERLY RIGHT OF WAY LINE OF W. FOREST AVENUE, AS SHOWN.

BENCHMARK
SITE BENCHMARK #1
NAIL IN NORTHEAST SIDE OF UTILITY POLE AT SOUTHWEST CORNER OF SUBJECT PROPERTY.
ELEVATION = 713.74' (NAVD 88)
SITE BENCHMARK #2
BRASS DISC ON WALL ON NORTH SIDE OF BRIDGE.
ELEVATION = 716.50' (NAVD 88)

LEGEND	
(R&M)	RECORD AND MEASURED DIMENSION
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
0.00	GROUND ELEVATION
⊗	ELECTRIC METER
⊕	UTILITY POLE
⊖	GAS VALVE
⊙	VENT PIPE
⊗	TELEPHONE MANHOLE
⊕	STORM MANHOLE
⊖	ROUND CATCH BASIN
⊙	SQUARE CATCH BASIN
⊗	STORM DRAIN MANHOLE
⊕	FIRE HYDRANT
⊖	WATER VALVE
⊙	STEAM VAULT
⊗	BOLLARD
⊕	SINGLE POST SIGN
---	PARCEL BOUNDARY LINE
---	ADJOINER PARCEL LINE
---	BUILDING
---	CONCRETE CURB
---	EDGE OF CONCRETE (CONC.)
---	EDGE OF ASPHALT (ASPH.)
---	EDGE OF BRICK
---	EDGE OF GRAVEL
---	R/R TRACK
---	FENCE (AS NOTED)
---	WALL (AS NOTED)
---	TREE / BRUSH LINE (AS NOTED)
---	OVERHEAD UTILITY LINE
---	GAS LINE
---	SANITARY LINE
---	WATER LINE
---	STORM LINE
---	CORRUGATED METAL PIPE (AS NOTED)
---	EDGE OF WATER (AS NOTED)
---	MINOR CONTOUR LINE
---	MAJOR CONTOUR LINE
---	BUILDING AREA
---	ASPHALT
---	CONCRETE



MANHOLE SCHEDULE					
#	TYPE	RIM	SIZE	DIRECTION	INVERT
45219	BEEHIVE CATCH BASIN	710.19	6	SW	706.59
			12	NE	702.49
45352	STORM MANHOLE	711.61	9	W	703.21
			9	W	701.41
			9	E	700.96
45361	CATCH BASIN	711.26	12	S	707.56
45363	STORM MANHOLE	711.81	12	N	707.51
			24	SE	705.46
			12	S	707.11
			12	SW	706.61
			24	W	706.01
45382	STORM MANHOLE	713.05	8/STRUCTURE		707.70
			NO VISIBLE PIPES		



PROPERTY DESCRIPTION
THE LAND SITUATED IN THE CITY OF YPSILANTI, COUNTY OF WASHTENAW, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF FRENCH CLAIM NO. 691 AND THE EAST RIGHT OF WAY LINE OF NORTH HURON STREET; THENCE NORTH 71°37'33" EAST 327.91 FEET; THENCE NORTH 28°06' WEST 3.58 FEET FOR A POINT OF BEGINNING; THENCE NORTH 85° WEST 7.46 FEET; THENCE WESTIRLY 36.42 FEET ALONG THE ARC OF A CURVE, RADIUS 323.051 FEET, CHORD BEARING NORTH 88°13'47" WEST 36.40 FEET; THENCE NORTH 23°39'34" WEST 230.08 FEET; THENCE NORTH 75°54' EAST 20.16 FEET (ASSESSED AS 20.61 FEET); THENCE NORTH 28°06' WEST 12.5 FEET; THENCE NORTH 54°54' EAST 85.14 FEET TO THE WESTERLY LINE OF RAILROAD RIGHT OF WAY; THENCE SOUTHERLY 313.06 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTH 23°23' WEST 88.48 FEET; THENCE NORTH 85° WEST 20.47 FEET; THENCE SOUTH 05° EAST 4.0 FEET; THENCE NORTH 85° WEST 128.32 FEET TO POINT OF BEGINNING, BEING A PART OF THE SOUTH-WEST 1/4 OF SECTION 4, TOWN 3 SOUTH, RANGE 7 EAST.

TITLE REPORT NOTE
ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE ABSOLUTE TITLE, INC. FILE NO. 87246 REV. 4, DATED SEPTEMBER 16, 2020, AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.
10. EASEMENT DEED BY COURT ORDER IN FAVOR OF SPRINT COMMUNICATIONS COMPANY, LP, ET AL, AS RECORDED IN LIBER 5000, PAGE 560, WASHTENAW COUNTY RECORDS. (LOCATION OF EASEMENT IS UNKNOWN, SEE DOCUMENT FOR TERMS AND CONDITIONS)
11. BUILDING AND USE RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 5125, PAGE 778, WASHTENAW COUNTY RECORDS, BUT OMITTING ANY SUCH COVENANT OF RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN. (SEE DOCUMENT FOR TERMS AND CONDITIONS)

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

SURVEYOR'S CERTIFICATION
TO MONARCH ACQUISITIONS II, LLC, A MICHIGAN LIMITED LIABILITY COMPANY; ABSOLUTE TITLE, INC., AND STEWART TITLE GUARANTY COMPANY.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDED ITEMS 1, 2, 4, 5, 7A, 8, 9, AND 11 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 28, 2021.
DATE OF PLAT OR MAP: MARCH 05, 2021

DRAFT
ANTHONY T. SYCKO, JR., P.S.
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 47976
22556 GRATIOT AVE., EASTPONTE, MI 48021
TSycko@kemttec-survey.com

PROFESSIONAL ENGINEERING, SURVEYING & ENVIRONMENTAL SERVICES
A GROUP OF COMPANIES
Eastpointe, MI 48021
(313) 267-0000
www.kemttecgroupofcompanies.com

ALTA / NSPS LAND TITLE SURVEY
PREPARED FOR: STONEFIELD ENGINEERING AND DESIGN
2 W. FOREST AVENUE, YPSILANTI, MICHIGAN
TOWN 3 SOUTH, RANGE 7 EAST

DATE	BY	REVISION	DESCRIPTION
03/05/21	AKW/JDM		
03/05/21	AKS		
MARCH 05, 2021			
21-00465			

SCALE: 1" = 20'

