

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of April 3, 2018

**SUBJECT: 1202 Packard Special Exception Use and Site Plan (1202 Packard Street)
File No. SEU18-021**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission, after hearing all interested persons and reviewing all relevant information, including an accompanying site plan, finds the petition substantially meet the standards in Chapter 55 (Zoning Ordinance), Section 5:104 (Special Exceptions) and Section 5:50.1 (Regulations Concerning Medical Use of Marijuana), and therefore approves the 1202 Packard Special Exception Use for a medical marijuana Provisioning Center. This approval is based on the following findings:

1. The proposed use will be consistent with the C1 Local Business District, which is designed “solely to serve the needs of the surrounding residential neighborhood, providing goods that are day-to-day needs and are classed by merchants as “convenience goods and services”.
2. The proposed use will not adversely impact traffic, pedestrians, bicyclists, circulation, or road intersections based on the location. Packard Street provides access to the site, and the proposed use is consistent with other surrounding uses’ traffic impact.
3. Through documentation submitted by the petitioner regarding waste disposal, inventory tracking, security, and other methods of operation of the facility, the provisioning center will be operated in a manner that will not have an adverse impact on the neighboring properties or area, and will not have a detrimental impact on natural features.

This Special Exception Use approval is based on the following conditions:

1. The petitioner obtaining and maintaining both a State of Michigan Medical Marijuana License and a City of Ann Arbor Medical Marijuana Permit, and providing documentation to Planning Services within three years of the City Planning Commission approval date of this petition.
2. The petitioner operating a medical marijuana business at this address within three years of the City Planning Commission approval date of this petition.
3. The special exception use may occupy no more than 2,779 square feet.

(continued on next page)

4. The petitioner will install all site amenities shown on the site plan by July 1, 2018.

And that the Ann Arbor Planning Commission approves the attached Site Plan which demonstrates compliance with the applicable Special Exception Use standards as no physical development of the property is proposed.

STAFF RECOMMENDATION

Staff recommends that the special exception use be **approved with conditions** subject to Planning Commission consideration because the proposed special exception use is of such location, size and character as to be compatible with the zoning district in which the site is situated; and the location and size of the proposed use, its nature and intensity, the site layout and access, and effect of the proposed use on public services would not be hazardous or inconvenient to the neighborhood nor unduly conflict with the normal traffic of the neighborhood.

LOCATION

The site is located on the southwest side of Packard Street, between Dewey Ave and Woodlawn Ave. The site is bisected by the Malletts and the Allens Creek subwatersheds, and is in Ward 4.

DESCRIPTION OF PETITION

The petitioner seeks special exception use approval to operate a medical marijuana provisioning center in an existing building zoned C1 Local Business District. Per the Zoning Ordinance, Chapter 55, C1 zoning allows medical marijuana provisioning centers with special exception use approval.

The 9,104 square foot site contains a 2,779 square foot, one-and-a-half-story former residential home. The provisioning center is proposed to occupy the entire building, which currently has a separate suite upstairs. No changes to the site that would trigger site plan review are proposed by the petitioner.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Market/Restaurant	C1 Local Business District
SOUTH	Buddhist temple and Residential	C1 Local Business District/R2A Two-Family Dwelling
EAST	Office and Residential	O Office District
WEST	Single- and Multi-Family Residential	R4C Multiple-Family Dwelling

HISTORY

The provisioning center is proposed in a former single-family craftsman bungalow built in 1912 for the Wagner family. In 1920 the occupant changed to a Mr. Barnes, and Catherine Barnes lived in the house for more than 40 years, until close to the time of her death in 1975 at age 106. By 1974 commercial use began in the building, when it was the home of Plants Galore. The house features class craftsman details: battered (tapered) window and door trim, tapered columns on the full-width front porch, narrow lap siding on the first floor, shingles on the second, and bracketed eaves.

PLANNING BACKGROUND

The C1 Local Business District statement of intent reads as follows:

A business district designed solely to serve the needs of the surrounding residential neighborhood, providing goods that are day-to-day needs and are classed by merchants as "convenience goods and services." The normal spacing between these shopping districts is approximately 1 mile, and the total land area averages 2 acres. Businesses which might tend to be a nuisance to the immediately surrounding residential development are excluded, even though the goods or services offered might be in the convenience category or classification. The regulations are designed to permit development of the enumerated functions as limited by the standards designed to protect the abutting or surrounding residential land. To these ends, the regulations establish standards comparable to the standards for residential districts resulting in similar area, height and placement regulations.

Medical Marijuana Provisioning Centers are a Special Exception Use in the District. The site is more than 600 feet from any other provisioning center, and more than 1000 feet from any K-12 school.

The *Master Plan Land Use Element* recommends a future land use of *commercial-office* for this site and five other parcels on this block.

SPECIAL EXCEPTION USE STANDARDS

The Planning Commission, in arriving at its decision relative to any application for a special exception, shall apply the standards shown on the attached petition.

In addition, the following information is required to be submitted for provisioning centers per 5:50.1(8) Special exception use regulations for medical marijuana facilities:

- 1) an operations statement that describes the life cycle of marijuana on site, and general business operations;
- 2) a safety and security plan that addresses marijuana, customers, employees, and the neighborhood;
- 3) a description of methods to be used to contain all odors within the building;
- 4) a waste disposal plan for marijuana; and

5) hours of operation.

This required information is attached, and additional information may be found in the complete project application package in Trakit at www.a2gov.org/permits.

PLANNING STAFF COMMENTS

The special exception use requirements as they are applied to this petition are broken down into general categories below.

Central Area Plan: The master plan recommends commercial and office uses for this location.

Compatibility with the general vicinity: The use is similar in intensity to the restaurants and grocery store present on the same side of the block. The proposed location, the ground floor and basement, is approximately 1,680 square feet in size. Staff proposes a limit of 1,680 square feet for this special exception use.

Consistent with the neighborhood and not detrimental: The intensity and character of the business are compatible with neighboring commercial spaces. The business's relationship with the residential uses behind it will

Parking: The site has 9 parking spaces, which meets the minimum required for general retail sales. . Access is from Packard via a private driveway that has one point between buildings that is 9.5' wide. This is too narrow to meet required 10' minimum driveway width standards, but is wide enough to allow most vehicles access to the site. By comparison, a standard parking space is 9' wide. Staff has few concerns about the drive width since provisioning center use does not typically require deliveries in large trucks.

Two class C bicycle parking spaces are provided along the front walk. One class B space is required. The easy access to the front yard spaces for customers makes this substitution acceptable to staff.

Secondary access is possible from Dewey Avenue. Four easements are shown on the site plan that give access to the rear of the parcel across two other parcels.

Pedestrian Safety: Public sidewalks, in good condition, are present along Packard Street. The building has a barrier-free ramp leading to the front porch and an accessible bathroom indoors. This work was done in 2017.

Vehicular movement and traffic: The vehicle trips generated by a provisioning center are consistent with general retail uses found in a C1 district, and surrounding land uses.

Natural Features: There are several trees on the site; parking in the backyard is designed around them. None are proposed to be removed.

Additional required Medical Marijuana SEU information:

Operations Plan: The attached plan describes staffing, patient procedures, technology, product and cash handling, and more.

Safety & Security: It should be noted that the state licensing process requires an extremely

detailed and comprehensive security system. Staff does not ask for the particulars of provisioning centers' security plan since our documents are all public, unlike the state license permit application which is not. This facility's plan describes risk management, physical and electronic security, incident response, and more.

Odor Control: Lack of odor control is the most frequent complaint heard by staff about provisioning centers. This petition describes air proof doors, double carbon filtration in the packaging room, HEPA air filters throughout the premises, smell-proof packaging of deliveries, and smell-proof retail packaging of all goods.

Waste Disposal: This will be in keeping with state regulations and render waste marijuana product unusable before disposing of it in an approved facility.

Hours of Operations: 9am to 9pm daily.

DEPARTMENT COMMENTS

Fire Marshal: Fire hydrant coverage is met.

Prepared by Jill Thacher/Brett Lenart




Attachments: Zoning/Parcel Maps
 Aerial Photo
 SEU Petition Application
 SEU Application Attachments
 Provisioning Center/School Locator Map
 Site Plan
 Alta Survey

c: Petitioner: Kadushin Holdings, LLC
 1202 Packard St
 Ann Arbor, MI 48104

City Attorney's Office
Systems Planning
File No. SEU18-021

1202 Packard St

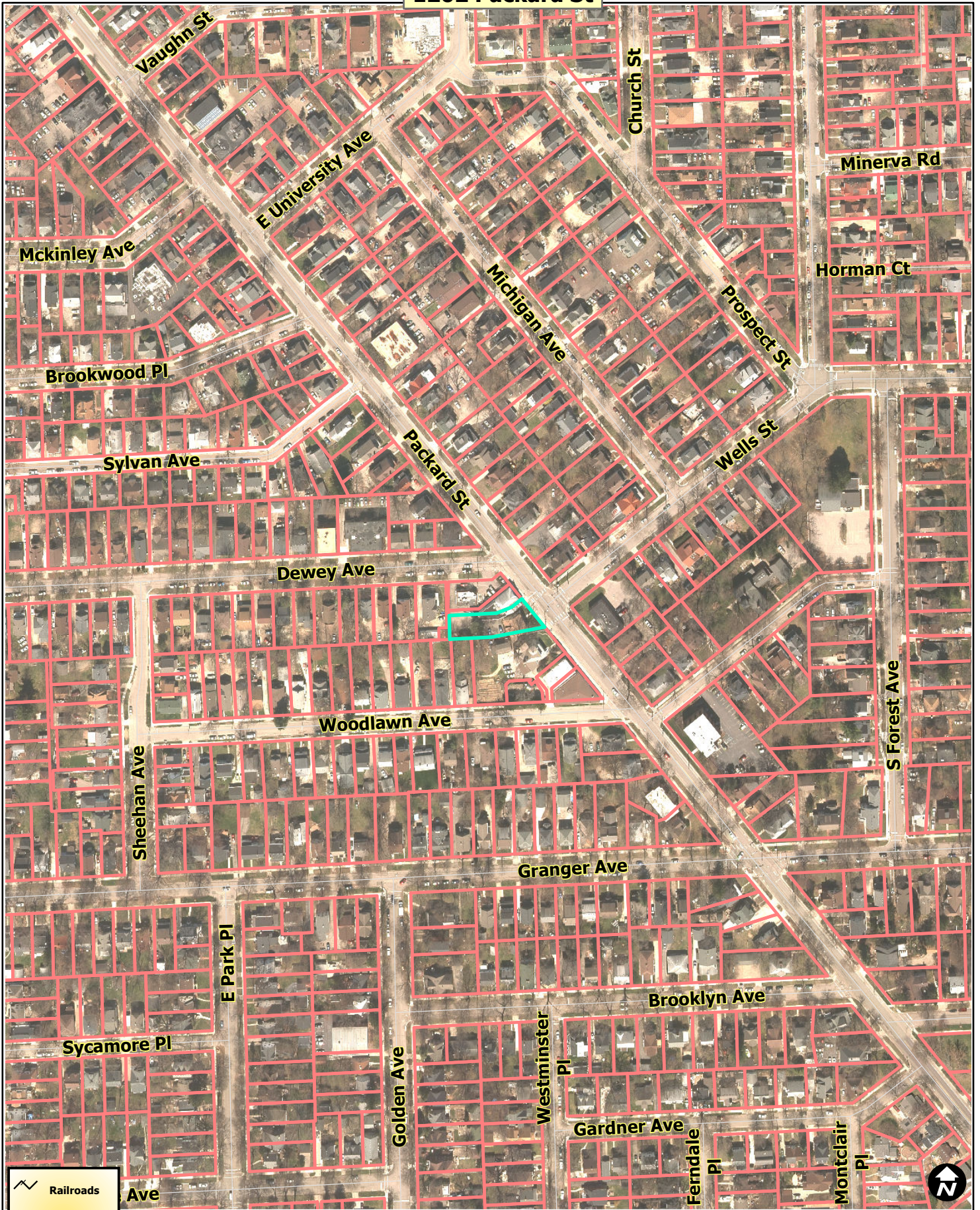


-  Railroads
-  Huron River
-  Tax Parcels



Map date 2/7/2018
Any aerial imagery is circa 2015
unless otherwise noted
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1202 Packard St






