

Community Support Letters

Section 2

Dear Ann Arbor Planning Commission,

My name is Vid Martin. I own and live at 332 S Ashley St. As the immediate neighbor to the planned consumption lounge I initially had reservations about the project. I worried the new attraction would increase loitering. However, I was assured that there will be ample space inside of the consumption lounge waiting area to deter gatherings of people outside. They also shared their plans to operate on a reservation only system so to keep from overcrowding at any time inside or out. They have been responsive in the past to concerns with being proactive to address possible noise and parking issues, and I am able to contact them if new issues arise. They informed me that if people violate their rules they have set protocol to deal with situation and they will not be allowed to back to their shops in the future.

They have been good neighbors for several years and I am interested at what this new lounge can bring to the area. Another concern that was addressed during our conversation was odor control I had about the smell of marijuana on the street. They have been open to share all of their plans and seems they are going above and beyond what's necessary for mitigating odor or smoke leaks. Over four years there have been few issues and when there was a concern they were available and attentive to quickly dealing with it.

Sincerely,

A handwritten signature in black ink that reads "Vid Martin". The signature is written in a cursive style with a large initial "V".

Vid Martin
332 Ashley St
Ann Arbor, MI
48104



Colliers International
1955 Pauline Blvd., Ste: 400
Ann Arbor, Michigan 48103

December 19, 2020

To: Planning Commission

Re: Marijuana Consumption Center

Raised in Ann Arbor with beginnings in retail distribution, I have been dedicated to the area's business real estate and community. With over 30 years in the industry, I have become the leading agent in commercial transactions – leases, developments, business placements, purchases, and more – in Washtenaw County. To date, our team is responsible for nearly 70% of all commercial real estate deals in Washtenaw County.

I am writing this letter in support for a marijuana consumption center to be located at 336 S. Ashley street, Ann Arbor, MI 48104. This is an ideally located property in the commercially zoned business district of Ashley street for a consumption center. The center will add to the variety of businesses and will help with adding foot traffic to the region, which will continue to stimulate the economic growth of Ashley street and the surrounding downtown area.

Please contact me if for any questions,

Sincerely,

A handwritten signature in blue ink, appearing to read "Jim Chaconas".

Jim Chaconas
Colliers International
Senior Vice President Ann Arbor
734-994-3100

2Mission Design and Development
116 W. Washington Street
Ann Arbor, Michigan 48104

December 18, 2020

To: The Planning Commission

Re: Marijuana Consumption Center

For more than 20 years, 2mission's principals have taken on complex real estate projects and developed a portfolio of award-winning properties. We have watched many positive changes occur in Ann Arbor's downtown business district.

We are writing this letter in support of a marijuana consumption center to be located at 336 S. Ashley street, Ann Arbor, MI 48104. We support most local businesses and believe this ideally located consumption center will certainly draw more foot traffic to the downtown area which will help to continue in the economic growth of Ashley and the surrounding downtown streets.

Please contact us if there are any questions,

Sincerely,



Jon Carlson
2Mission
Owner



Varsity Barber Shop
105 E. Liberty Street
Ann Arbor, Michigan 48104

December 16, 2020

To: The Planning Commission

Re: THC Consumption Center

The Varsity Barber Shop has been operating in its current downtown location for the past 100 years. As a third-generation barber, I have had the pleasure to server the Ann Arbor community for the past 15 years.

Our clientele consists of a broad spectrum of all people in the downtown area, both Ann Arborites and commuters; businesspeople and owners, and we have come to know many of our repeat customers very well over the years. The conversation of consumption centers have been discussed often and openly between our staff and customers, and we have come to the consensus that there is practically a unanimous belief that there is a great amount of support and a need for a marijuana consumption center in downtown Ann Arbor.

We support new small businesses who are making the investment in Ann Arbor, and we are writing this letter to support the proposal of the marijuana consumption center to be located at 336 S. Ashley street. We believe the Liberty consumption center will be a wonderful addition for both the citizens and the business community alike.