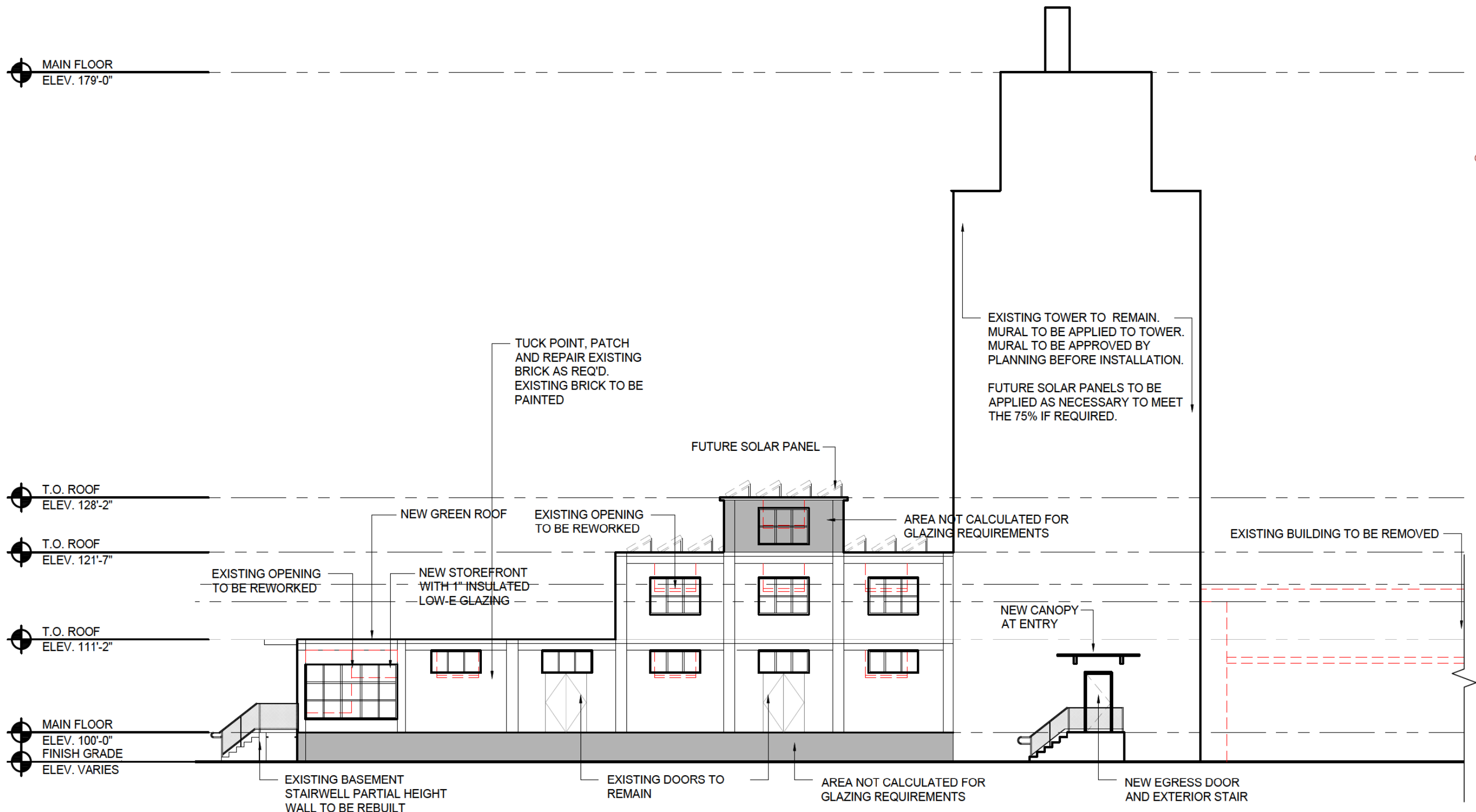
1

1 OF 1 SHEETS

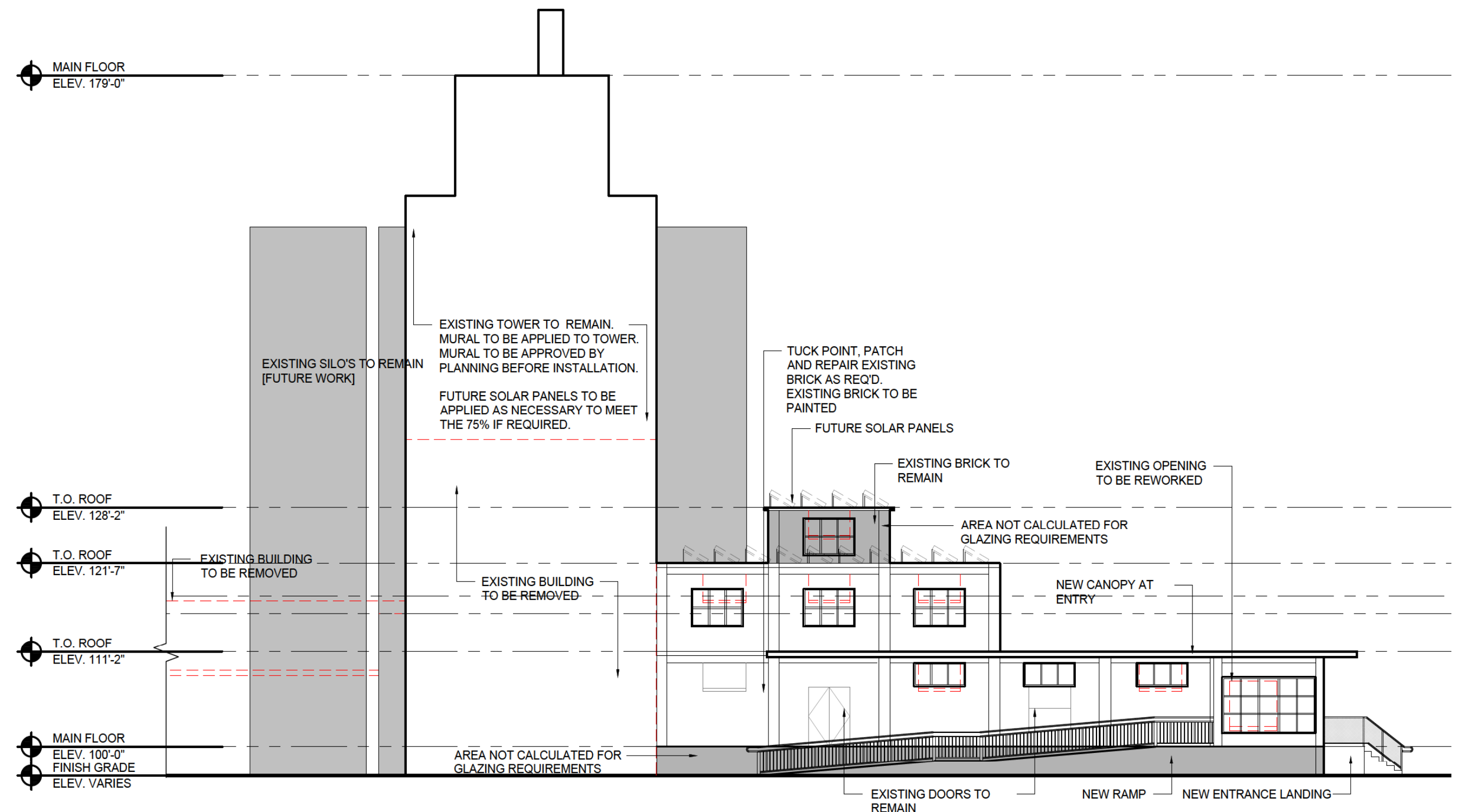
LIST OF MATERIALS (EXTERIOR)					
METALS	MC-1	DESCRIPTION: PRE-FINISHED METAL ALUMINUM COPING MFG: EFCO (OR EQUAL) THICKNESS: 20 GA. PROFILE: SMOOTH ORIENTATION: HORIZONTAL COLOR: DARK GREY LOCATION: ROOF COPING	CONC.	CONC-1	DESCRIPTION: STRUCTURAL CONCRETE PSI TO BE DETERMINED BY STRUCTURAL ENGINEER. CONCRETE TO BE TINTED CHARCOAL GRAY. CONCRETE TO BE CAST IN PLACE.
	MP-1	DESCRIPTION: MESH METAL PANEL INFILL MFG: MONICHOIS (OR EQUAL) THICKNESS: 24 GA. WIDTH: VARIES PATTERN: TBD COLOR: TBD LOCATION: INFILL PANEL IN GUARD RAILS		DR-1	DESCRIPTION: STOREFRONT DOOR MFG: TBD FRAME COLOR: BLACK ANODIZED
	GU-1	DESCRIPTION: ALUM GUTTER W/ DOWNSPOUTS COLOR: DARK BRONZE	GLAZING	ASF-1	DESCRIPTION: STOREFRONT FRAME MFG: KAWNEER OR EQUAL FRAME COLOR: BLACK ANODIZED FRAME
	ST-1	DESCRIPTION: STEEL FOR GUARD AND HAND RAIL COLOR: PT-2		GL-1	DESCRIPTION: RENITA OPERABLE WINDOWS MFG: CRYSTAL GLASS (OR EQUAL) SPEC: 1" INSULATED, LOW-E, NEUTRAL REFLECTANCE
PAINT	PT-1	DESCRIPTION: EPOXY PAINT COLOR: BLACK LOCATION: FINISH ON EXTERIOR STEEL/ METAL	EXIST.	X-BR	DESCRIPTION: EXIST. BRICK TO BE SAND BLASTED AND CLEANED. REPAIR AS REQ'D
	PT-2	DESCRIPTION: EXTERIOR STAIN COLOR: DARK GREY LOCATION: EXISTING CONCRETE		X-CONC	DESCRIPTION: EXIST. CONC. REPAIR AND STAIN (PT-2)

FINAL SPECIFIC MATERIAL TO BE SELECTED BY BUILDER / DESIGNER / OWNER.

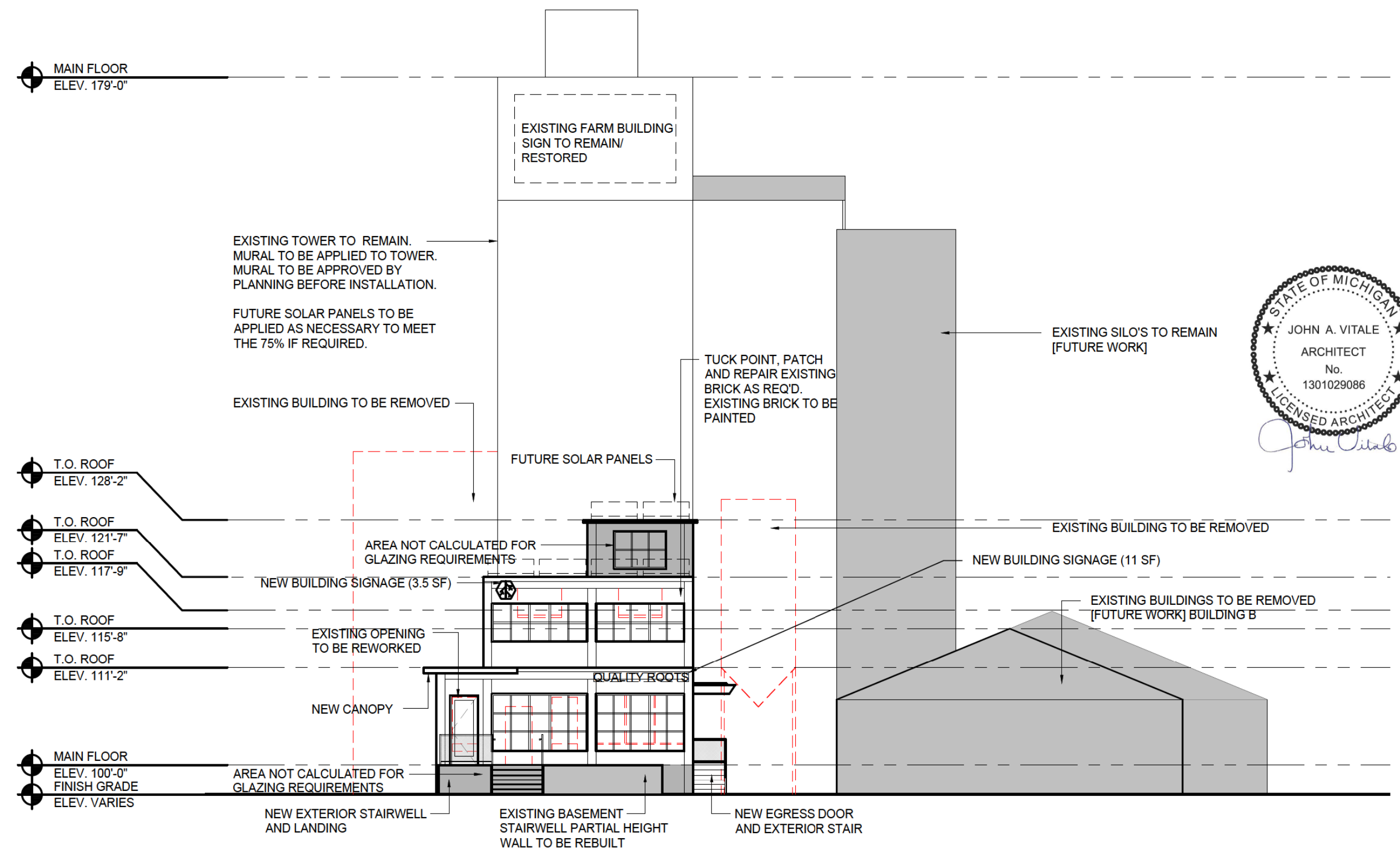
NOTE:
SIGNAGE UNDER SEPARATE PERMIT
BY TENANT