- Railroads
- Huron River
- Tax Parcels



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1202 Packard St



-  Railroads
-  Huron River
-  Tax Parcels



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PETITION APPLICATION FORM

Ann Arbor Planning and Development Services
100 North Fifth Avenue, Sixth Floor
P.O. Box 8647
Ann Arbor, Michigan 48107
(734)994-2800
FAX (734)994-2798

Project Name Michigan Natural Remedies

Project Type Medical Marijuana Provisioning Center

Property Address and Location 1202 Packard St., Ann Arbor, MI 48104

Property Owner Kadushin Holdings, LLC

Address 1202 Packard St., Ann Arbor, MI 48104

Telephone (734) 649-0065

Email Address abekadushin@yahoo.com FAX Number ()

Petitioner (if other than owner) Same as above

Interest in Property _____

Address _____

Telephone ()

Email Address _____ FAX Number ()

Petitioner's Agent KADUSHIN ASSOCIATES ARCHITECTS AND PLANNERS

Contact Person Abraham Kadushin

Address 1202 Packard St., Ann Arbor, MI 48104

Telephone (734) 649-0065

Email Address Abekadushin@yahoo.com FAX Number ()

OFFICE USE ONLY	
Total Land Area	
File Number	
Filing Date	
Public Hearing Date	
Total Fee Paid <i>(See Reverse for Fee Schedule)</i>	

ACCEPTED FOR SUBMISSION BY _____ DATE _____



Citizen Participation Report

March 28, 2018
Michigan Natural Remedies
1202 Packard Street

Total Postcards Mailed: 321

Summary of Responses:

- Emails: 11
- Phone calls: 4
- Letters: 0

Initial Outreach:

On 3/3/2018 an email was sent to Edward Vielmetti, a nearby resident, discussing plans for the proposed provisioning center at 1202 Packard Street. This message was forwarded by Mr. Vielmetti to the Lower Burns Park Neighborhood Association. The forwarded communication brought about one email response from Marcy Epstein (1317 Henry Street) on 3/3/2018, who “thanked us for spreading the word at LoBuPa and is not against a dispensary in the area”. She relayed concerns about “the outward message the place might send both to children and passersby...hoping (we) will design a beautiful place with strong emphasis on integrated health and complementary medicine”. She expressed her desire to see other types of “healing and self-care” at the facility. A response was sent on 3/4/2018 to thank her for the feedback and provided more of our long-term vision for the proposed facility.

Postcard Response:

The mailing list for the postcards was received from the city on 3/16/2018. Postcards were created and mailed to every address listed on 3/17/2018. In total, 321 postcards were mailed to homeowners, residents, and the surrounding neighborhood associations. 6 postcards were returned to sender. We have received a variety of responses, both positive and negative, from neighbors within 500 feet of the facility, and neighbors outside of 500 feet from the facility (who were notified by their neighborhood association).

The first phone call from was received on 3/20/2018 from “Dennis” (no last name or address was provided). Dennis stated he received the postcard and had questions regarding the exact location of our proposed facility. He also asked if we would be growing marijuana on the premises. His questions were answered immediately on the same phone call, and he was satisfied with the answers provided.



The first email response was received on 3/20/2018 from Yongzhi Xiao, who received a postcard. Mr. Xiao, who did not provide his address, had two concerns: 1) the strong smell of marijuana and 2) the influence on University of Michigan students who live in the nearby campus housing. A response was sent on 3/21/2018 addressing both of Mr. Xiao's concerns and directing him to our application materials, referencing our Odor Containment Plan to help alleviate his concerns regarding odor.

An email was received on 3/21/2018 from Professor Silke-Maria Weineck (1303 Brooklyn), who expressed that she "has zero problems with such a facility moving to Burns Park and would in fact welcome it. Please proceed". A response was sent on 3/22/2018 thanking her, stressing an open line of communication, and directing her to our application materials if she wished to see more information on our project.

A phone call was received on 3/21/2018 from Janice Lieberman, who was not sent a postcard but was notified of the project from a nearby neighborhood association. She was wondering if it can be positive for the area. She mentioned another dispensary on Packard unfavorably. The project was discussed in depth during the call, and she noted that she "felt better than she did 5 minutes ago" after speaking to us about the project.

An email was received on 3/21/2018 from Carolynn Hayman (1204 Wells Street) who received a postcard. Mrs. Hayman was opposed to the project but did not provide any more information. A response was sent on 3/22/2018 asking her to describe her concerns and providing more detail of our plans. No response to our email was received.

An email was received on 3/21/2018 from Ken Kollman (1116 Ferdon Road), who was not sent a postcard but heard about the project from a nearby neighborhood association. Mr. Kollman had no questions or concerns directed towards us but noted that he and his wife are "dead set against" our proposed facility and would be "very disappointed if this would get approved by the city".

An email was received on 3/21/2018 from Edward Linkner (no address provided). He was not sent a postcard but heard about the project from a nearby neighborhood association. Dr. Linkner expressed his concerns with "unsavory patients who may be there as our children walk home from school...and is not against the legitimate use of medical marijuana but fearful of the crazies who are using our schools as killing fields".

An email was received on 3/22/2018 from Patricia Hart (1609 Shadford Road), who was not sent a postcard but heard about the project from a nearby neighborhood association. Her initial email expressed concerns regarding traffic and the family-oriented neighborhood being affected negatively. A response was sent on 3/23/2018 addressing those concerns specifically and providing more information on the project. Mrs. Hart then replied to our response thanking us for sharing our vision and was not



aware of our private parking lot located in the rear. She noted that she “appreciated the response which she will share in discussion with Burns Park neighbors”.

An email was received on 3/24/2018 from Margie Checkoway, who did not receive a postcard but heard about the project from a nearby neighborhood association. She expressed concerns about our proposed facility being too close in vicinity to other dispensaries. She expressed her desire to see another type of business such as a “bookstore, coffeeshop or restaurant”. A response was sent on 3/27/2018 addressing each of her concerns and providing more background on the proposed facility.

An email was received on 3/26/2018 from Cara Orfield (1509 Granger) who did not receive a postcard but heard about the project from a nearby neighborhood association. She expressed her concerns that our facility would fit in with the surrounding commercial uses in the neighborhood, the proximity to Burns Park, and parking. A response was sent on 3/27/2018 addressing each of her concerns individually. Mrs. Orfield responded on 3/28/2018 and noted that she felt better about her concerns about traffic and parking, but still had proximity concerns regarding the Senior Center.

An email was received on 3/27/2018 from Mike Furlough (1118 Wells Street) who received a postcard. His email expressed a variety of concerns and questions to us regarding our proposed facility. Hours of operation, communication with neighbors, and security issues were some of his concerns. A response was sent to Mr. Furlough on 3/28/2018 addressing his concerns and answering his questions.

An email was sent on 3/27/2018 to Kathy Sample and Bill Brinkerhoff, owners/operators of Argus Farm Stop (1200 Packard). This email contained a comprehensive and detailed description of the proposed facility. It also asked for any concerns or questions to be directed to us. As of today, no response to our email was received.

A phone call was received on 3/26/2018 from Lawrence Bright (1222 Woodlawn). This phone call was returned on 3/28/2018. On this call, Mr. Bright shared his feelings that “there are not a lot of cancer patients” in the surrounding area, and “we have a bad location for business”. He mentioned he was interested in attending the public hearing, and information on the public hearing was subsequently provided. After the conversation, an email was sent to Mr. Bright containing a link to our application.

A phone call was received on 3/28/2018 from Alex de Parry (1200 Packard) expressing a variety of concerns regarding the proposed facility. A back and forth communication took place where each of his concerns was addressed. Mr. de Parry made clear his lingering interest in purchasing the property at 1202 Packard and expressed that he “wished the owner would have sold the property to him a year ago”. Mr. de Parry requested to see our application and an email was sent containing the link.



Michigan Natural Remedies Special Exception Use Application

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February 12, 2018

MICHIGAN NATURAL REMEDIES APPLICATION FOR SPECIAL EXCEPTION USE

A. **Address** 1202 Packard Street, Ann Arbor, MI 48104

Parcel ID 09-09-33-214-004

Tax Description LOT 49 EXC W 65 FT, ALSO EXC SE 20 FT ON PACKARD ST RUNNING TO A PT 115 FT W OF PACKARD ST, AND EXC PAR, DESC AS, COM AT NE COR OF LOT 49, TH SWLY ALONG N LINE OF SAID LOT 25.33 FT TO ANGLE PT IN SAID LIE FOR PL OF BEG, TH WLY DEFL 38 DEG 02 MIN TO RT ALONG N LINE OF SAID LOT, 123.12 FT, TH SLY DEFL 88 DEG 32 MIN TO LEFT 10 FT, TH ELY DEFL 91 DEG 28 MIN TO LEFT 93.40 FT, TH NELY DEFL 18 DEG 23 MIN TO LEFT 31.84 FT TO POB C. H. CADY'S SUBDIVISION

Legal Description (PER DEED. L. 2446. P. 368) Lot 49, C.H. Cody's Subdivision, as recorded in Liber 2 of Plats, Page 4, Washtenaw County Records. Excepting and reserving therefrom the west 65 feet of said Lot 49, this strip of land having been sold to Mina Olinger. Also excepting and reserving a piece of land in the SE corner of said Lot 49 described as:

Beginning at the intersection of the South line of said Cody's Addition and the southwesterly line of Packard Street; thence 20 feet northwesterly along said line of Packard Street; thence southwesterly to a point 115 feet west of the place of beginning; thence east along the south line of said lot to the place of beginning, said strip of land having been previously sold to Alice C. Eberbach. Also excepting and reserving therefrom a parcel of land in the NE corner of said Lot conveyed to Ashley H. Clague and wife by warranty deed recorded June 9, 1954 in Liber 661 of records, page 312, Washtenaw County Records.