Please contact us if there are any questions,

Thank you,

A handwritten signature in black ink that reads "Mike Bigelow".

Mike Bigelow
Varsity Barber Shop
Owner

A handwritten signature in black ink that reads "Tony".

Tony

A handwritten signature in black ink that reads "Bryan".

Bryan

Re: Liberty Consumption Lounge At 336 Ashely St
December 2, 2020

A representative from Liberty reached out to us and explained their intent to open a consumption lounge on Ashley St. I operate the Mobile Gas Station and Main St Convenience at Main and Williams. I think bringing more people and traffic benefits the neighborhood and us as a neighboring business. From what I have seen, they have been safe and responsible in running their current business, and I believe that pattern will carry into this new endeavor.

Regards,

A handwritten signature in cursive script, appearing to read "Jordan White".

U-Mich Properties
Bartholomew Fisher
321 S. Main St. #300
Ann Arbor, Michigan 48104
December 22, 2020

To: Planning Commission

Re: Support for a Marijuana Consumption Center on Ashley Street

I am writing in support of a marijuana consumption center to be located at 334-336 S. Ashley street, Ann Arbor, MI 48104.

I have owned and operated student housing and placement for University of Michigan students for the past 25 years. I thoroughly understand the needs, wants and concerns as well as the problems of having student housing. There is an undeniable economic impact of students' buying power in our downtown retail district, benefiting all of Ann Arbor. Our lease does not allow for consumption in our residential buildings, but those stipulations are not always adhered to; and mostly because there is nowhere else to go. I have come to know that there is certainly a need and want for establishing a safe, clean and well-ventilated consumption center. And, quite frankly, there should have been one in Ann Arbor a long time ago!

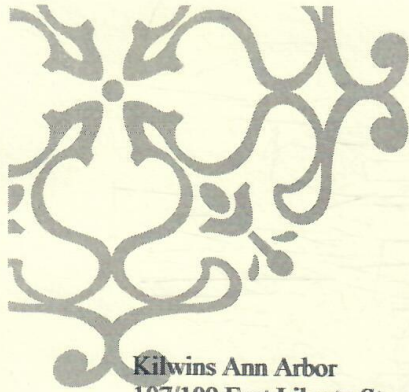
I am a fierce supporter of existing local businesses in the downtown area and am certainly a supporter of this new consumption center. I think the planning commission should support this, and any new business in their effort to invest in this incredible city! The new consumption center, next to the provisioning center, is ideally located on Ashley street, and will certainly infuse more interest and generate for local foot traffic to the downtown area.

Please contact me for any question.

Sincerely,



Bart Fisher
Umich Properties
Owner



Kilwins®

"Sweet in every Sense since 1947"



December 16, 2020

Kilwins Ann Arbor
107/109 East Liberty Street
Ann Arbor, Michigan 48104

To: The Planning Commission

Re: Marijuana Consumption Center

Our family owned retail and commercial businesses have been operating in downtown Ann Arbor for the past 40 years. We have watched many changes occur in the business district, especially over the last decade.

I am writing this letter in support of a Marijuana Consumption Center located at 336 S. Ashley street, Ann Arbor, MI 48104.

It is my belief that this group of entrepreneurs, who have been part of this Ashley Street revival, will continue to be respectful, conscientious members of the business community. They will strive to continue growth of both Ashley Street and the surrounding area. This Consumption Center will continue to positively affect the surrounding businesses by keeping consumers in the downtown area that wish to continue to shop, eat, and enjoy what Downtown Ann Arbor has to offer.

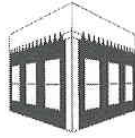
Please contact us if there are any questions,

Thank you,

Chera Tramontin
Kilwins Ann Arbor
734-769-7759
Owner

Kilwins Ann Arbor
107-109 E. Liberty St., Ann Arbor, MI 48104
734-769-7759 AnnArbor@Kilwins.com
An independently owned and operated franchise of Kilwins Chocolates Franchise, Inc.





