

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE JULY 6, 2021 WORK SESSION**

Supervisor Stumbo called the meeting to order at approximately 6:00 p.m.

Members Present: Supervisor Stumbo, Clerk Heather Jarrell Roe, and
Treasurer Eldridge
Trustees: Gloria Peterson, Debbie Swanson,
Jimmie Wilson, John Newman

Members Absent: none

Legal Counsel: Wm. Douglas Winters

1. INDUSTRIAL AND COMMERCIAL REVITALIZATION DISTRICT

.....**CARLISLE WORTMAN**

Ben Carlisle from Carlisle Wortman presented information on the proposed industrial and commercial revitalization district. The district was described geographically and he discussed unique advantages to the location. He said during the last couple of years we have had discussion on what types of marijuana businesses should be allowed in the Township and where those locations should be located since legalized in late 2018. He said working through this they realized there was an opportunity to use the emerging marijuana use market in addition to economic development to lead to job creation and job growth and a revitalization of an area that has been under-developed and under-utilized throughout the history of the Township. He said the proposal is to create a new district to stimulate an area that focuses on high tech, logistics, research and development, and the emerging marijuana market in an area that has needed significant investment in economic development. He said this is an employment driven opportunity for the Township. Mr. Carlisle stated the area they are proposing is currently zoned is a mix of industrial and commercial zoning. He said this area has 86 vacant parcels, 20 of those are owned by the Township. Mr. Carlisle stated some of challenges in the area that would need township attention but said most would be water and sewer services and blight throughout this area.

CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE JULY 6, 2021 WORK SESSION
PAGE 2

Trustee John Newman asked if the township would have to pursue the types of businesses that were described, or if business usually seek out the township instead. Mr. Carlisle explained that it could be both, but that some industries are actively searching for optimal parcels.

Trustee Wilson ask about I1 and I2 districts, if those would be included here. Mr. Carlisle explained the larger zoning project that this would be rolled into. Trustee Wilson also stated that he did not believe the retail marijuana places made sense in this area. Mr. Carlisle explained that most large growers and processors will not locate to a place where they cannot also have a small retail space. He asked if residents would get priority and discounts in obtaining licenses. Mr. Carlisle stated that would not be part of zoning so he could not comment on that.

Trustee Newman asked if the cost of the infrastructure work had been studied yet. Mr. Carlisle said that is something that would need to happen still.

Trustee Swanson asked for clarification on the warehouse uses.

Clerk Jarrell Roe expressed that it was a great space to revitalize, and an exciting opportunity. She said that despite various criticisms about addressing marijuana uses in the township, the board has been intentional in thinking about the issue and that great things often take time to come to fruition. She is looking forward to the uplifting of this area in the township.

Supervisor Stumbo thanked Mr. Carlisle for the presentation. She explained that she was excited about lifting up the area, making needed improvements to bring new industries and new good paying jobs to the community. She explained the extensive outreach that occurred during the master plan process, public meetings, workshops and focus groups, and that marijuana uses never appeared to come up as a priority for residents. However, she knows that some people do see it as a priority. She stated that this area and location is unique and sees it as a win win.

Trustee Swanson raised a question about licensing as it relates to social equity and wants to ensure that we do touch on social equity as it relates to this issue.

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE JULY 6, 2021 WORK SESSION
PAGE 3**

Supervisor Stumbo asked if there were any public comments.

Arloa Kaiser, Township Resident stated that the location sounds good because it would be an area where cars can go in and out without bothering the mainstream of traffic and would not impact the neighborhoods.

Gerald Griffin, GMG Public Affairs (Brighton MI) applauded the township for their forward thinking on not having a cap to the number of marijuana businesses. However, he would like to see the township revisit the locations for retail and not to pigeon hole them into one district.

Floki Ivy, Township Resident questioned how much outreach the township had done, how much research the board actually put into marijuana. She stated that the proposed location smells bad and that there isn't public transportation that extends to that area, so residents wouldn't be able to get there.

Alex Thomas, Township Resident said that he was glad to see that the township was not proposing a cap on the number of places, but didn't believe that the township had done enough outreach to the community. He said this area would not be a good area for a retail business.

Clerk Jarrell Roe explains that she received a comment via email and requested to read it into the record from Township Resident, Joann McCollum, "I am not able to make meeting but I did look at the presentation online and it looks very good, I wouldn't mind having such an impressive business section within the Township".

Trustee Wilson stated he was glad that the board would have a joint meeting with our planning commission to move this forward.

Trustee Peterson clarified that first we have to set the zoning and then it would go to a Public Hearing where the public is invited before a decision would be voted on by the board. Trustee Peterson stated the zoning issue would be handled first.

The meeting was adjourned at approximately 7:00PM.

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE JULY 6, 2021 WORK SESSION
PAGE 4**

Respectfully Submitted,

**Heather Jarrell Roe, Clerk
Charter Township of Ypsilanti**