3 CONCEPTUAL EAST ELEVATION
A3.1 SCALE: 3/32" = 1'-0"



2 CONCEPTUAL WEST ELEVATION
A3.1 SCALE: 3/32" = 1'-0"



1 CONCEPTUAL SOUTH ELEVATION
A3.1 SCALE: 3/32" = 1'-0"



2020.131
QUALITY ROOTS | YPSILANTI | RECREATIONAL MARIHUANA RETAIL
2 + 4 W. FOREST AVE., YPSILANTI, MI

SITE PLAN REVIEW PACKAGE

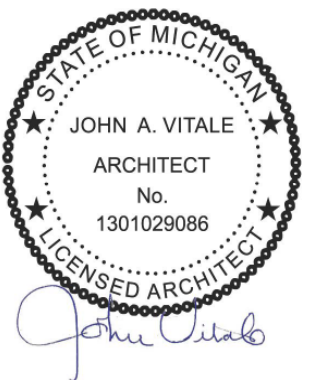
SITE PLAN REVIEW

10.19.21

A3.1

QUALITY ROOTS | YPSILANTI | RECREATIONAL MARIHUANA RETAIL

© 2019 STUCKY VITALE ARCHITECTS



THE EXISTING FACADE AND NEW WORK WILL CONSIST OF
100% BRICK AND TRANSPARENT GLASS COMBINATION.
FACADE SF = 1,329 SF
GLAZING SF = 240 SF
GLAZING % = 18%

3 ENLARGED EAST ELEVATION
A3.1 SCALE: 1/4" = 1'-0"

SHADED AREAS NOT INCLUDED
IN GLAZING CALCULATIONS

THE EXISTING FACADE AND NEW WORK WILL CONSIST OF
100% BRICK AND TRANSPARENT GLASS COMBINATION.
FACADE SF = 1,329 SF
GLAZING SF = 223 SF
GLAZING % = 17%

2 ENLARGED WEST ELEVATION
A3.1 SCALE: 1/4" = 1'-0"

THE EXISTING FACADE AND NEW WORK WILL CONSIST OF
100% BRICK AND TRANSPARENT GLASS COMBINATION.
FACADE SF = 593 SF
GLAZING SF = 230 SF
GLAZING % = 39%

1 ENLARGED SOUTH ELEVATION
A3.1 SCALE: 1/4" = 1'-0"

SITE PLAN REVIEW



2020.131

QUALITY ROOTS | YPSILANTI | RECREATIONAL MARIHUANA RETAIL
2 + 4 W. FOREST AVE., YPSILANTI, MI

S I T E P L A N R E V I E W P A C K A G E

10.19.21

A3.2



CONCEPTUAL DAY RENDERING
SCALE: N.T.S.



CONCEPTUAL NIGHT RENDERING
SCALE: N.T.S.

QUALITY ROOTS | YPSILANTI | RECREATIONAL MARIHUANA RETAIL



2020.131

QUALITY ROOTS | YPSILANTI | RECREATIONAL MARIHUANA RETAIL
2 + 4 W. FOREST AVE., YPSILANTI, MI

S I T E P L A N R E V I E W P A C K A G E

10.19.21

A3.3

SITE PLAN REVIEW APPLICATION
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

Applicant

Name Anthony Botezatu		
Address [REDACTED]		
City [REDACTED]	State MI	Zip [REDACTED]
Phone [REDACTED]	Email [REDACTED]	

Property

Name of project Quality Roots - Recreational Marihuana Retail
Address 2 West Forest Avenue
List all parcel identification numbers included in development 11-11-04-360-001
Property owner* Monarch Acquisitions II, LLC.
Current use Vacant
Proposed use Adult Use Retail
Current zoning General Corridor Zone (GC)
Legal description of property (may be attached) Please See Attached.

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

Signature

I hereby attest that the above information is accurate and complete. I am authorized to and grant permission to the City of Ypsilanti staff to access the subject property for the purposes of preparing staff reports and/or evaluating this application.	
Signature: [REDACTED]	Date: 10/19/21
Print Name: Anthony Botezatu	

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

Site Plan Required Information Checklist

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

The Planning and Development Department will reject any incomplete submission.

Project-identifying information	
✓	Name of project
✓	Brief description of project
✓	Location map showing major thoroughfares and site location (no scale necessary)
✓	Name, address and phone number of the site owner
✓	Name, address and phone number of the developer
✓	Name, address and phone number of the plan designer and their professional seal
Existing conditions	
✓	Scale (minimum of one inch equals 200 feet), north arrow, date of original drawing and any revisions
✓	Area of the site in square feet and acres, excluding all existing and proposed rights-of-way.
✓	Property lines and dimensions, including lines and dimensions of all rights-of-way & easements
✓	All structures and accessory structures, their uses and dimensions. These include but are not limited to buildings, signs, drives, parking areas, sidewalks, utilities, lighting, fences, flagpoles, and dumpsters/refuse collection areas.
✓	Location of abutting streets, existing and proposed rights-of-way, service drives, curb cuts, and access easements serving the site, as well as driveways opposite the site and all driveways within 100 feet of the site. The centerline of road rights-of-way shall be shown.
✓	Use(s) of existing buildings
✓	Existing landscaping
✓	Dimensions of all structures and lot lines within 50 feet of the site
✓	Existing zoning of the site and all adjacent properties
Proposed conditions	
✓	Scale (minimum of one inch equals 200 feet), north arrow, date of original drawing and any revisions
N/A	Any changes to site dimensions, and completed <i>Lot Split/Combination Application</i>
N/A	Any changes to zoning, and completed <i>Zoning Map Amendment or Text Amendment Application</i>
N/A	Any variances requested, and completed <i>Variance Application</i>
✓	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: AJD

LEGAL DESCRIPTION OF PROPERTY

All that certain real property located in the City of Ypsilanti, County of Washtenaw, State of Michigan, described as follows:

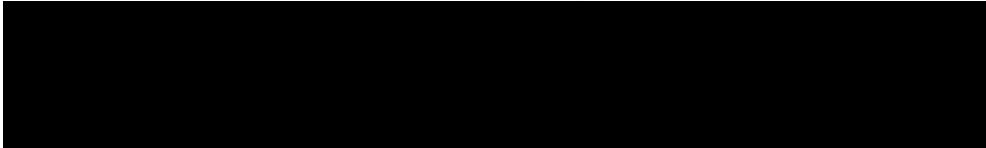
COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF FRENCH CLAIM NO. 691 AND THE EAST RIGHT OF WAY LINE OF NORTH HURON STREET; THENCE NORTH 71°37'33" EAST 327.91 FEET; THENCE NORTH 28°06' WEST 3.58 FEET FOR A POINT OF BEGINNING; THENCE NORTH 85° WEST 7.46 FEET; THENCE WESTERLY 36.42 FEET ALONG THE ARC OF A CURVE, RADIUS 323.051 FEET, CHORD BEARING NORTH 88°13'47" WEST 36.40 FEET; THENCE NORTH 23°39'34" WEST 230.08 FEET; THENCE NORTH 75°54' EAST 20.16 FEET (ASSESSED AS 20.61 FEET); THENCE NORTH 28°06" WEST 12.5 FEET; THENCE NORTH 54°54' EAST 85.14 FEET TO THE WESTERLY LINE OF RAILROAD RIGHT OF WAY; THENCE SOUTHERLY 313.06 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTH 23°23' WEST 88.48 FEET; THENCE NORTH 85° WEST 20.47 FEET; THENCE SOUTH 05° EAST 4.0 FEET; THENCE NORTH 85° WEST 128.32 FEET TO POINT OF BEGINNING, BEING A PART OF THE SOUTHWEST 1 /4 OF SECTION 4, TOWN 3 SOUTH, RANGE 7 EAST.

Tax ID Number: 11-11-04-360-001

Property Owner Authorization

Pursuant to the Site Plan Review Application dated October 19th, 2021, Monarch Acquisitions II, LLC. By David Farbman (Landlord), hereby authorizes the application for site plan review for the real estate located at 2 + 4 West Forest Avenue.