THE
ANN ARBOR CLUB

December 7, 2020

TO: The Planning Commission

RE: Consumption Center

I am writing this letter in support of a consumption center located at 336 S. Ashley street.

Over the last 10 years, I have watched many great improvements occur to the properties in the commercially zoned area of the 300 block of Ashley street. I believe this group of young entrepreneurs who have been a part of this Ashley revival will continue to be respectful, conscientious members of the business community and will strive to further the growth of this area. I have had the pleasure of working with them over the years and I've always admired their tireless work ethic, dedication to their projects and overall love for the downtown area.

Not only is this consumption center ideally located for this type of business, but the addition will create other positive benefits to the surrounding establishments located on Ashley and it's adjacent streets. Supporting such projects will inspire future entrepreneurs to help attract more positive businesses like this which will generate a healthy, diverse and more vibrant downtown for our great residents and proud business owners.

Sincerely,

David Smith
President

The Ann Arbor Club
103 East Liberty Street
Suite 300
Ann Arbor, Michigan 48104

Liberty Consumption
12/6/20

To Whom it May Concern:

I am Don Kwon, the owner of Kosmo's Bop Shop on Ashley - down the block from Liberty Dispensary. Their general manager reached out to us and explained their intent to open a new consumption lounge in the next door space. I support this endeavor. I think the area will benefit from a wider variety of business and it's encouraging to see investments in nearby businesses during these turbulent times. After discussing their plans for the space I feel they will be responsible and limit any potential nuisance to the neighborhood. With foot traffic at a record low this new business has potential to reinvigorate the area and bring people to this part of downtown. In the past they have supported Kosmo's and we have discussed partnering more in the future. I look forward to welcoming this new project to the neighborhood.

Don Kwon
Owner, Kosmo's Bop Shop

A handwritten signature in blue ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

December 17, 2020

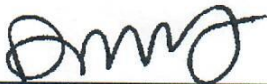
To: The Planning Commission

Re: 336 S. Ashley Street Marijuana Consumption Center

I am writing in support of a marijuana consumption center located at 336 S. Ashley street, Ann Arbor, MI 48104.

Babs Underground is a bar located at 213 S. Ashley and we have been in business in the Ashley district since 2004. We support new and existing local businesses in the downtown area and are supportive of new businesses investing in this beautiful city, especially in uncertain times. The new consumption center is located on one of Ashley Street's commercially underdeveloped blocks and will bring in foot traffic and interest to the Ashley district.

Sincerely,



Devon Bartelme
Babs Underground
734-218-0830



**Cherry Republic
223 S. Main Street
Ann Arbor, Michigan 48104**

To: The Planning Commission

Re: Liberty Consumption Center

On behalf of Cherry Republic, our corporate offices and local office, we support of a marijuana consumption center to be located at 334-336 S. Ashley street, Ann Arbor, MI 48104.

Cherry Republic has had the pleasure of serving the residents and visitors of Ann Arbor for the last 10 years. There is nothing like the energy of a college town, and our Ann Arbor store is living proof!

We support new and existing local businesses in the downtown area and am excited for this new business to invest into this beautiful city. The new Liberty consumption center will be in a perfect location on one of Ashley street's prime business district blocks, and will certainly bring in more out-of-town and local foot traffic to the entire downtown area. We are happy to have the Liberty group as neighbors.

Please call with any questions, and please come in and visit us!