Together with easements described below:

Easement A:

The east 5 feet of the west 65 feet of Lots 48 and 49, C.H. Cody’s Subdivision, as recorded in Liber 2 of Plats, Page 4, Washtenaw County Records.

Easement B:

The east 7 feet of the west 72 feet of Lots 48 and 49, C.H. Cody’s Subdivision, as recorded in Liber 2 of Plats, Page 4, Washtenaw County Records.

Easement C:

The west 12 feet of the following described property: Commencing at the NE corner of Lot 49 of C.H. Cody’s Subdivision, as recorded in Liber 2 of Plats, Page 4, Washtenaw County Records, and running thence southwesterly along the north line of said lot, 25.33 feet to an angle point in said line for the place of beginning; thence westerly deflecting 36’02’ to the right and along the north line of said Lot, 123.12 feet; thence southerly deflecting 88’32’ to the left 10.00 feet; thence easterly deflecting 91’28’ to the left 93.40 feet; thence northeasterly deflecting 18’23’ to the left 31.64 feet to the place of beginning, being part of Lot 49 of said C.H. Cody’s Subdivision to the City of Ann Arbor, Washtenaw County, Michigan.

B. Property Owner KADUSHIN HOLDINGS, LLC
1202 Packard Street
Ann Arbor, MI 48104
Tel: (734) 649-0065
Email: abekadushin@yahoo.com

Petitioner: Same as above
Petitioner’s Agent KADUSHIN ASSOCIATES ARCHITECTS PLANNERS, INC.

Contact Person Abraham Kadushin
Tel: (734) 649-0065
Email: abekadushin@yahoo.com

C. Use Request Medical Marijuana Provisioning Center



D. **Specific Standards** *The proposed use is allowed in accordance with the Schedule of Use Regulations, Chapter 55 (Zoning Ordinance), Section 3. 5:10 – C1 Local Business District, Paragraph (4). Per (a) Medical Marijuana Provisioning Centers, subject to section 5:50.1:*

1. There is no parcel containing a medical marijuana provisioning center located within 600 feet of the proposed facility.
2. Only one state operating license is being pursued for this parcel.
3. This parcel is not located within 1,000 feet of the Burns Park Elementary School, or within 1,000 feet of any other public or private K-12 elementary or secondary school.
4. No person will reside inside the proposed facility.
5. No smoking, inhalation, or consumption of marijuana will take place on the premises of the proposed facility.
6. All activities of the proposed facility will be conducted indoors.
7. No equipment or process shall be used in the proposed facility which creates noise, dust, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses beyond the property boundary.

E. **General Standards** *The proposed use shall be of such location, size and character as to be compatible with the appropriate and orderly development of the zoning district and adjacent zoning districts in which the site is situated.*

1. *Will be consistent with the general objectives of the City Master Plan:*
The site is in the Central Area of the City of Ann Arbor, and the proposed use is consistent with the goals and objectives of the City Master Plan. The district has been historically commercial, and the proposed use is compatible with the existing character of the neighborhood. Specifically, the City Master Plan seeks to “encourage sensitive, attractive, and innovative development and renovation in downtown Ann Arbor and in adjacent neighborhoods.”
2. *Will be designed, constructed, operated and maintained in a manner that is compatible with the existing and planned character of the general vicinity:*
The proposed facility will be in an existing structure, an original 1936 bungalow, and will be adapted for the proposed use from its former use as a professional



architectural office. We will be maintaining the historic design character of the property in accordance with the Central Area Master Plan objective of maintaining buildings that are appropriate to their surroundings.

3. *Will be consistent with the general character of the neighborhood considering population density, design, scale and bulk; and the intensity and character of activity:*

The proposed use will be consistent with the general character of the neighborhood. The building is located in the only C1 local business district along Packard between Stadium Blvd. and State St. The block between Woodlawn and Dewey includes Toarmina's Pizza and Burritos, Argus Farm Market, Zen Buddhist Temple, Ann Arbor Vacuum Store, and Milan Coffee Works. Across Packard, in the office zoned district, there are multiple health and dental care office buildings, including Greasehaber Dentist and the Copi Building near Wells intersection.

4. *Will not be detrimental to the use, peaceful enjoyment, economic value or development of neighboring property, or the neighborhood area in general:*

The proposed facility will not be detrimental to the use, peaceful enjoyment, economic value or development of neighboring property, or the neighborhood area in general. Please refer to the Odor Prevention Plan, Safety/Security Plan and Operations Statement for specific methods. The intent is to be compatible with the neighboring commercial retail and medical office uses.

5. *Will not have a detrimental effect on the natural environment:*

The proposed use will not have a detrimental effect on the natural environment. No new development is proposed that will impact any existing natural features.

6. *The location of and access to off-street parking and the safe provision for pedestrian traffic:*

The facility's (9) space private onsite parking lot will allow us to serve qualified patients and caregivers without impacting neighborhood street parking on Packard, Dewey, Wells or Woodlawn. The parking lot meets the off-street parking requirements and standards per zoning code and is sufficient in keeping vehicular traffic within the premises. The parking lot will be gated and secured, with public access only during business hours.

In accordance with Objective 9 of the Central Area of the Master Plan: "to ensure that the pedestrian environment is protected and enhanced," a new handicap ramp has been built next to the existing AATA bus stop on Packard directly in front of the facility. The new handicap ramp provides enhanced pedestrian access



from both Wells and Packard, addressing the independent living accessibility needs of elderly and disabled patrons.

7. *The relationship of the proposed use to main traffic thoroughfares and to streets and road intersections:*

The proposed facility is located on Packard Street with an access ingress and egress easement to Dewey Street, and an egress access driveway to Packard Street. Therefore, there will be no negative impact to neighborhood vehicular traffic.

8. *Vehicular turning movements in relationship to traffic flow routes:*

The proposed facility has a private onsite parking lot, for the dedicated use of the staff and patrons, that is sufficient for vehicular maneuvering space.

9. *The intensity and character of traffic and parking conditions on the site and in the general area:*

The facility's (9) space private onsite parking lot will allow us to serve qualified patients and caregivers without impacting neighborhood street parking on Packard, Dewey, Wells or Woodlawn. The private parking lot meets the parking requirements and standards per zoning code and is sufficient in keeping vehicular traffic within the premises. The parking lot will be gated and secured, with public access only during business hours.

10. *The requirements for additional public services and facilities which will be created by the proposed use will not be detrimental to the social and economic welfare of the community:*

The facility will not require additional public services or community facilities.

F. Variance Information *In addition to the granting of the special exception use, the following variances from City regulations will be requested:*

No variances from City regulations will be requested.



Operations Statement 5:50.1(8)(a)

Premises Description

The proposed facility will be located at 1202 Packard Street, Ann Arbor, Washtenaw County, Michigan 48104. The first floor will contain a patient check-in room, retail room, security and recordkeeping room and handicap bathroom. The lower level will contain a secure storage area, packaging room, employee facilities and delivery access point.

See Facility Plan and Floor Plan for additional information.

Staffing Plan

MNR will comply with all State and federal employment laws including but not limited to: State of Michigan Employment and Labor Laws, the Michigan Persons with Disabilities Civil Rights Act, Michigan's Workforce Opportunity Wage Act, the Elliot Larson Civil Rights Act, the Americans with Disabilities Act for all sourcing, recruiting, and hiring of prospective employees.

Finding Prospective Employees: Prospective employees will be recruited through staffing companies, classified ads in local newspapers and job search websites (indeed.com, craigslist, etc.). All prospective employees must comply with mandatory drug testing and background checks as allowed by State, federal and local laws.

Employee Policies: "Employee" includes, but is not limited to, hourly employees, contract employees, trainees, or any other person given any type of employee credential or authorized access to the provisioning center.

- MNR will conduct a criminal history background check on any prospective employee prior to hiring that individual pursuant to section 405 of the Medical Marijuana Facilities Licensing Act ("Act"). MNR will record confirmation of criminal history background checks and make the confirmation of criminal history background checks available for inspection upon request by the Department of Licensing and Regulatory Affairs ("Department") or authorized persons.
- All employees are required to report any new or pending criminal charges or convictions. If an employee is charged or convicted for a controlled substance related felony or any other felony the licensee shall report it immediately to the department.
- Management will enter every new hire in the statewide monitoring system for an identification number that will be assigned by the Department in the statewide monitoring system. Management will immediately update the statewide



monitoring system employee information and status when a new employee is hired.

- If an employee is no longer employed, the employee will no longer be able to access the provisioning center and the statewide monitoring system.
- Employee will be provided with an Employee Training Manual during training that includes, but is not limited to, employee safety procedures, employee guidelines, security protocol, and educational training including, but not limited to, marijuana product information, dosage and daily limits, or educational materials.
- Employee will be trained on point of sale and transfer procedures for at provisioning center before performing any transfers or sales to registered qualifying patients and registered primary caregivers. Qualifications and restrictions must include, but are not limited to, training in dosage, marijuana product information, health or educational materials, point of sale training, daily purchasing limits, CBD and THC information, serving size, and consumption information including any warnings.
- MNR will screen prospective employees against a list of excluded employees based on a report or investigation maintained by Department in the statewide monitoring system.
- No individual is allowed to be present at MNR who is not identified in the statewide monitoring system as a patient, caregiver, licensee or MNR employee.
- Employee records are subject to inspection or examination by Department and will be stored on site.

Procedures for New Employees:

- Employee is presented with Employee Training Manual and signs receipt of acknowledgement.
- Employee completes an Emergency Contact Form.
- Employee signs a Patient Confidentiality Form.
- Employee is assigned an Employee Identification Number.
- Employee must complete all State employment forms for tax reporting purposes.
- Employee picture is taken for Employee Identification badge.

Procedures for Prospective Patients and Caregivers

MNR will only sell or transfer marijuana or marijuana-infused products to a registered qualifying patient, registered primary caregiver or visiting qualifying patient. There will be a zero-tolerance policy denying access to the provisioning center if a prospective customer does not fall into one of those listed categories.

Check-in for Qualifying Patients and Registered Primary Caregivers: To gain access to the provisioning center, the qualifying patient or primary caregiver must first provide a



valid, current, unexpired and unrevoked registry identification card to the employee in the check-in room. The employee will then verify with the statewide monitoring system that this patient or caregiver registry identification card is valid, current, unexpired and unrevoked. The employee will then request a valid driver license or government issued identification card that bears a photographic image of the qualifying patient or primary caregiver.