Landlord:
Monarch Acquisitions II, LLC



By: David Farbman
Its: Manager

State of Michigan County of Oakland

On October 15, 2021, before me,  (date) (notary)

personally  appeared,
(signers)

personally known to me

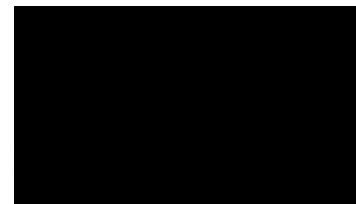
-- OR --

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument

WITNESS my hand and official seal



(notary signature)



My Commission Expires: 11.21.2027



City of Ypsilanti
Community & Economic Development Department

December 15, 2021

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

GENERAL INFORMATION

Applicant: 539 Huron Real Estate Company
539 S. Huron St.
Ypsilanti, MI 48197

Project: Patient Station – Temporary curbside area

Public Hearing Date: December 15, 2021

Location: North of I-94 on east side of Huron. Parcel ID# 11-11-37-101-002

Zoning: "GC" General Corridor

Action Requested: Approval

Staff Recommendation: Denial

PROJECT AND SITE DESCRIPTION

The applicant is applying to expand their Special Use permit. The special permit is currently for medical marijuana provisioning center and recreational marijuana retailer uses. The existing building houses these uses, and the applicant proposes to continue using a curbside pickup strategy. **Patient Station submitted this application as a temporary expansion to their special use permit in September 2021. Planning Commission approved that at their September 15, 2021 meeting. Patient Station then submitted this application as an extension to their September 2021 approval, but this time without the request to continue to use the detached temporary trailer for office uses. Because construction should be starting on the new site plan at any time, the detached temporary trailer may remain on the site but shall not be used for business purposes, rather strictly construction purposes.**

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

Attached at the end of this packet are the minutes from the September 2021 and September 2020 meetings for your reference.

Figure 1: Subject Site Location (2020 Aerial)



Figure 2: Capture of Site Plan

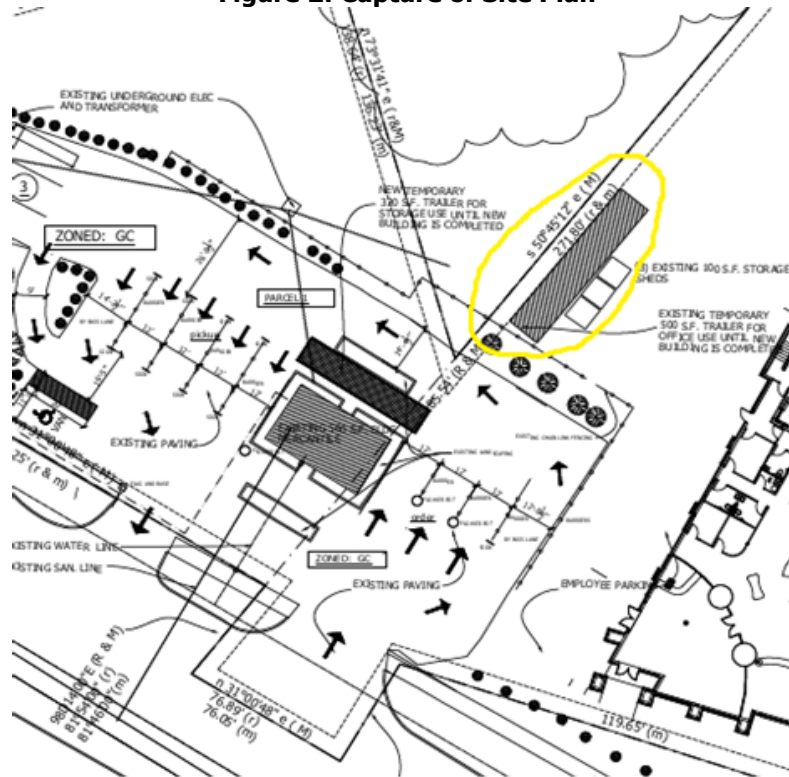


Figure 3: Photograph of Detached Temporary Trailer (September 9, 2021)



Figure 4: Photograph of Site (September 9, 2021)



Figure 5: Photograph of Site (September 9, 2021)



Figure 6: Land Use and Zoning of Surrounding Area

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

HISTORY OF SITE

Patient Station has had many different reviews over the past few years. There are two pending approvals that are yet to be acted on regarding this site:

1. There are proposed plans to build a 9,918 square foot structure south of the existing building, with associated parking and site improvements, and to demolish the existing structure. These plans were previously approved by Planning Commission in June and August of 2018 for medical marijuana provisioning center use. That approval still stands, and the project's detailed engineering plans were approved. The project is currently in the pre-construction phase. Once a few paperwork items are turned in, the project will begin construction; City staff is expecting construction to take place any day now.
2. Planning Commission September 2020 approvals.
 - a. Small addition (~320 square feet) to the rear of the existing building. This is going through building permits currently.
 - b. Temporary curbside traffic circulation area to the rear of the property.
 - c. Note: temporary detached trailer has indeed been used for office purposes throughout the past year, in compliance with the September 2020 approvals.

In terms of Patient Station's history in the past year or so, the following events have occurred:

- September 2020 Planning Commission conditional approval for the permanent small addition to the rear of the existing building, temporary detached trailer for office use for up to a year, and temporary traffic circulation area for up to 90 days.
- City engineers reviewed the plans for the rear traffic circulation area, which was approved as part of the September 2020 approval. Our engineer stated the grading was inconsistent with the previous land survey, the grading was being graded onto the City's property to the rear, and the City's property to the rear had begun to be taken by the applicant. The applicant had cleared trees and natural area on the City's property, to the rear of their property. This temporary traffic circulation area was then held up and could not be approved until this was fixed.
- In early July 2021 Patient Station fixed up the City's property that was taken by replanting about 16 trees and sodding the area.
- Patient Station submitted building plans and are in the building permit process for their small addition to the rear of the existing building, which was part of the September 2020 approval.
- Patient Station has submitted building plans and detailed engineering plans for the new building and site's construction. A few alterations along the way, especially regarding stormwater management and grading had affected their engineering review. In the end, the project's

detailed engineering plans were approved. The project is currently in the pre-construction phase. Once a few paperwork items are turned in, the project will begin construction; City staff is expecting construction to take place any day now.

- September 2021 Planning Commission approval for the 90 day temporary curbside area and storage trailer.

DISCUSSION

Section 122-328 of the Zoning Ordinance requires that an expansion to a special land use go before Planning Commission, subject to the same procedures followed for an original special use permit. There are a few factors in Patient Station's reasoning for their requests, and they are summarized in their attorney Dennis Cowan's letter (dated 11/15/2021; attached in this packet). Here are some of City staff's thoughts on these issues.

COVID-19

In light of COVID-19, Patient Station intends to continue to use curbside ordering. However, the Zoning Ordinance, which outlines the requirements that special uses and site plans need to adhere to, does not allow for relief for a site in dealing with the many variables a pandemic has thrown in. There is no great middle-ground for a such retail business to be able to conduct sales, in a COVID-19-safe manner, while fully adhering to the Zoning Ordinance, an ordinance which inherently assumes society to be healthy.

The City has been lenient in dealing with businesses and curbside operations business may have initiated. It is admittedly difficult to enforce the zoning ordinance while dealing with the COVID-19 pandemic. There are serious health concerns for customers and Patient Station workers to be operating and visiting the business in such a small enclosed space, even if masked and vaccinated.

Curbside

The proposed curbside layout does not easily fall into the zoning ordinance. The zoning ordinance does not allow for drive-through marijuana establishments but this is not a drive-through by the traditional concept of a drive-through. This is vehicle queuing in order to have workers and customers do business in a safe manner.

A curbside approval might be in the form of a Temporary Use Permit, where similar to the previous September 2020 case, Planning Commission could award a third temporary use permit if the City Building or Planning Department authorize the first two. This may be in the form of a "Temporary Seasonal Use." Specifically, the zoning ordinance says "seasonal temporary uses or unusual, nonrecurrent temporary uses, and associated signs may be authorized for up to 30 days." (§122-335.d). Planning Commission may determine that this temporary curbside use is in the scope of a "temporary seasonal use." This temporary use was previously approved of in September 2021, so City staff does not interpret this extension to be a seasonal temporary use, or unusual, nonrecurrent temporary uses, because it has been continual.

If Planning Commission determines a curbside ordering system to be a "drive-through," then the Site Plan should be denied because drive-throughs are not allowed for marijuana retailer establishments (§122-538).

For reference regarding construction and the previous temporary trailer authorization- construction trailers for uses incidental to construction work may be authorized for up to 12 months. City staff may administratively approve such temporary use permit. If the temporary trailer remains on the site, it must remain strictly as a construction trailer.

SPECIAL USE: CRITERIA AND REVIEW

§122-324(b)

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

COMMENTS: The applicant proposes to make medical marijuana provisioning center and recreational marijuana retailer use of the existing building and curbside service for another 90 days. 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.

In September 2020, City staff encouraged that the temporary traffic circulation area do not turn into permanent site improvements. In September 2021, Planning Commission granted a 90 day temporary special use expansion on the basis that the curbside was temporary.

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

COMMENTS: There is some discussion locally, statewide, and federally as to the social and economic impact of marijuana in general. The City's voters strongly supported Proposal 1 to legalize adult-use marijuana by over 78%. However, offensive odor is a consideration, and must be taken into account.

Staff has environmental concerns about the increased use of automobiles and automobiles queueing and idling. However, staff also has public health concerns about Patient Station opening up their retail building and having staff and customers breathing, even if masked/vaccinated, in such a small confined space.

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

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

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

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

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

COMMENTS: This location has access to transportation facilities, with the exception of transit and bicycle.

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

COMMENTS: None are anticipated.