Thank you,

Bob Sutherland
President

Rita Jourdan
Ann Arbor Store Manager
734-585-5231

Cherry Republic



Dykema Gossett PLLC
39577 Woodward Avenue
Suite 300
Bloomfield Hills, MI 48304

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Email: SEstey@dykema.com

April 26, 2021

Via Email

City of Ann Arbor
Attn: Planning Department – Alexis DiLeo
Larcom City Hall
Second Floor
301 E. Huron St.
Ann Arbor, MI 48104

Re: Special Exception Use – Operational Summary Designated Marijuana Consumption Facility - 336 S. Ashley, Ann Arbor, MI

Dear Ms. DiLeo:

As you know, we represent GS Ashley, LLC d/b/a Liberty Cannabis (“Liberty”) with respect to the above referenced matter. On January 27, 2021, Liberty applied for special exception use approval, Project #SEU21-001 (“Application”), to operate a Designated Marijuana Consumption Facility (“Center”) located at 336 S. Ashley, Ann Arbor, MI (“Property”). Over the past few months we have been working with you and the consultants through the review process. Based on the City’s review some questions have arose regarding the traffic generation and the overall operation of the Center. This supplemental letter is to provide you with a summary of information from our Application and to highlight some of the key aspects of the Center that are detailed therein:

- The Center will provide the residents of Ann Arbor a place for the safe and legal consumption of cannabis products away from public parks and sidewalks;
- As set forth in the detail of our application and our company SOPs, Liberty employees will be thoroughly trained to monitor all customers and patients for signs of over-intoxication or distress, and to intervene at the first sign of an issue and customers and patients will be advised on appropriate limits for consumption. When necessary, our employees will even be able to direct customers towards safe transportation options;
- Before utilizing the Center, patients and customers in a party will be required to purchase product from the neighboring Liberty Retail and Provisioning Center;
- During the ongoing COVID pandemic, Liberty will have a limited capacity, socially distanced seating for the customers (and guests), and surfaces will be routinely sanitized by staff;

- The Center will offer free use of sterilized delivery devices (vaporizers, pipes, etc.);
- The Center will be staffed and monitored by experienced Wellness and Administration Guides who will be trained to offer advice as well as monitor for, and react to, signs of over consumption;
- Customers and patients will be able to make reservations in advance;
- We anticipate that customers and patients will spend on average up to 45 minutes in the consumption establishment;
- Food will not be offered at this time, but may in the future;
- The Center may offer bottled water and other approved non-alcoholic packaged beverages to ensure adequate hydration for customers and patients;
- This may be the first Designated Consumption Lounge in the State of Michigan and will be a premiere facility consistent with the standards of businesses in the Ann Arbor area;
- The following are prohibited activities at the Center:
 - Smoking tobacco products; and
 - Consuming alcohol or other drugs.
- Traffic Generation: Because there are no other Designated Consumption Lounges of this kind currently in Michigan there was no direct category that was applicable for trip generation analysis under the Trip Generation Manual. However, there are several examples of similar consumption lounges in other states across the country that have been operating in a safe and compliant manners for years in harmony with the local community. Since customers and patients will be required to purchase product from the neighboring Liberty Retail and Provisioning Center before being granted access to the Center, it is not anticipated that the Center will cause increased trips to the area as such trips are already accounted for under the Marijuana Dispensary trip generation classification. Liberty has included trip generation calculations for a provisioning center on the site plan Sheet A-200. Moreover, when other categories, such as bars, restaurants, a winery or liquor store are considered, the trip generation for each of those uses is less intensive than under the Marijuana Dispensary trip generation classification.
- Accordingly, Liberty will accept as a condition of approval the following:

CONDITION: Customers and Patients in a party will be required to purchase product from the neighboring Liberty Retail and Provisioning Center in order to utilize the Consumption Lounge.

Additionally, as discussed with you previously, Liberty is contemplating enclosing the existing porch area at the Center in the future. Therefore, we respectfully ask that the use not be limited to the existing interior square footage.

On behalf of Liberty, we thank you in advance for your timely attention to this matter and look forward to working with the City throughout the zoning process.

Sincerely,

DYKEMA GOSSETT PLLC

Stephen R. Estey