Check-in for Visiting Qualifying Patients: MNR will sell or transfer marijuana product to a visiting qualifying patient if all of the following conditions are met:

- MNR check-in employee must verify that the visiting qualifying patient has a valid unexpired medical marijuana registry card or its equivalent issued in another state, district, territory, commonwealth, or insular possession of the United States that allows medical use of marijuana.
- The MNR check-in employee confirms that the visiting qualifying patient presented their valid driver license or government issued identification card that bears a photographic image of the visiting qualifying patient.
- The MNR check-in employee determines, if completed, any sale or transfer will not exceed the daily purchasing limited of 2.5 ounces per day as prescribed in Emergency Rule 41 or permanent rules once promulgated.
- MNR reserves the right to deny service to any person at any time at its discretion.

Technology Plan

Recordkeeping plan for patients and caregivers: MNR will use an integrated Point of Sale System (“POS”) in conjunction with METRC for managing all qualifying patient, primary caregiver and visiting qualifying patient records. The POS system will keep track of all registry card expirations for qualifying patients and caregivers.

All documentation provided to the check-in employee will be copied, electronically scanned, and retained in confidential files. The information collected is used to create a profile for every qualifying patient/caregiver and subsequently entered into the POS system. MNR will store original documentation on file (on premises) and electronically for the following records:

- Copy of the qualifying patient, registered primary caregiver or visiting qualifying patient registry card.
- Copy of the qualifying patient, registered primary caregiver or visiting qualifying patient driver license or government issued identification that bears a photographic image.
- Change in status notifications (name, address, primary caregiver).
- Transaction history (amounts paid for marijuana and marijuana products).



Recording requirements for all transactions: MNR employees shall enter all transactions, current inventory, and other information in the statewide monitoring system pursuant to the Medical Marijuana Facilities Licensing Act, Marijuana Tracking Act, Emergency Rules and permanent rules once promulgated. MNR shall maintain appropriate records of all sales or transfers under the act and these rules and make them available to Department through its investigators, agents, auditors, or the State police upon request.

Recordkeeping with METRC 3rd party integrator: MNR will select a METRC complaint 3rd party integrator for entering all data. MNR employees will strictly use software compliant with METRC for all data entry including transactions, current inventory, and other information in the statewide monitoring system pursuant to the Medical Marijuana Facilities Licensing Act, Marihuana Tracking Act, Emergency Rules and permanent rules once promulgated.

Backing up and storage of data: MNR will backup all electronic data periodically. All backed up data will be encrypted with 256-bit key encryption. Encryption keys will be kept in a secured off-site location. Additionally, when accessing backup information, MNR will require authentication at the file level that will help protect data from those that need to access a server but don't need actual access to the data on it.

Hardware: MNR will purchase high quality, stable and secure hardware as available. We will use electronic devices such as computers, tablets secured with encryption. Credentials will be required to access all equipment. All access will be logged. The network will be secured. All data will run through a Cisco Meraki secured router, which offers comprehensive security for small businesses in a single box.

Inventory Receiving Policy and Products Entering the Site

All MNR inventory must be produced by a licensed grower and must have gone through the testing requirements through a licensed safety compliance facility as mandated by the Act, Emergency Rules and permanent rules once promulgated.

All containers used to store marijuana products received during a delivery (transfer or sale) from a licensed grower/secure transporter must be clearly marked, labeled, or tagged, if applicable, and enclosed on all sides in secured containers. The secured containers must be latched or locked in a manner to keep all contents secured within. Each secured container must be identified and tracked in accordance with the Act, the Marijuana Tracking Act, Emergency Rules and permanent rules once promulgated.

Product entering the site: All marijuana and marijuana-infused products must enter the site by secure transport, as mandated and in accordance to the stipulations and requirements provided in the Emergency Rules. All product must contain a batch number or identification tag or label pursuant to Rule 28. No marijuana or marijuana-



infused products are permitted to enter MNR that are not identified in the statewide monitoring system.

- Secure Transporters will be required to use the lower level delivery entrance, as to keep all deliveries out of the way of patients and away from the flow of commerce.
- All deliveries will be inspected upon delivery, as the shipment manifest is cross checked with actual items received and items are inspected for quality assurance.
 - Checked for any damages or inconsistencies in the packaging.
 - Checked for any damages or inconsistencies in the product.
- Once they have passed inspection, inventory items are checked in and entered into MNR's integrated POS inventory with METRC.
- Items will be placed in the secured storage area until ready for packaging.

Product Stored on Site and Retail Packaging Procedures for Products Leaving the Site

Storage: All inventory of marijuana and marijuana-infused products at MNR will be stored in a secured limited access area and identified and tracked consistently with the statewide monitoring system under the Act, the Marijuana Tracking Act, the Emergency Rules and permanent rules once promulgated. MNR's secured storage room meets the security requirements imposed by the city and state.

Product will remain in the secured storage area until it is ready for packaging. Packaging will take place in the secured storage area with odor prevention methods used (as described in the Odor Containment Plan). Once packaged, each item will be given a Radio Frequency Identification ("RFID") sticker, and the total number of each packaged item will be logged into the integrated POS.

Packaging: Prior to marijuana being sold or transferred to or by the provisioning center, the container, bag, or product holding the marijuana product must have a label and be sealed with all the following information:

- The name of the licensee and license number that is the producer, including business or trade name, and tag or source as assigned by the statewide monitoring system;
- The name of the licensee and license number including business or trade name of licensee that packaged the product, if different from the processor of the marijuana product;
- The unique identification number for the package or harvest if applicable;
- Date of harvest;
- Name of strain;

- Net weight in United States customary and metric units;
- Concentration of THC or CBD;
- Activation time expressed in words or through a pictogram;
- Name of safety compliance facility that performed any test, any associated test batch number, and any test analysis date;
- Universal symbol published by the department;
- A warning that states all the following:
 - a. “For use by registered qualifying patients only. Keep out of reach of children.”
 - b. “It is illegal to drive a motor vehicle while under the influence of marijuana.”

Methods of Storage: Once the marijuana product has been packaged, labeled, identified with RFID stickers and logged into the POS, all items are to remain in the secured storage area. Limited amounts of packaged and labeled marijuana product will be used for immediate sale and display. The remaining packaged marijuana will be retrieved only by managers.

Inventory reconciliation policy: MNR will reconcile its inventory every 7 days to verify that the physical inventory matches the system inventory records. The results will be retained in the records. If there is any evidence of theft, diversion or loss, staff is required to report to management. Management will then notify the Department and local law enforcement.

Inventory reconciliation procedure: Inventory must be checked every week on the same day, to be chosen by management. Staff is required to follow these reconciliation procedures:

- Management is to assign a day and time where designated staff, themselves included, are able to take an accurate inventory check.
- Management is to review and print out the most current inventory list from the POS inventory that is to be cross checked with the actual inventory on hand.
- Management or designated staff performs the cross check with no interruption. At completion, staff is to sign and date the inventory report and have a manager sign off. Any discrepancies of inventory must be reported at this time by both staff and management.

Return policy and procedures: MNR agrees to accept customer returns if the product proves to be inconsistent with its labeling, is defective, or shows other substantial evidence for return and:

- Product was originally purchased at MNR and was logged into the POS;
- Return is not based on customer preference or disapproval.



- Staff is responsible for accepting terms of return based on training; any uncertainty must be passed to a manager immediately for approval.

All returned product will first be logged into the POS, and then be treated as “waste” in accordance to Rule 36, to be disposed of in a secured waste receptacle using 1 or more of the following: a manned and permitted solid waste landfill, a manned compostable materials operation or facility, an in-vessel digester, or in a manner in compliance with applicable state and local laws and regulations.

Methods for Cash Handling

MNR will be implementing various private security measures to safeguard cash flow. All cash received, and any cash removed will be immediately logged into the POS. It will then be logged into accounting software such as QuickBooks.

The number of employees who are authorized to handle cash will be limited and all designated employees will be supervised by managers responsible for cash management.

Process for cash handling that will be consistent for all employees who handle cash:

- Each employee will be responsible for his/her own cash drawer.
- Employees will be strictly instructed to only use their drawer at all times.
- Drawers will be counted at the beginning and end of each shift and at random intervals throughout the day.
- Employees are expected to count the drawer the same way each time to avoid mistakes.
- All employees authorized to handle cash will be tracked and held accountable for their drawer.
- All payments will have a cash receipt issued and recorded.
- Managers will have to approve all voids and refunds and verify cash deposits.
- No single employee shall have complete control over cash handling duties.
- There will be an upper limit of cash in each drawer. Once that limit has been reached, Cash will be deposited in the designated safe and a log will be made.
- Depositing, counting, and balancing cash will follow a strict schedule that will be worked around the flow of business taking advantage of slower periods for accounting.

MNR will have an active total of cash on hand at the facility at all times. Best practices for preparing a cash deposit are only one currency per bundle with all the bills facing up in the same direction. Employees will be instructed to not use paperclips. A rubber band is the best way to hold bills together. All counting will occur in private in designated areas that are secure and quiet.



MNR will put a reconciliation system in place for checks and balances to ensure that employees have recorded cash transactions correctly. Account statements will be checked constantly against deposits and cash receipts. Along with counting and balancing cash receipts, comparing receipts with deposit slips will all be done on a daily basis. Bookkeeping checks will be conducted randomly.

MNR will invest in cash technology such as smart safes, cash counters, cash sorters and counterfeit detection tools. Cash will be kept in private secured area inside of a smart safe – with only the manager and upper level management having access to the safe. The goal is for the technology to streamline cash handling processes, reduce the risk of theft, reduce human error, and increase accountability

Safety of Marijuana Product Distribution and Dosage Policy

MNR applies strict standards for all distribution of marijuana and marijuana products to registered qualifying patients, primary caregivers, and visiting qualifying patients. MNR is responsible for providing staff with proper training for safe dosing guidance.

- MNR will not sell more than 2.5 ounces in a single day of marijuana to a registered qualifying patient; and/or
- MNR will not sell more than 2.5 ounces in a single day to a primary caregiver for each registered qualifying patient with whom he or she is connected through LARA's registration process.

MNR requires all staff to consistently and accurately apply knowledge and skills taught during training to be applied in all activities involved in distribution and dosage.

- Staff should refer to product label when guiding customers to make the most appropriate selection.
- Staff will use patient profile as reference to dosage recommendation for proper and safe distribution.
- Staff must report any uncertainty in regard to dosage to management at the time of occurrence for the safety of patients.

Onsite Consumption Policy

Onsite consumption of marijuana or any marijuana product is strictly prohibited. Under no circumstance shall consumption be permitted by any person, including staff, inside any portion of MNR's premises. Consumption is grounds for immediate removal from premises and termination for any employee. A strict warning against consumption will be posted in multiple locations throughout the premises.



Signage and Advertisements

MNR will display patient/caregiver rules and regulations in a conspicuous place easily seen by all persons inside the provisioning center, and a copy will be provided to each patient/caregiver at registration.