CONDITIONS OF APPROVAL

§122-326

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

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

New items to be addressed (pertinent to expansion):

- In City staff's opinion, the curbside area is beyond temporary because it is being used continually, and is not consistent with the temporary use provisions in §122-335. If approved of by Planning Commission, curbside area shall not become permanent and should be restricted to 90 days to be consistent with the temporary use permit provisions.
- If approved of by Planning Commission, curbside areas shall not store or contain marijuana.
- If approved of by Planning Commission, curbside area shall be lighted in conformance with the zoning ordinance, or Planning Commission shall specify the hours of the curbside service. For example, Planning Commission may specify daylight hours to be 8 am to 6 pm.

SITE PLAN: CRITERIA AND REVIEW

§122-311

STANDING

§122-311(a)

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

REQUIREMENTS

§122-311(b)

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

BUILDING LOCATION AND SITE ARRANGEMENT

§122-311(c)

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

There is one small building (approximately 18'x30'), with a small 320 square foot addition in the process of permitting (approved by Planning Commission in September 2020) in the center of the site, as well as a canopy. Parking is to the north and south of the building.

Referencing §122-335(h)(1), the structures should comply with the regulations of the zoning ordinance, including setback requirements. City staff interprets the present building and site a "Single Story Commercial Building" building type and the permanent addition will need to conform to the requirements thereof.

The applicant stated they will be using the same site plan that was used as part of the September 15, 2021 approval. That site plan is dated 8/17/2021 and is attached in this packet.

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

SITE ACCESS, TRAFFIC, AND PARKING

§122-311(d)

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

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

The applicant wishes to make use of the existing parking lot surface for the curbside area, while keeping four required parking spaces (including the barrier-free ADA parking). Staff is concerned about the access of these parking spaces and the barrier free space when the curbside pickup service is full.

Figure 9: Site Access, Traffic, and Parking

	ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-607	Building entrances	No principal building can be placed on a lot unless the building is situated in such a manner that the front entry into the building faces the street to which the property is addressed.	Front entrance exists.	Unchanged
§122-670	CIRCULATION STANDARDS	CN, C, HC, NC, GC, HHS: Sites <3 acres: circulation plan to ID potential cross and joint access to adjacent parcels Sites >3 acres: block plan	Less than 3 acres	Unchanged
		Easements: nonmotorized plan, ReImagine Washtenaw, other	None	Unchanged
§122-685	PARKING Dimensions	• 9'x18' minimum, exceptions if adjacent to wall or overhang provided • May have 20% small car (8'x16', signed) • May have 10% motorcycle (5x8', signed)	Existing parking dimensions not known. Appear to comply.	Unchanged
§122-685	BARRIER FREE	Barrier free parking spaces must be provided in accordance with the state barrier free design requirements.	1 Barrier Free	Unchanged
§122-683	Access	5' walkway from parking lot to parks, commercial, transit, walkways, institutions; raised/marked crosswalks within parking lot	No raised or marked crosswalks within parking lot. Parking area in the front is compact and vehicles must enter and exit the site in a forward motion. Backing-out onto S. Huron is prohibited.	Unchanged.

Ingress & Egress	• Aligned across ROW, or offset by 25' • >50' from intersection • 20'-30' driveway	Measures between 20 and 30 ft. measures less than 50 fifty ft. from Kramer St. intersection.	Unchanged
Internal Maneuvering	Each driveway providing access to an off-street parking lot containing five or more parking spaces shall be a minimum of ten feet in width. Minimum of 10' in width.	Each driveway is more than 10 ft wide	Unchanged
Surfacing	Durable bonded material in accordance with accepted engineering standards, or alternative surfacing materials to minimize impervious surface and stormwater runoff, employ environmental and other best practices, and achieve low impact design, at the discretion of the City Engineer.	Asphalt in parking lot.	Unchanged
Drainage	Graded and drained to public storm sewers or alternate drainage best practices acceptable to City Engineer. No surface water shall be permitted to drain onto adjoining properties. No surface water drainage from an off-street parking lot shall be permitted to drain across a public sidewalk.	On site storm sewer drain graded in front parking lot.	Unchanged
Setback from Street	Parking lot setbacks are designated by the zoning district in which they are located. An allowed exception are circular drives, which may be located in a required minimum front yard or street side yard, provided that such drives shall be designed so that no parking space is located closer than 25 feet to any street right-of-way line.	Parking located in the rear and side of the building.	Location of parking spaces complies.

	Striping	For parking lots containing five or more spaces, all spaces shall be outlined with three-inch wide strips of white or yellow paint, except that barrier-free spaces shall be blue, with a symbol of compliance in blue, and signed in accordance with the State Barrier-Free Code.	Parking spaces striped, appear to comply.	Complies.
	Wheel Stops	For parking lots containing five or more spaces or accessory to commercial uses, wheel stops or curbing shall be provided for all parking spaces to prevent any vehicle from projecting beyond the parking lot area, bumping any wall or fence, or encroaching upon any landscaping.	Parking spaces have wheel stops, appear to comply.	Unchanged
	Lighting	With the exception of multiple-family dwellings on individual lots containing no more than four units, parking and loading facilities utilized during night-time hours shall be artificially illuminated. All such outdoor lighting shall meet the requirements of §122-609.	Existing light fixtures.	Lighting is not specified for curbside area. If taking place during night hours, lighting shall meet requirements.
	§122-684 Screening & Landscaping (internal)	1 tree per 8 spaces	Over a dozen trees currently on site.	Unchanged
	§122-684 Screening & Landscaping (internal)	1 landscape island for each 16 spaces	No islands: less than 16 spaces	Unchanged
		Islands w trees: 9' wide min and 160' sf Islands w 5' min walkway: 11' wide min Islands: curbed or used for stormwater	No landscaped islands	Unchanged
		All aisle-ends & corners protected w curbed island	None	Unchanged
		3' between curb and planting (5' if vehicle overhang)	Less than 3'	Unchanged
	Screening & Landscaping (perimeter)	Screened in accordance with 122-634 if abutting R1, MD, CN, CN-Mid, CN-SF	Does not abut subject zoning districts.	Unchanged
		3'-4' screen 80% opacity where visible from ROW	Sufficient opacity	Unchanged

		Landscaped areas, walls, structures, walks- must be protected by curbing	Sufficient curbing	Unchanged
§122-691	Motor spaces	BY USE: 1 per 250 square feet of gross floor area of retail = 5.52 (this is using the temporary trailer s.f., therefore 6 required)	4 existing	Unchanged – if temporary trailer is approved then two additional parking spaces required for 6 total spaces. If not approved then four spaces required.
§122-693	Bicycle spaces	1 per 5 motor spaces, minimum of 2	Not known	Unchanged. Bike rack for 2 spaces/loops required.
§122-692	Parking discounts	Transit	None	Unchanged
		Alternative Vehicles	None	Unchanged
		Bicycle	None	Unchanged
		PC discretion, special circumstances not listed above		
§122-672	SIDEWALKS	Provide a sidewalk or shared-use path	Sidewalk existing.	Unchanged
§122-675	TRAFFIC VISIBILITY	Maintain shrubs/other obstructions lower than 30" and trees/other obstructions higher than 8': At driveway: within a 10'x10' triangle formed by the street ROW line and the edge of the driveway At intersection: within a 25' x 25' triangle formed by an extension of the property lines, as measured from the pavement edges.	Sufficient visibility at driveways and intersections.	Unchanged
§122-695	Off-street loading	Commercial- 0 – 1,999 square feet = 0 spaces required	Not known.	Unchanged

New Items to be Addressed (pertinent to expansion):

- If approved, at least four parking spaces including one ADA space must be kept open. If the rear addition is approved by Building Department, two additional spaces on the current site must be kept open.
- If approved, Planning Commission should consider phasing the curbside area out by restricting the number of lanes from four lanes, to two lanes or one lane.
- If approved, curbside area shall be lighted in conformance with §122-609 if used during night hours, or Planning Commission shall specify hours of operation for area.
- If approved, applicant shall provide at least two bike loops/spaces for bike parking.

SCREENING**§122-311(h)**

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

No changes to site lighting or screening are proposed as part of this development.

Figure 10: Screening

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-609 Lighting	• not >0.5 fc at lot line • not >16' in height • not < 0.3 fc anywhere where lighting required. • must average > 0.5 fc across entire area where lighting required.	Unknown	Unchanged. Added temporary traffic circulation area shall be lighted if operated during night hours.
§122-608 Refuse Containers	Masonry enclosure 1' taller than dumpster (no less than 6'), in rear yard, 80% opaque swing door, on a concrete pad	None	Unchanged
§122-631 Landscape plan	Not required	Various existing landscaping on site.	Unchanged
§122-634 Screening Between Land Uses <i>if conflicting use</i>	Not conflicting use.	Plant screening along rear.	Unchanged
§122-636 Street Trees	1 tree per 30' of lineal frontage, centered between sidewalk and back of curb.	Street trees along S. Huron and Kramer St.	Unchanged
§122-638 Site Landscaping	10%	Meets requirement	Unchanged

New Items to be Addressed (pertinent to expansion): If approved, curbside area shall be lighted in conformance with §122-609 if operated during night hours.

STAFF RECOMMENDATIONS: SPECIAL USE

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

Findings:

1. Curbside service was approved as a temporary use in September 2021; renewing such temporary use is not within the intent of the Zoning Ordinance Section 122-335.