- MNR will display a notice at each entrance stating the age requirements for entry.
- MNR will display a copy of the local and state licenses.

MNR will comply with all City of Ann Arbor ordinances, state law, and the Emergency Rules regulating signage and advertising. MNR will not advertise in any manner where the advertisement is visible to members of the public from any street, sidewalk, park, or public place.

No marijuana products will be marketed or advertised to minors aged 17 years or younger, and sponsorships targeted to members aged 17 years or younger are prohibited.

Compliance

General notes for compliance as follows:

- MNR will maintain all necessary permits and pay all required fees associated with these permits.
- MNR will pay all required taxes and regulatory fees and will provide each vendor with an invoice to ensure vendors tax liability.

MNR will adhere to all local and state rules, including but not limited to: City of Ann Arbor Medical Marijuana Zoning Ordinance, State of Michigan Act No. 281 (House Bill 4209) and Act. No. 282 (House Bill 4287), Department of Licensing and Regulatory Affairs Emergency Rules, permanent rules once promulgated, and all other rules as provided by the Department, State of Michigan, and City of Ann Arbor.



SAFETY AND SECURITY PLAN

5:50.1(8)(b)

The Safety and Security Plan created for Michigan Natural Remedies (“MNR”) meets or exceeds the requirements set forth in the Emergency Rules created by the Department of Licensing and Regulatory Affairs (“LARA”), the Bureau of Medical Marijuana Regulation and the Medical Marijuana Facilities Act (“Act”). It is also in compliance with State of Michigan House Bills 4209, 4210, 4827 and all other applicable City of Ann Arbor Ordinances and State of Michigan regulations. MNR intends to work closely with local law enforcement and the neighboring community to educate and ensure proper communication for any issues that may arise.

Created by John Ashby, a career law enforcement officer with over 18 years of training and experience. Most recently, a detective and has spent that 4 years inspecting marijuana grows and working to ensure compliance with local and state laws. In addition, Mr. Ashby has owned and operated Paladin Investigations & Protection for the past 5 years, providing investigative assistance to law firms and penetration testing, security, threat assessments and security planning to small business and corporate levels.

This security plan will, at a minimum, be stored electronically within MNR for ease of access by other security personnel, facility licensee/owners and management. Plan will be designated for “Official Use Only” and not given out to any outside personnel or agency that is not law enforcement or public safety related. If comfortable, a copy could be given to local law enforcement to help foster a professional relationship and allow for better planning should an emergency response be needed

1. FACILITY

1.1 LIGHTING:

The building perimeter and parking lot will have sufficient lighting to allow optimal visibility for traffic, safety of clients and employees, and for reasonable identification of vehicles and personnel during dark hours.

1.2 PARKING:

The parking lot will be a gated access lot, entering from Dewey Street and exiting through an easement on to Packard Street.

- There will be 9 parking spaces; sufficient for both client and staff needs.

1.3 POWER:

The building will be equipped with an automatic backup generator (such as a Guardian 22kw or better) to ensure security systems, product storage and access systems, alarms, internet based communications and phone systems maintain operational status.

2. RISK MANAGEMENT

MNR is aware of and has recognized and accounted for the risks that confront the facility and its field of business. MNR has taken reasonable steps to prevent these risks from causing harm to patrons, employees, the property and the licensee / owners. For general purposes, risk shall be defined as the possibility that something harmful or undesirable could happen in, to, or around the MNR facility. Undesirable could include injury or harm to patrons and employees, damage to the facility itself, patron or employee vehicles, etc.

It is not possible to eliminate all risk. Risk management is a procedure for the licensee to protect the facility persons, patrons, employees, lawfully on the premises.

2.1 RISK ANALYSIS/THREAT ASSESSMENT:

MNR identified all foreseeable risks and assessed the same. It was found that the most serious risk at this time is the possibility of robbery and theft. However, it is not high risk or likelihood given the location, which is in a mostly residential and lower crime area. The likelihood of any personal harms or damaged property will be negligible given the lighting and security measures MNR will put in place. In addition the lesser risks identified below are issues that will be worked out with operating procedures and by business negotiations by the licensee consultants, and vendors.

2.2 RISK IDENTIFICATION:

Risks identified for this new venture are in the operational procedure area and business management area. This was simply due to MNR being a new venture and “growing pains” being unavoidable. The risks identified below are the ones most likely to be an issue.

Obvious Risks:

- Robbery – by criminal element.
- Theft – by client or employee.
- Personal Harms – such as assault, threats, etc. by a patron or person.
- Damage to property – accidental fire, arson, accidents, etc.

2.3 RISK RESPONSE/PLANNING:

The most serious of the risks were looked at with 4 options in mind:

- Avoid – eliminate the threat by eliminating the cause.
- Mitigate – Identify ways to reduce the probability or the impact of the risk.
- Accept – Nothing will be done.
- Transfer – Make another party responsible for the risk (buy insurance, outsourcing, etc.).

In the case of MNR, after identifying the risks, reasonable efforts have been taken for each risk in order to avoid or mitigate the risk. Through alarm systems, video

surveillance, security guards and operational panning, MNR is confident that this security plan will address any serious risk to the point it is negligible or non-existent.

2.4 RISK MONITORING/REPORTING:

The risks identified and their respective risk levels will continue to be monitored monthly for any changes. In addition, any new risks identified will be added to the list for monitoring. At the end of each 3 month cycle these risks will be reviewed to see if any changes need to be made for the safety of the facility, patrons and the employees.

3. PHYSICAL SECURITY

Alarms will be installed and monitored 24/7 by an offsite company, licensed by the State of Michigan.

- On-site security personnel during business hours for the first 6 months to ensure a safe environment for patrons and staff.
- After the first 6 months, security needs will be re-assessed to determine if security personnel hours need to be reduced or if additional security personnel need to be added.

3.1 LOCKS

- The facility will have secure commercial type locks throughout the exterior and interior to include all entry points, exits, windows as well as interior rooms.
- All entry/exit doors to the facility will be steel doors.
- All basement windows and the basement entry door will have bars to prevent access.

3.2 PARKING

The gated access to the parking lot will be electronically controlled. Parking areas will be under video surveillance and security guards will walk the area intermittently to check for unwanted individuals and suspicious situations.

3.3 PERIMETER

The perimeter of the MNR facility is bordered by a stone wall on the southwest side and a nearby business located on the other side of the driveway, to the northwest side. The front of the facility borders Packard Street.

- The rear of the facility (parking area) will be contained by an 6 ft. fence.

3.4 INTERIOR

All clients will immediately be guided to the waiting area for check in. Employees will escort patrons at ANY time they are outside of the waiting area.

- All areas where marijuana and marijuana-infused products are sold will have at least 2 employees in the room when patrons are in the area.
- No more than 2 patrons will be allowed in the sales area at once.
- All limited access / secure areas will be secured with commercial locks, alarms and video surveillance at all times not in use by licensee/owners or management.



- Any individuals attempting access to secure areas or other areas they should not be in, will be addressed immediately by staff and/or security.

3.5 PRODUCTS

Products for sale to patrons in the store area of the facility will be secured behind a counter or area that acts as a barrier between the product and client having direct access to it. Staff will constantly monitor patrons when in the sales area of the facility.

- Security personnel will monitor patrons when in the facility and react to any suspicious activity immediately.
- The manager shall ensure that any person(s) going into limited access areas at the facility are escorted, at all times, by the licensee/owners, or a manager. In addition, all limited access areas will have 24 video surveillance for identification of individuals at entry, upon exit and a scene camera as well.
- Michigan Natural Remedies will store all marijuana product in a secured storage area / vault room that is climate controlled and that has 24/7 monitoring for both security and changes in Environmental differences. MNR will store cash and other valuables in a secure safe located inside the Vault room.
- Access to the secure storage area will be restricted and monitored through the use of electronic locks. Only the licensee/owner and management will have access to secure storage area. All safes and vaults will be securely locked and protected from entry with electronic locks except during actual times in use.

3.6 LICENSEE/OWNER/MANAGER VEHICLES

- Licensee/owners/managers will equip their business/personal vehicle with reinforced lock boxes for the safe transport of cash should the need present itself for smaller amounts of money to be transported from MNR to a bank, off-site storage facility, owners home, another business, etc.

3.7 RECORD KEEPING LOGS

Employee identification for all employees responsible for video monitoring will be kept on an electronic log within the computer. Any employees who remove or destroy recordings from the video surveillance system storage device shall enter their information into an electronic log with the time and date the recordings were removed. Only licensee/owners or managers will have this capability.

4. ELECTRONIC SECURITY

4.1 VIDEO SURVEILLANCE

- The facility will install and maintain a video surveillance system in line with, or superior to, the requirements in Emergency Rule 27 (5).
- The surveillance system will be comprised of permanently mounted cameras, in fixed locations, with sufficient resolution to allow cameras to clearly record activity 24 hours a day, 7 days a week with a time/date stamp.
- In the event of failure or power outage, the video surveillance system will be



programmed to send a failure notification to the licensee / owner.

- A backup generator will be installed to prevent any true/long term power failure.
- Surveillance system storage area(s) will have 24 hour video surveillance at all entry/exit points. The video surveillance storage system will be locked inside a tamper proof cage within the storage area.
- All recordings will be maintained for at least 14 days, unless otherwise notified by local or state authorities.
- Recordings will be kept in such a manner as to allow authorities to view/copy recordings upon request as well as print copies of still images on scene. Any lawful requests from authorities will be complied with immediately.

Perimeter

- All entry/exit points will be covered from outdoor vantage points by infrared cameras (at least 4 megapixels) with sole focus on covering the 20 foot area of those points only.
- In addition, a camera will be directed for “face shots” or “identification” shots of anyone entering or leaving from each entry/exit point.
- Infrared cameras will also be affixed to each side of the building, a minimum of 2 in front, 2 on the alley side, 2 in the rear and 1 on the fenced side, in order to ensure appropriate coverage exists. This will enable MNR to preserve evidence for claims and/or crimes that may occur.

Interior

Normal areas with regular lighting will be covered by cameras (with at least 4 MP resolution).

- Brightly lit areas, such as near POS areas, safes or vaults will have cameras with a Wide Dynamic Range to ensure proper exposure and capture of identifying video.

Point of Sale

All areas where marijuana products will be sold will have an overhead camera and/or a camera to show the transaction and the patron’s identity or “face shot”. It is possible that one camera will be able to combine these capabilities.

Limited Access/Secure Areas

All areas where marijuana or marijuana products will be weighed, packed, stored, loaded, unloaded, prepared or moved within the facility will be under 24 hour video surveillance.

- Any transfer of marijuana will be recorded from room to room, as well as upon entry to or exit from the facility.

4.2 ALARMS

The MNR facility will have 24/7 burglar alarms, motion alarms, panic alarms and access control alarms monitored by a State of Michigan licensed company to ensure the security of the facility, its employees and its patrons both during the day and at night. The Alarm systems will conform with, or be superior to, the requirements in Emergency Rule #27 (5) of the Department.



Burglar Alarms:

Burglar alarms will be installed at all doors and windows on the perimeter of the MNR building. Motion alarms will be installed inside at areas where marijuana product are stored.

- MNR shall be alarmed with a centrally-monitored fire and burglar alarm system, and monitored by an alarm company properly licensed by the State of Michigan.
- The alarm systems will be monitored by an offsite security monitoring company that will also have access to the facility video surveillance system for confirmation of alarm activation/facility breach.
- Alarm system information will be available to the State of Michigan Investigators, City of Ann Arbor Investigators and any other Law Enforcement agencies as necessary.

Panic Alarms:

Panic alarms will be installed in each room where medical marijuana products are available, as well as in the secure access area.

- The alarm systems will be monitored by an offsite security monitoring company that will also have access to the facility video surveillance system for confirmation of alarm activation/facility breach.

Access Control:

Employees will only have immediate access to the main floor of the facility.

- Access to secure areas will have to be granted by the owner/supervisor/manager on duty and will require an escort by an owner/supervisor/manager during the entire time in the secure areas.
- Access to the security video storage will only be allowed for owners/management.

4.3 COMMUNICATIONS

Phone

The business will have a fixed landline. In addition, owners/supervisors/management will have cell phones on hand at all times.

Internal

Communications will be conducted verbally between staff and if needed on available in-house-phone systems between rooms/floors.

5. INCIDENT RESPONSE

5.1 MAIN EXAMPLES:

Hostile Intruder – active shooter, robbery, etc.

- Immediate response is employees get down and activate panic alarm
- If possible alert all occupants within the facility find a safe location
- It's safe to do so evacuate the surrounding area immediately



- Close and secure all doors possible.
- If unable to safely exit, seek shelter in a room or doors that can be locked
- Once safe and secure call 911 to update in the situation and follow instructions of 911.

Major emergency – major injuries, heart attack, etc.

Any employee witnessing such any incident requiring lifesaving emergency aid will call 911 immediately. After calling 911, the employee will contact the management.

- Management will then be responsible to lock down the facility until law enforcement arrival.
- Once law enforcement has arrived and secured the scene, the manager may resume operations as soon as Law Enforcement advises it is suitable.
- Management will be responsible for completing an incident report.

Major crimes/serious non-emergency – theft, extortion, embezzlement, negligence

- Any employee witnessing such any incident requiring this type of incident will immediately contact the owner/supervisor on site and relay what they have witnessed/discovered.
- The CSO will then be responsible to lock down the facility until law enforcement arrival.
- Once law enforcement has arrived and secured the scene, the CSO may resume operations as soon as Law Enforcement advises it is suitable.
- The CSO will be responsible for completing an incident report.

Minor incidents – minor crimes, injuries, customer arguments, employee arguments, etc.

- Any employee witnessing such an incident will immediately contact management to advise them or the CSO if management is not available.
- The CSO and/or management will detain employees or witnesses as needed and call law enforcement if needed.
- The CSO will be responsible for completing an incident report.

Bomb threat

- Call 911 immediately
- Evacuate the building immediately, patrons first, employees last
- Secure building

Tornado

- Do not evacuate and contact management.
- All patrons will take shelter in hallway, with waiting area as overflow if needed, Security with remain with any patrons, in addition to a manager.
- Staff will secure all areas as much as possible and take shelter in basement area.
- Any employee who sees a structural fire shall call 911 immediately, regardless of the size.
- Any employee who sees a small non-structural fire, such as in a trash can, etc. shall call the manager and try and put out the fire with an extinguisher. If the fire can't be put out call 911 immediately. If a fire or other emergency requires evacuation, the CSO



shall evacuate patrons first and employees after with the manager leaving last and securing the building until Ann Arbor Fire Department arrives.

5.2 PREVENTING ON-SITE CONSUMPTION:

Signs will be posted both inside and outside the facility stating that no consumption is allowed on the premises.

- This rule will be enforced by employees and on-site security.
- Video surveillance cameras will be in place to monitor.

5.3 SUSPICIOUS ACTIVITY/LOITERING

All employees will be strongly encouraged to report to management ANY person acting in a suspicious or unusual manner.

- Either management and/or security will deal directly with any such persons in order to determine the appropriate course of action.
- Signs will be posted in front, in back and in the customer lounge stating NO LOITERING.

5.4 WEAPON FREE ENVIRONMENT

In the marijuana industry, as well as other high-risk businesses, the risk of arming employees or allowing armed employees outweighs potential benefits. Simply put, the criminal element wants the cash and product. If this is handed over, a majority of the time everyone goes home safely. As such employee employees will be trained to comply calmly and quickly, not to interfere, not to stand their ground or try and be a hero.

Any employees bringing any type of weapon, whether it be a gun, a knife or pepper spray will be immediately sent home. The degree of punishment (suspension, firing) will be decided by the CEO and/or the COO.

6. ORGANIZATIONAL

6.1 CHAIN OF COMMAND

There is no “security sirector” or CSO (“Chief Security Officer”) in place at this time. As such the CSO is a rotating acting position depending on the shift and employees present. Management at MNR will be the acting CSO as needed. They will be sharing responsibilities with the organization providing security at this time until permanent security solutions or systems can be put in place.

CSO – Chief Security Officer

Responsible for implementing security policies, programs and directives for the MNR facility. Training will be conducted by the CSO with help, as needed, from security personnel. The CSO will ensure any needed information is passed on to the security personnel/organization that any new policies and procedures are shared and there is a



clear line of communication. The CSO will also ensure that the security plan is reviewed by management and employees as needed.

CEO – Chief Executive Officer

The CEO is the highest-ranking executive in MNR. Duties entail making major corporate decisions, managing the resources of MNR, acting as the main point of communication for the company, with lenders, with vendors, etc. The CEO at MNR will also occasionally be the “acting” CSO, as needed, until such time as a Head of Security and actual CSO is hired.

COO – Chief Operations Officer

The COO is tasked with the day-to-day operation of MNR. The COO will communicate, daily or as frequently as needed with the CEO and is considered second in command. The COO will also act as the public face of MNR as it is in its beginning stages and possibly beyond. The COO will be responsible for hiring, operations, production, training, etc. The COO at MNR will also occasionally be the “acting” CSO, as needed, until such time as a Head of Security and actual CSO is hired.

Managers

These are individuals with management and supervisory responsibilities within the facility. Tasked to assist the COO and CIO as needed with implementing and carrying out any security policies, they will also occasionally be acting CSO as the situation dictates. Managers and supervisors will ensure awareness of and adherence to site-specific policies and access control procedures and provide training as needed.

CIO – Chief Information Officer

Responsible for developing and maintaining an agency-wide information security program. Develops and maintains information security policies, procedures, and control techniques to address system security planning, • Manages the identification, implementation, and assessment of common security controls, • Ensures that personnel with significant responsibilities for system security plans are trained, Responsible for the implementation and usability of information in the computer systems for the facility. The CIO will provide any technical review or expertise when considering modification of security measures that will require the access to any information technology systems to include computers, IP video surveillance and physical access control systems (PACS). The CIO at this time may be filled by the IT company that installs the computer systems at MNR.

6.2 HIRING

Each employee will have will have a basic background check completed, prior to presenting the individual to the State for background investigation. The background check for the facility will include:

- State of Michigan Criminal History check
- State of Michigan driving history
- Reference checks
- Basic level background search



- Work confirmation – Last 3 jobs
- Address confirmation – Last 3 locations
- Terrorist Watch
- Sex offender registry (National & State of Michigan)
- State of Michigan Court case search

MNR will keep records of the results of the criminal history background checks and record confirmation of criminal history background checks and make the confirmation of criminal history background checks available for inspection upon request by the Department or authorized persons.

- Any employee of MNR is required to report any new or pending criminal charges or convictions. If an employee is charged or convicted for a controlled substance related felony or any other felony the licensee shall report it immediately to the department.
- MNR will enter any employee at the time of hire in the statewide monitoring system for an identification number that will be assigned by the department in the statewide monitoring system. MNR will immediately update in the statewide monitoring system employee information and status.
- If an employee is no longer employed by MNR, the employee will no longer be able to access the provisioning center and the statewide monitoring system.

6.3 THEFT PREVENTION

MNR has taken steps to build theft prevention into the mindset, the protocols and the expectations of all staff. Some of those steps are:

- Video Surveillance visible to employee and client.
- 2 person employee teams, with rotating members.
- Proper Background Checks.
- Regular inventory audits.
- Proper supervision of management and employees.

6.4 DELIVERY SECURITY

All deliveries/transport of any marijuana products will be conducted in line with State laws/guidelines from House Bill 4209 & Emergency Rules 27 & 28. All marijuana and marijuana-infused products must enter the MNR provisioning center by secure transport.

- All deliveries will be taken through lower level delivery entrance in the rear of the facility. This will allow better security and the ability to completely remove any patrons from view or physical access to products.
- All deliveries will be taken by or overseen directly by the licensee/owners or supervisors. When available, security will be present as well.



6.5 INFORMATION / CYBER SECURITY

Wi-Fi will be a secure business line only. It will not be for patrons or employees. Employees will have their own passwords that contain 8 characters and composed of a combination of letters (both uppercase and lower case), digits and symbols

- Employees will be trained to log off / lock out of computer screens when not in use.
- Regular software updates, patches and antivirus from IT person
- Encryption on all data is required.
- Regular back up of data, as recommended by IT systems administrator.
- No access to computer operating systems will be available to anyone but the licensee, owners and IT systems administrators.

6.6 NEIGHBORHOOD INVOLVEMENT

Petitioner has owned the building for over 25 years with no negative issues from neighbors and frequents many of the surrounding businesses.

- MNR intends to regularly speak with neighbors and neighboring business to foster an open line for dialogue should there be any issues.
- MNR will be updating and beautifying the building which will only help improve the neighborhoods appearance and increase value.

6.7 TRAINING

Hire in:

- At hire in stages the employee will be given an employee training manual to memorize in regards to safety and security at the facility.

Bi-annual refresher, with Tri-annual option:

- Each March and August employees will be given a quick refresher to enhance and strengthen the security mindset.
- If needed another employee training manual will be given out at that time to memorize in regards to safety and security at the facility.

7. MAINTENANCE & TESTING

All security systems and computer networks will be tested bi-annually as well as after any point where modifications are made to the system currently in place. Once a year a surprise exercise will be conducted to see how employees respond in emergency situation, to critique, to learn from the exercise and to improve.

8. REVIEW OF SECURITY PLAN

A review of the MNR Security Plan shall be conducted yearly by the CEO, COO, CSO, CIO and at least 2 other management level employees annually, in September. The goal being to get input from upper level management to garner a broad view opinion of the Security Plan and possible changes that need to be made. Once the plan is reviewed and any changes made, the new plan will replace the old plan.