STAFF RECOMMENDATIONS: SITE PLAN

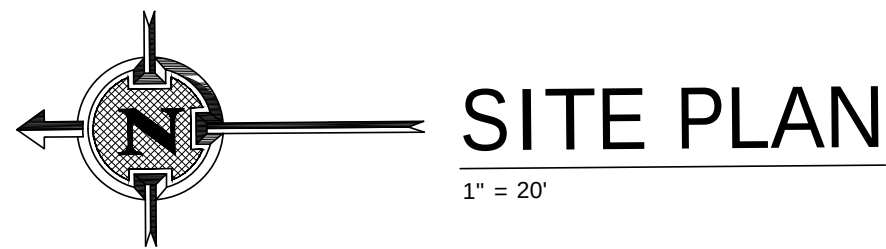
Staff recommends the Planning Commission **approve the denial** of the amended site plan for the Patient Station at 539 S Huron with the following findings and conditions:

Findings

1. The curbside area is beyond temporary, and application's corresponding special use permit application is not consistent with the intent of the Zoning Ordinance Section 122-335.
2. The application does not substantially comply with §122-311.
3. The size of the curbside service may provide issues for access to the parking spaces, including the barrier-free space.

Andy Aamodt
City Planner, Community & Economic Development Division

CC File
 Applicant team



parcel 3:
all that part of French land 680, city of ypsilanti, washtenaw county, michigan, described as follows:
commencing at the intersection of the centerline of huron street and morose avenue; thence south
09 degrees 00 minutes 48 seconds east a distance of 81.13 feet to the centerline of huron street;
thence along the centerline of huron street to the point of beginning; thence south 60 degrees 16 minutes 12 seconds east a distance of 269.08
feet to the centerline of morose avenue; thence south 70 degrees 00 minutes 00 seconds west a distance of
58 degrees 59 minutes 12 seconds west a distance of 86.00 feet; thence north 58 degrees 59 minutes 12
seconds west a distance of 183.00 feet to the centerline of huron street; thence north 31 degrees
59 minutes 12 seconds east a distance of 32.58 feet to the centerline of morose avenue; thence
along the centerline of morose avenue to the intersection of the centerlines of morose avenue and
huron street; thence north 31 degrees 59 minutes 12 seconds east a distance of 33.00 feet to the
centerline of huron street; thence north 58 degrees 59 minutes 12 seconds east a distance of 33.00
feet to the point of beginning; thence south 37 degrees 57 minutes 08 seconds west a distance of 308.44
feet to the centerline of morose avenue; thence south 37 degrees 57 minutes 08 seconds west a distance of
38 minutes 50 seconds east a distance of 111.81 feet to a point of ending.

PROJECT DESCRIPTION: SITE DESIGN FOR PATIENT STATION MEDICAL MARIJUANA PROVIDING CENTER		ISSUED FOR		DATE	
DRAWN BY: DJM				PLANNING	
CHECKED: DJM				8.17.21	
SCALE: 1" = 20'					
DATE: 8.17.21					
JOB NUMBER: 20200022					
TITLE: SITE PLAN					
SHEET NUMBER S1 OF 1				© All rights reserved. This drawing is the property of ROARK CONSULTANTS ARCHITECTS/LLC and shall remain the property of ROARK CONSULTANTS ARCHITECTS/LLC. No part of this drawing shall be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of ROARK CONSULTANTS ARCHITECTS/LLC. AND BE HELD RESPONSIBLE FOR ANY REVISIONS TO THIS DRAWING. THIS DRAWING WAS COMPUTER GENERATED.	
ADDRESS: 539 SOUTH HURON YPLANTI, MICHIGAN		ARCHITECT SIGNATURE:			

SITE PLAN REVIEW APPLICATION
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

Applicant

Name 539 Huron Real Estate Company, LLC		
Address 539 S. Huron St.		
City Ypsilanti	State MI	Zip 48197
Phone [REDACTED]	Email [REDACTED]	

Property

Name of project Patient Station	
Address 539 S. Huron St., Ypsilanti, MI	
List all parcel identification numbers included in development 11-11-37-101-002 (Parcels 1 and 2); 11-11-37-101-006 (Parcel 3)	
Property owner* 539 Huron Real Estate Company, LLC	
Current use Marijuana Provisioning Center	
Proposed use Same	Review Request: Allow approved curb-side pick-up on current site as shown on site plan to continue.
Current zoning General Commercial (GC)	
Legal description of property (may be attached) See attached Legal Description	

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

Signature

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

Signature: 539 Huron Real Estate Company, LLC [REDACTED]	Date: 11-16-21
By: [REDACTED]	
Print Name: Eric Nemeth Managing Member	

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

LEGAL DESCRIPTION

The land referred to in this Commitment is located in the City of Ypsilanti, County of Washtenaw, State of Michigan, and described as follows:

PARCEL 1

Lot 2 and part of Lot 3, PLAN OF CLARKSVILLE, according to the Plat thereof, Recorded in Liber M, Page 1, Washtenaw County Records, described as follows: Beginning at the Northeast corner of said Lot 2; thence Southerly 132.12 feet along the Easterly line of Lots 2 and 3; thence Westerly deflecting 89 degrees 56 minutes 30 seconds to the right 138.64 feet along the Southerly line of said Lot 3; thence Northwesterly deflecting 56 degrees 17 minutes 20 seconds to the right 85.54 feet; thence Northeasterly deflecting 81 degrees 54 minutes to the right 91.25 feet along the easterly line of Huron Street as now laid out and used; thence Easterly deflecting 41 degrees 47 minutes to the right 118.29 feet along the Northerly line of said Lot 2 to the POINT OF BEGINNING.

PARCEL 2

Part of Lot 3 PLAN OF CLARKSVILLE, according to the plat thereof, Recorded in Liber M, Page 1, Washtenaw County Records, and part of French Claim 680, described as follows: Beginning at the intersection of the centerline of Huron Street with the centerline of Monroe Avenue (now abandoned); thence Northeasterly 76.89 feet along the centerline of Huron Street; thence Southeasterly deflecting 98 degrees 14 minutes to the right 271.80 feet; thence Southwesterly deflecting 81 degrees 46 minutes to the right 121.83 feet; thence Northwesterly deflecting 88 degrees 33 minutes to the right 269.07 feet to the center of Huron Street; thence Northeasterly deflecting 91 degrees 27 minutes to the right 90.67 feet along the center of Huron Street to the POINT OF BEGINNING, excepting therefrom that part taken for Highway purposes as set forth in Declaration of Taking, Recorded in Liber 1296, page 428.

PARCEL 3

All that part of French Claim 680, City of Ypsilanti, Washtenaw County, Michigan, described as follows: Commencing at the intersection of the centerline of Huron Street and Monroe Avenue; thence South 31 degrees 00 minutes 48 seconds West a distance of 91.51 feet along the centerline of Huron Street to the POINT OF BEGINNING; thence South 60 degrees 26 minutes 12 seconds East a distance of 269.08 feet; thence South 31 degrees 00 minutes 48 seconds West a distance of 179.39 feet; thence North 58 degrees 59 minutes 12 seconds West a distance of 86.00 feet; thence South 31 degrees 00 minutes 48 seconds West a distance of 150.00 feet; thence North 58 degrees 59 minutes 12 seconds West a distance of 183.00 feet to the centerline of Huron Street; thence North 31 degrees 00 minutes 48 seconds East a distance of 322.58 feet to the POINT OF BEGINNING, which lies Southeasterly of a line described as: Commencing at the intersection of the centerlines of Monroe Avenue and Huron Street; thence North 31 degrees 00 minutes 48 seconds East along the centerline of Huron Street a distance of 26.56 feet; thence South 58 degrees 59 minutes 12 seconds East a distance of 33.00 feet to the POINT OF BEGINNING; thence South 17 degrees 57 minutes 08 seconds West a distance of 308.44 feet; thence South 07 degrees 41 minutes 52 seconds West a distance of 111.81 feet; thence South 27 degrees 38 minutes 50 seconds East a distance of 111.81 feet to a POINT OF ENDING.

Open.27424.90478.26994585-1

EN

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 *Lot Split/Combination Application*
- ☒ Any changes to zoning, and completed *Zoning Map Amendment or Text Amendment Application*
- ☒ Any variances requested, and completed *Variance Application*
- ☒ 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: D.J.M.

11.15.21

EW



November 15, 2021

Planning Commission
City of Ypsilanti
One S. Huron Street
Ypsilanti, MI 48197

Re: Applicant: 539 Huron Real Estate Company, LLC
Address: 539 S. Huron, Ypsilanti, Michigan

Dear Chairperson Dunwoodie and Planning Commissioner Members:

Our Firm and the undersigned represent the owner of 539 S. Huron ("Property") which contains the Patient Station cannabis dispensary. Primarily caused by the COVID pandemic, 539 Huron Real Estate Company, LLC ("Company") needs the continued assistance of the Planning Commission in order to continue doing business in the safest manner possible. Due to their small building size, with the COVID pandemic continuing to affect their operations, the Company has a very serious need to continue their curbside pick-up program.

We are very grateful for the Planning Commission's approval on September 15, 2021 of the original ninety (90) day request for curbside pick-up by customers. This program has been very successful and without incident since the approval. The site plan and program have not changed.

Allow Continuation of Curbside Pick-Up at Patient Station Property

The Company previously presented a Site Plan, which allows for a flow of traffic and curbside pick-up protocol within the Property parking lot. This request for another 90 days is desperately needed by the Company to conduct its business in the safest manner possible.

Early in the COVID pandemic, the Patient Station and the Company determined it was in the best interest of employees and customers to go to a curbside pick-up and home delivery plan for customers. The Patient Station building is extremely small (approximately 550 square feet) and it was not possible to effectively socially distance customers and staff. Without curbside pick-up, customers would have been forced to wait outside in all types of weather and being subject to traffic coming and going from the business.

The curbside pick-up system was put into place, but the City has requested that the Patient Station and the Company formalize this arrangement, which you approved on September 15, 2021.

While some have suggested that the curbside pick-up arrangements are not needed and that the COVID pandemic is slowing due to vaccinations, the daily headlines show that significant risks still exist. The State of Michigan and County of Washtenaw have issued extensive guidelines for businesses to promote practices for the safest environment at their facilities.

ATTORNEYS & COUNSELORS AT LAW

38505 Woodward Ave., Suite 2000 • Bloomfield Hills, MI 48304 • T: (248) 901-4000 • F: (248) 901-4040 • plunkettcooney.com

Planning Commission
City of Ypsilanti
November 15, 2021
Page 2

The City of Ypsilanti certainly recognizes that the COVID pandemic still threatens the public health. Mayor Richardson, on March 25, 2021, issued a Declaration of Local State of Emergency because of the COVID Pandemic (see attached **Exhibit A**). This this Declaration, it is stated:

Therefore, to protect the health, safety and welfare of all residents of the affected area, and throughout the City, County and State, IT IS HEREBY ORDERED that All City employees, officers, boards and commission members take all steps to prevent or alleviate illness and death due to the Covid-19 Pandemic virus including maintaining social distancing, frequently cleaning and handwashing, wearing protective face coverings; and conducting City business virtually where possible.

Further, it was ordered that all City Board and Commission meetings would be held virtually through December 31, 2021. The Ypsilanti City Council, in Resolution No. 2020-069 dated April 6, 2021, adopted the State of Emergency declared by the Mayor (see attached **Exhibit B**).

The Planning Commission's approval of this curbside request would be consistent with the Mayor's Declaration, the City Council's Resolution, and guidelines issued by the State of Michigan and Washtenaw County. Each business and organization must adapt as best as possible for so long as the COVID pandemic threatens our collective health. No business facility or building was constructed with a COVID pandemic in mind. As a result, this curbside pick-up arrangement will work and allow its business to serve its customers and protect their health at the same time. To approve this request will assist in the City's stated goal "to protect the health, safety and welfare of all residents."

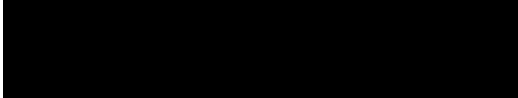
Please know that the Company has submitted plans for its new building, which are in process with the Building Department, and is about to commence construction. As a result, this request will only be temporary for up to a year to allow the new building to be constructed. Then, the existing structure will be demolished and a future curbside pick-up arrangement will, hopefully, no longer be needed.

We respectfully request you approve an additional 90 days to continue to allow curbside pick-up. We thank you for your thoughtful consideration of this request and look forward to discussing this matter with you at your December 15th meeting.

Sincerely,



Dennis G. Cowan



DGC/cmw
Attachments
cc: Eric Nemeth
Jeffrey Schroder
Open.26776.74384.27542930-1

EXHIBIT A

**CITY OF YPSILANTI, MICHIGAN
1 South Huron Street, Ypsilanti, MI 48197
Office of the Mayor**

**DECLARATION OF LOCAL STATE OF EMERGENCY
BECAUSE OF COVID-19 PANDEMIC**

March 25,2021

WHEREAS, the World Health Organization declared a world-wide pandemic because of the outbreak of the Novel Coronavirus, Covid-19, and

WHEREAS, The Washtenaw County Health Department has confirmed cases of local individuals who have a severe acute respiratory illness caused by the novel coronavirus (Covid-19) or “the Pandemic”, and

WHEREAS, Washtenaw County Health Department has identified that Pandemic cases in the 48197-48198 area code are rising at a higher rate and are disproportionately affecting communities of color and continue to be a serious threat to the safety and well-being of the residents, and

WHEREAS, The Bureau of Epidemiology and Population Health at the State Health Department have identified that Covid cases and hospitalizations in Michigan are trending up and warn of a third wave, and

WHEREAS, The Washtenaw County Health Department has identified both the B.1.1.7 variant, known as the UK variant and the B.1.3.5. variant, known as the South African variant are present in Washtenaw County and that both variants spread more rapidly and are harder to control, and

WHEREAS, The Washtenaw County Health Department reports that the transmission of the Pandemic virus is accomplished by human-to-human contact and can be significantly controlled by limiting such contact, and

WHEREAS, pursuant to the Open Meetings Act, public bodies may meet entirely remotely after March 31, 2021 and up to December 31, 2021 if a local state of emergency has been declared; and

WHEREAS, COVID-19 still poses a very real danger to the residents of Ypsilanti and positive cases are still regularly occurring despite efforts to vaccinate the population; and

WHEREAS, the Washtenaw County Health Department reports that the Covid-19 Pandemic has and is greatly negatively affecting the safety, health and welfare of the residents and especially our minority and senior residents, of the 48197 and 48198 zip code zones at a higher rate than the rest of the County of Washtenaw, State of Michigan; and

WHEREAS, due to the sustained presence of COVID-19 in the City of Ypsilanti, public bodies in the City can protect the public if they meet remotely to avoid unnecessary exposure to the members of the body and the members of the public; and

WHEREAS, given the above and pursuant to MCL 30.410 of the Emergency Management Act, the Washtenaw County Board of Commissioners, declared a local state of emergency within Washtenaw County as of March 17, 2021; and

Now, Therefore, Pursuant to the authority granted me as Mayor by MCL 30.410, the Charter of the City of Ypsilanti, the Ordinances of the City of Ypsilanti, and City Code Chapter 34, and the reasons stated above, I, Lois Richardson, Mayor of the City of Ypsilanti, **do hereby declare a LOCAL COVID-19 PANDEMIC EMERGENCY** in the City of Ypsilanti, and specifically the 48197 and 48198 zip code zones within the City.

I further find that in-person meetings in the affected areas during the Covid-19 Pandemic, despite precautions, because of the high rate of impact on the affected

areas, still present an unreasonably high risk to the health, safety and welfare of participants.

I further find that without a remote option to participate in public meetings and public comment, members of the public could unnecessarily expose themselves to Covid-19 by participating in public meetings in an in-person setting; and

Therefore, to protect the health, safety and welfare of all residents of the affected area, and throughout the City, County and State, it is hereby ORDERED, that All City employees, officers, boards and commission members take all steps to prevent or alleviate illness and of death due to the Covid 19 Pandemic virus including maintaining social distancing, frequently cleaning and hand washing, wearing protective face coverings; and conducting City business virtually when possible.

It is additionally ORDERED that that until December 31, 2021, and until further notice all in-person meetings of the Ypsilanti City Council, boards and commissions are to be held virtually, i.e., remotely, pursuant to the Open Meetings Act.

Lois Richardson, Mayor of City of Ypsilanti



EXHIBIT B

Resolution No. 2021-069
April 6, 2021

RESOLUTION APPROVING STATE OF EMERGENCY DECLARED BY THE0 MAYOR BECAUSE OF COVID 19 PANDEMIC

IT IS RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI that:

Whereas, the United States of America, the State of Michigan, the County of Washtenaw and the City of Ypsilanti, and indeed, the world, are in the midst of a medical Covid 19 virus pandemic, and

Whereas, the pandemic is a severe threat to the health, safety and welfare of the residents of the City of Ypsilanti, and the Covid 19 virus is spread by close physical proximity of persons, and

Whereas, the City Council and City boards and commissions have been meeting virtually because of the danger of contracting the Covid 19 virus during in-person meetings, and

Whereas, virtual meetings were authorized by Act 254 of the Public Acts of 2020, and

Whereas, Act 254 of the Public Acts of 2020 allows virtual meetings in case of a local emergency, and

Whereas, Washtenaw County has declared a local, state of emergency, and,

Whereas, the Washtenaw County Health Department statistics show that the City of Ypsilanti, zip codes 48197 and 48198 have the highest rates of Covid 19 virus infection in the county, and

Whereas, Ypsilanti Mayor Lois Richardson has declared a local state of emergency in the City of Ypsilanti because of the continued Covid 19 virus pandemic risk and danger,

NOW THEREFORE, the City Council of the City of Ypsilanti does hereby approve and adopt the State of Emergency declared by the Mayor and in accordance with Act 254 of the Public Acts of 2020 determine and order that meetings of Ypsilanti City Council and all boards and commissions shall be virtual until December 31, 2021, or until further action of the Mayor and City Council.

OFFERED BY: Council Member Morgan

SUPPORTED BY: Council Member Somerville

YES: 6 NO: 0 ABSENT: 1 VOTE: CARRIED
(Symanns)

I do hereby certify that the above resolution is a true and correct copy of Resolution 2021-069 as passed by the Ypsilanti City Council, at their meeting held on April 6, 2021.

Andrew Hellenga, City Clerk

MEETING MINUTES - APPROVED
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

APPROVED MINUTES

1

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)

APPROVED MEETING MINUTES
Planning Commission - Virtual Meeting
Wednesday, September 16, 2020 – 7:00 P.M.

Please be advised that due to COVID-19, City Hall will not be open to the public. This meeting will be held electronically on a video conferencing application in accordance with Governor Whitmer's Executive Order. The access code is posted in the Public Notice on www.cityofypsilanti.com and attached in the packet. The public may choose to participate during Audience Participation or the Public Hearing through the video conferencing application, or may submit e-mailed comments to aaamodt@cityofypsilanti.com by 4 pm, September 16.

I. Call to Order

II. Roll Call

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

III. Approval of Minutes

- August 19, 2020 Meeting

Motion to approve

Offered By: Commissioner Hollifield; Seconded By: Commissioner Jugenitz
Approved: Yes – 7; No – 0; Absent – 1 (Simmons)

IV. Audience Participation

Open for general public comment to Planning Commission on items for which a public hearing is not scheduled. Please limit to five minutes.

Motion to open audience participation.

Offered By: Commissioner Hollifield; Seconded By: Commissioner Jugenitz
Approved: Yes – 7; No – 0; Absent – 1 (Simmons)

Motion to close audience participation.

Offered By: Commissioner Jugenitz; Seconded By: Commissioner Hollifield
Approved: Yes – 7; No – 0; Absent – 1 (Simmons)

V. Presentations and Public Hearing Items

- Special Use Permit & Limited Site Plan Review: Automobile Sales at 505 Tyler Rd.
City Planner Andy Aamodt presented the SUP and LSP.
Former medical office that has been vacant for a year. There is no changes to the layout

of the site except for parking space parking. The parcel is less than half an acre. Staff believes this use conforms to the provisions and requirements of the zoning ordinance. There would be the maximum of 13 automobiles at the site. Site will not be conducting auto repairs. Staff believes the site is designed well for the proposed use. The commission can specify hours of operation and screening. If that is not specified, the applicant would need to create a lighting plan. Staff had concern about wheel stops, they need to be moved so no vehicle overhangs the sidewalk. The applicant shall provide at least one barrier one free barrier free parking spot.

Applicant is working on edging the sidewalk and is currently taking care of it. There will be three employees max at the location at the same time. They're planning on having hours of operation from 10-6pm.

○ Public Hearing

Motion to open the public hearing

**Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Hollifield
Approved: Yes – 7; No – 0; Absent – 1 (Simmons)**

n/a

Motion to close the public hearing.

**Offered By: Commissioner Hollifield; Seconded By: Commissioner Jugenitz
Approved: Yes – 7; No – 0; Absent – 1 (Simmons)**

*Motion that the Planning Commission **approve** the Special Use Permit for automobile sales use at 505 Tyler Rd. with the following findings and conditions:*

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

Conditions: Special use approval shall be subject to approval of site plan.

**Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Hollifield
Approved: Yes – 7; No – 0; Absent – 1 (Simmons)**

*Motion that the Planning Commission **approve** the Limited Site Plan for 505 Tyler Rd. with the following findings and conditions:*

Findings:

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

Conditions:

- *Wheel stops must be placed in a manner so that no vehicle may park on or hang over any part of the sidewalk.*
- *Signage to be applied for separately.*
- *Parking spaces shall be striped in accordance with the zoning ordinance §122-685.*
- *At least one barrier free parking space shall be provided.*
- *Applicant shall confirm number of employees on maximum shift.*
- *Applicant shall provide 3 bicycle parking loops.*

- *Trash storage area must be on a paved surface, and screened with an enclosure conforming with §122-608f.*
 - *Hours of operation shall be 10am-6pm or sunset, whichever may occur later, unless a lighting plan conforming with the provisions of §122-609 is submitted and approved.*
- Friendly amendment offered by Commissioner Hollifield: Hours of operation beginning at 8am.***

Friendly amendment accepted by commissioner Davis Jr.

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

Approved: Yes – 7; No – 0; Absent – 1 (Simmons)

- Special Use Permit & Limited Site Plan Review: Recreational Marihuana Microbusiness at 815 Huron River Drive.

Andy Aamodt provided a staff report. Application for a recreational marijuana microbusiness use. The site is currently is a laundromat with a barber shop. The parcel is under 1 acre. This is the first microbusiness application the City has seen.

Proposal includes solar panels, and a green roof.

Staff recommends approval with conditions.

There are concerns about windows being removed, single story buildings are required to have 50% transparency on the façade.

Lowell Street is a southbound one way, and this could cause issues. Staff would like to see parking lot screening.

Commissioner Dunwoodie has concerns about existing trees being removed to satisfy staff recommendations for screening.

Applicant: Mo. The laundromat is vacant, and the barbershop is not. The existing windows will stay, and they are planning on adding additional windows.

Commissioner Davis Jr. asked if the applicant would have any difficulties adding additional screening without removing the existing trees.

- Public Hearing

Motion to open the public hearing.

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

Approved: Yes – 7; No – 0; Absent – 1 (Simmons)

n/a

Motion to close the public hearing.

Offered By: Commissioner Hollifield; Seconded By: Commissioner Donnelly

Approved: Yes – 7; No – 0; Absent – 1 (Simmons)

*Motion that the Planning Commission **approve** the Special Use Permit for recreational marihuana microbusiness use at 815 Huron River Drive with the following findings and conditions:*

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

Conditions: Special use approval shall be subject to approval of site plan.

Offered By: Commissioner Jugenitz; Seconded By: Commissioner Hollifield

Approved: Yes – 7; No – 0; Absent – 1 (Simmons)

*Motion that the Planning Commission **approve** the Limited Site Plan for 815 Huron River Drive with the following findings and conditions:*

Findings:

- *The application substantially complies with §122-311.*

- *The existing building and site design are legal nonconforming under §122-352*

Conditions:

- *The amount of ground-floor transparency shall not be decreased at the retail portion of the building.*

- *Applicant provide an elevation view of the eastern façade*

- *Applicant provide a "right turn only" directional sign for vehicles exiting onto Lowell Street.*

- *Applicant provide off-street parking landscaping or screening in conformance with 122-684 and 122-675 that does not jeopardize existing street trees.*

- *Bike rack shall contain five spaces/loops.*

- *Applicant shall submit a lighting plan conforming with the provisions of 122-609.*

- *Applicant shall confirm height of dumpster enclosure conforming with 122-608.*

Offered By: Commissioner Jugenitz; Seconded By: Commissioner Hollifield

Approved: Yes – 7; No – 0; Absent – 1 (Simmons)

- Special Use Permit Expansion & Site Plan Review: Medical marijuana provisioning center/recreational marijuana retailer at 539 S. Huron St.
 - Tabled from August 19, 2020 MeetingStaff presentation – there has been a little bit of change to the proposed plans. The applicant is now applying to make the trailer connected to the rear an expansion of the building. The second trailer will be an accessory structure. A temporary traffic circulation plan has been provided. The proposed traffic circulation area on crushed gravel, should also follow the Temporary Use Permit review standards. Crushed gravel is not an acceptable permanent surface according to the zoning ordinance. Staff recommends the Planning Commission approve the Special Use Permit expansion for the Patient Station at 539 S Huron with findings and conditions. Commissioner Dunwoodie has concerns over approving one temporary drive-up after not approving a similar request in the past. Andy Aamodt stated that this temporary curbside service is allowed because of the pandemic. Applicant: Dennis Cowan and Jim Nemeth from Patient Station clarified questions from the commission. They do plan to bring a lighting plan.

The commission discussed roles of the building department and the planning commission concerning temporary permits

Commissioner Dunwoodie does not see the point of approving a temporary traffic

circulation area that does not use material approved by engineering.

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

Findings:

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

Conditions

- 1. Special use expansion approval shall be subject to approval of site plan and applicable site plan conditions.*
- 2. Temporary trailer and gravel traffic circulation area shall not become permanent.*
- 3. Temporary trailer and traffic circulation area shall not store or contain marijuana.*
- 4. Temporary traffic circulation area shall operate only during daylight hours until such time as the applicant provides a lighting plan conforming with the provisions of §122-609.*

**Offered By: Commissioner Jugenitz; Seconded By: Commissioner Donnelly
Approved: Yes – 4; No – 3 (Davis Jr., Hollifield, Jugenitz) ; Absent – 1 (Simmons)**

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

Findings

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

Conditions

- 1. Staff recommends the temporary trailer shall remain on the site for no longer than one year, or until the future building is granted a Certificate of Occupancy, whichever is less.*
- 2. Temporary trailer and temporary warming booths shall be inspected and permitted by the Building Department.*
- 3. The third temporary use permit will take effect only after the first two are permitted by the Building Department.*
- 4. Gravel must not exceed barricade boundaries on site plan, and area must be restored after expiration of temporary use permit.*
- 5. Temporary traffic circulation area shall be graded in a manner that does not convey stormwater onto adjoining properties.*
- 6. Applicant shall receive approval for traffic circulation area by City Engineer.*
- 7. Applicant shall provide at least two bike loops/spaces for bike parking.*
- 8. Temporary traffic circulation area shall be lighted in conformance with §122-609 if used during night hours.*

**Offered By: Commissioner Jugenitz; Seconded By: Commissioner Donnelly
Approved: Yes – 6; No – 1 (Hollifield) ; Absent – 1 (Simmons)**

VI. Old Business

- Draft Bylaws Amendment

*Motion that Article V- Meetings, Section 5. to be amended as follows:
Section 5. The normal order of business at meetings shall be as follows:*

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

**Offered By: Commissioner Hollifield; Seconded By: Commissioner Jugenitz
Approved: Yes – 7; No –0; Absent – 1 (Simmons)**

VII. New Business n/a

VIII. Future Business Discussion / Updates The sustainability commission recommended approval of the sustainability plan. The commission will want to hold a joint meeting before the next PC meeting.

IX. Committee Reports

- Committee Discussion
- Non-Motorized Committee Report
Commissioner Davis Jr. updated the commission. Closed captioning service is being provided by a third party which is helpful. Draft of the report is being worked on, hopefully delivered to the Commission by February.
- Housing Affordability and Accessibility Committee Report
Commissioner Jugenitz updated the commission. Formal findings to council will be scheduled in October. Washtenaw Housing Alliance will be hearing findings next week.

X. Adjournment

Motion to adjourn

**Offered By: Commissioner Donnelly; Seconded By: Commissioner Jugenitz
Approved: Yes – 7; No – 0; Absent – 1 (Simmons)**