[The information and ideas contained in this security plan are intended for the licensing use of Michigan Natural Remedies and no one else. This plan is considered confidential and privileged and as such should not be shared with anyone not affiliated with MNR. If you are not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this document is strictly prohibited.]



ODOR CONTAINMENT PLAN 5:50(1)(8)(c)

Building: All exterior doors to the proposed facility will be built air proof. All airflow indoors on main floor will be forced to carbon filtered exhausts. The "packaging room" will have a specific airflow created that leads to a double carbon filtration. HEPA air filters will be installed as well throughout premises to provide a second level of interior filtration and ventilation.

Deliveries: MNR will mandate that incoming marijuana and marijuana-infused products arrive to the provisioning center by licensed vendors/secure transporters in smell-proof (heat sealed) packaging. The provisioning center will not accept any marijuana or marijuana-infused product that is not packaged in smell-proof packaging.

Retail: All product will be packaged in smell-proof retail packaging. At no point during the transaction purchasing process will the customer be allowed to open any of the retail packaging. Customers are only allowed to view the products inside the packaging. The packaging will be printed with descriptions, and warnings, including a strict warning not to open on premises.



WASTE DISPOSAL PLAN 5:50.1(8)(d)

Any marijuana or marijuana-infused product that has expired, is damaged, or has been deemed defective in any other way will be treated as marijuana waste and will be disposed of in the manners described as mandated by the Department and specifically Rule 36 of the LARA Emergency Rules.

Marijuana product that is to be destroyed and considered waste must be rendered into an unusable and unrecognizable form. All marijuana product waste shall be disposed of in a secured waste receptacle using 1 of more of the following:

- A manned and permitted solid waste landfill;
- A manned compostable materials operation or facility;
- An in-vessel digester; or
- In a manner in compliance with applicable state and local laws and regulations.

MNR will not sell marijuana waste or marijuana products that are expired, have been returned, or are defective in any way as approved by the manager.

All waste that is hazardous must be managed in accordance to part 111 of 1994 PA 451, MCL 324.11101 to 324.90106.



DAYS AND HOURS OF OPERATION
5:50.1(8)(e)

Michigan Natural Remedies will have the following hours of operation:

Monday: 9:00am to 9:00pm

Tuesday: 9:00am to 9:00pm

Wednesday: 9:00am to 9:00pm

Thursday: 9:00am to 9:00pm

Friday: 9:00am to 9:00pm

Saturday: 9:00am to 9:00pm

Sunday: 9:00am to 9:00pm



FACILITY PLAN

The proposed Provisioning Center will be located at 1202 Packard Street, City of Ann Arbor, Washtenaw County, Michigan 48104.

SITE DESCRIPTION

The proposed facility is located in the Central Area of the City, on the west side of Packard Street between Dewey Street and Woodlawn Avenue, at the terminus of Wells Avenue at Packard intersection. The area land use includes residential, office and commercial. All streets are asphalt with concrete curb and gutter and sidewalks. All municipal services and utilities service the neighborhood.

The property is irregular in shape with 70 feet of frontage on Packard Street and a maximum depth of 192 feet. It's lot size is 9,120 sf (.21 acres) and zoning is C1. The site is level and slightly above road grades. The property is improved with a two-story wood frame bungalow structure with a full basement. The gross area is 860 sf on the first floor and 860 sf for the basement, 1,125 sf on the second floor. The total gross floor area is 2,845 sf. Net usable area is approximately 1,983 sf.

Based on the Gross Floor Area, the Floor Area Ratio (F.A.R.) is 30% (maximum allowable F.A.R. is 40%); Parking is located in the rear of the building and is accessed by a curb cut at Packard Street and easements over 1200 Packard properties at Dewey Street. There are 9 parking spaces and a dumpster pad in the parking lot. The entire parking lot will be controlled as to access with chain link fencing and operable gates at each entry/exit point to the parking lot.

SITE HISTORY

The structure was built as a single-family home (1936) and converted to office/residential use in 1989 by the previous owners, Ronald Barnsdale/Molly Maid, Inc. under a land contract with the Harry Hawkins Trust and P& L Properties. The property was purchased in 1990 by the current owner (Abraham Kadushin/Kadushin Holdings) and used since then as the main architectural office for Kadushin Associates Architects Planners, Inc.

In August 2017, the former office was planned for a café/retail tenant user on the first floor. A building permit was issued in 2016 for renovations for this use, including construction of a handicap ramp and ADA Bathroom, as well as miscellaneous alterations and repairs. These improvements are currently being completed and inspected and will be ready for occupancy in early 2018.



PROPOSED USE

After market and financial analysis of the feasibility of this proposed use, and after local and State of Michigan ordinances adopted legalization of medical marijuana in December 2017, a decision was made to alter this proposed use to a Provisioning Center (Medical Marijuana Dispensary) and retail use. and apply for the Special Exception Use zoning as required by the City of Ann Arbor, and State of Michigan licensing for this purpose by the Department Licensing and Regulatory Affairs.

FACILITY PLAN DESCRIPTION

The Facility Plan was prepared by Kadushin Associates Architects in consultation with CLAD (Carl Levin Architectural Design) of Miami, FL, a firm experienced with medical marijuana dispensary design and construction, having completed (3) dispensary facilities in Florida for a State-licensed entity in 2016-17.

The Provisioning Center Facility Plan provides the layout, sizes and organization of the spaces and functional uses, properly sized, dimensioned and drawn to scale. The plan illustrates the proposed alteration of the existing space and shows the location of public and private staff and delivery entrances.

The main customer entrance will be in the front of the building on Packard Street, oriented towards pedestrians, public transportation (AATA) patrons, and bicyclers. There are front steps and the new handicap ramp that is oriented to the sidewalk, bus stop and sidewalk ramps, both leading to the full width of the house 8' covered porch. The front door leads into a central hall that connects to the rear entrance and ADA bathroom. On the left side will be a Customer Waiting Lounge (11' x 12') and Receptionist/Check-in Office (8' x 12') with a counter and security sliding glass window. Behind the receptionist will be a secured Security and Audio-Visual Equipment Room (4' x 6'.) On the right side of the Main Hall is the electronically-controlled entrance (with panic egress hardware) to the 2-position Retail Area (12' x 25') with product display cases, counters and retail product display shelving. A secured door directly from the Lower Level will bring processed product directly to the Sales Counter and for use by employees only.

A rear porch emergency exit with panic hardware (electronically-controlled) will be provided. The rear access entrance on the rear porch will be primarily used by employees and delivery persons, but can be used by customers who park in the rear parking lot. There is also a Lower Level direct access entrance via stairs to this level – this will be used only for secure deliveries to the center.

The Lower Level illustrates the Manager's Office (10' x 10',) Employee Lounge (12' x 15',) Office Storage Closet, and the Secured Product Storage Room (11' x 25') including



a safe. All areas are controlled with electronic devices with panic hardware for emergency egress and exit.

Upon approval of the SEU Zoning by the City of Ann Arbor, and the Licensing Application to LARA, complete construction documents will be filed for permitting and construction, to include architectural, structural, mechanical, electrical, plumbing, fire safety and security equipment details and specifications to be prepared by Kadushin Associates Architects Planners, Inc.

Site Plan for Special Exception Use

SITE PLAN FOR SPECIAL EXCEPTION USE

Michigan Natural Remedies

1202 Packard St.
Ann Arbor, Michigan

**1202 Packard St.
Ann Arbor, Michigan**

Site Plan for Special Exception Use

Issue For:
 Preliminary
 Site Plan Review
 Bid Set
 Construction

Drawn By: C.A.
Approved By: [Signature]

Project No.
Sheet No. T-1

Revisions:

Copyright 2003 Kadushin Associates

Business Floor Plan

KADUSHIN ASSOCIATES ARCHITECTS PLANNERS
WWW.KADUSHIN.ORG
1202 Packard Ave. 4th Fl. 48204
Ann Arbor, MI 734.883.3338 FAX
3609 Laurel Ave. 3609 Laurel Ave. 3609
Coral Gables, FL 33138
WWW.KADUSHIN.ORG

Michigan Natural Remedies
SITe PLAN FOR SPECIAL EXCEPTION USE

Floor Plans
2022 Packard Ave. Ann Arbor, Michigan

Issued for:
 Preliminary
 Preliminary Review
 Bid Set
 Construction

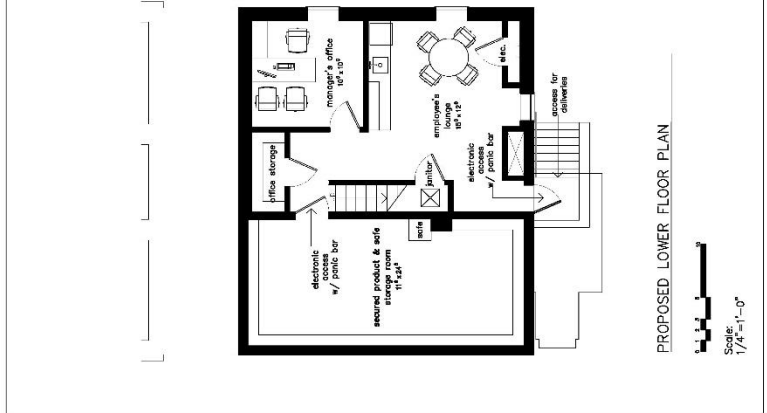
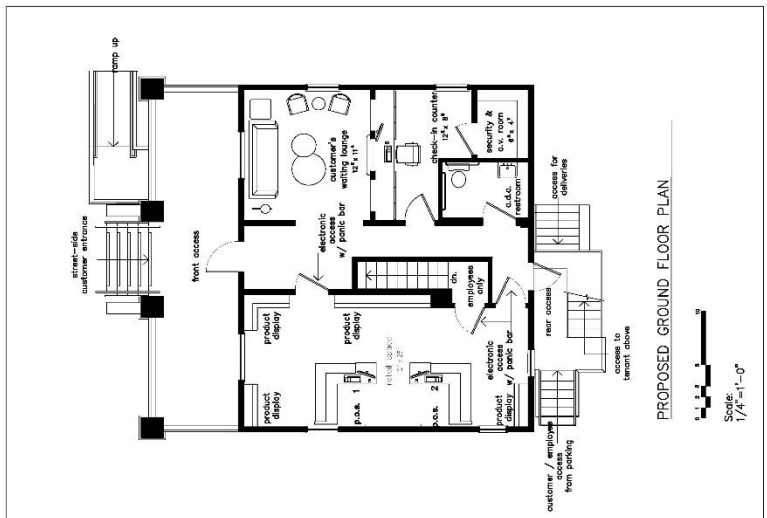
Drawn By: C.A.
Approved By:

Project No. _____
Sheet No. **A-1**

Revisions:

GENERAL NOTES:

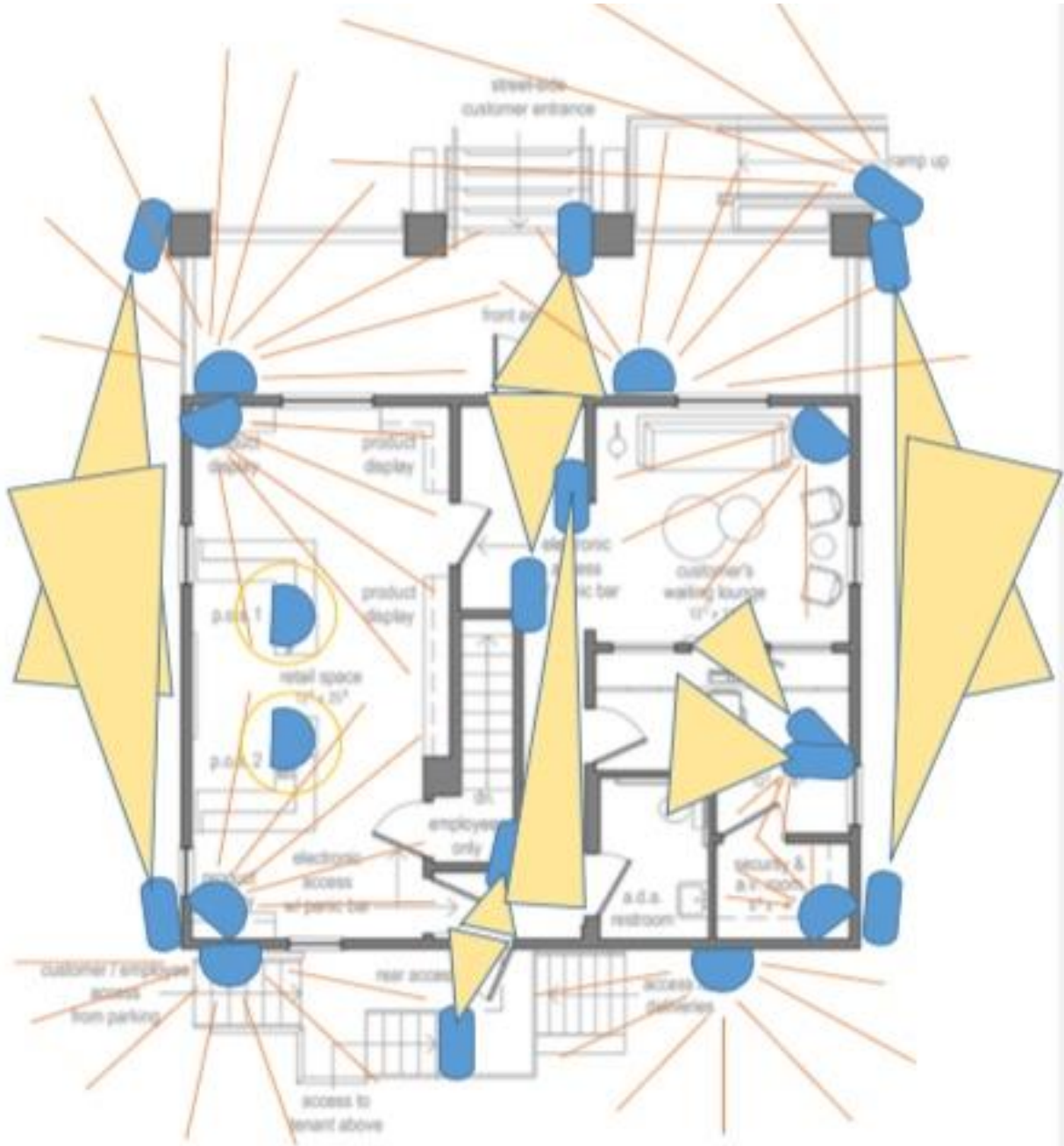
1. The Marjano family plan shall incorporate the requirements of the Michigan Building Code, as amended, and the Code of the State of Michigan dated 12/7/2017.
2. A Security plan shall meet the requirements of Rule 27, including a video surveillance system.
3. Facility will comply with all applicable City of Ann Arbor, Michigan Building, Health and Fire safety codes and ordinances.
4. Facility will comply with all handicap accessibility (ADA) requirements with



© Copyright 2018 Kadushin Associates

1/8/2018

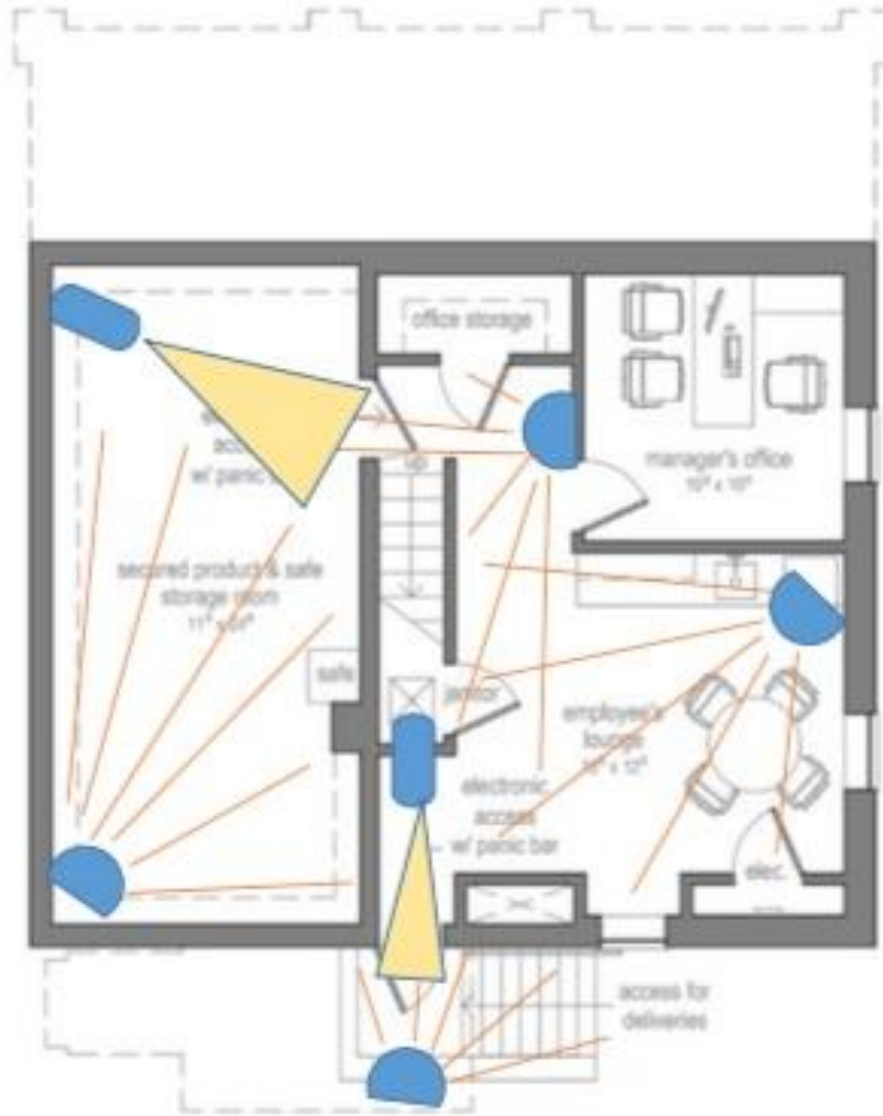
Security Camera Locations - Main Floor



PROPOSED FIRST FLOOR PLAN

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

Security Camera Locations – Lower Floor



PROPOSED LOWER FLOOR PLAN

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

Exterior



Main Level

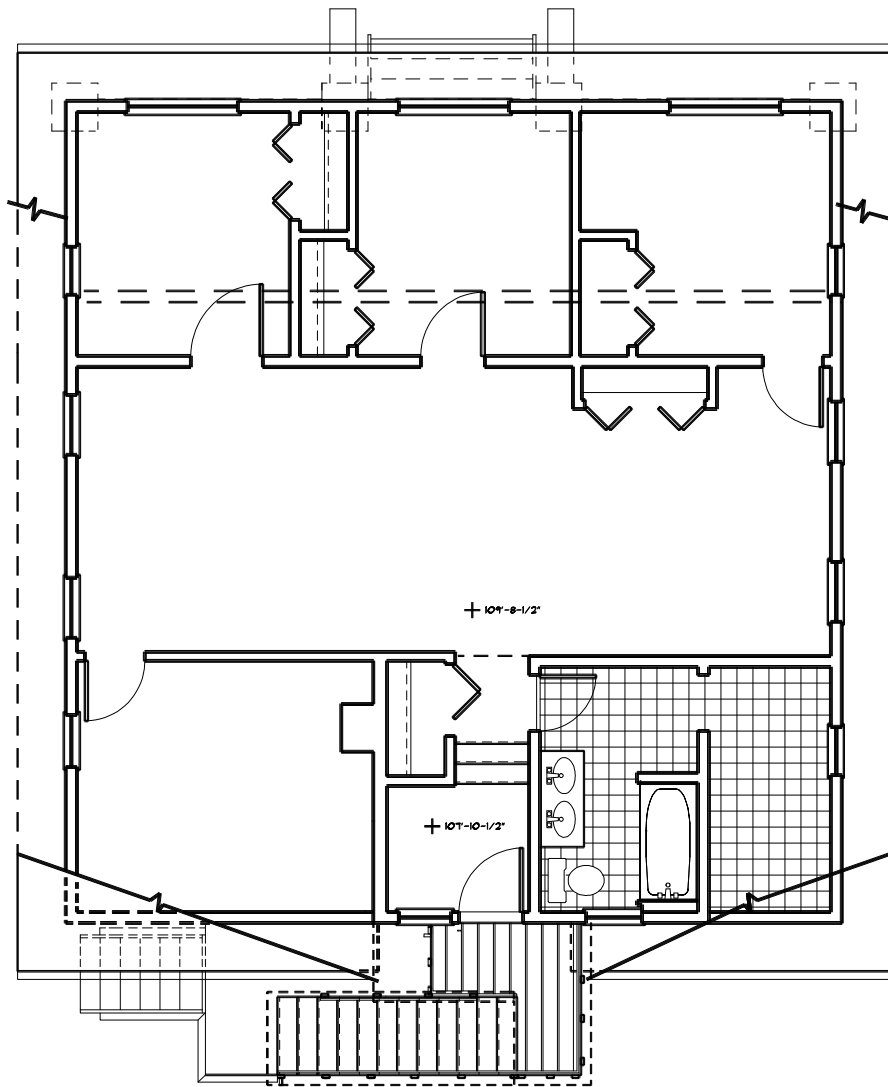


Lower Level



Retail Space



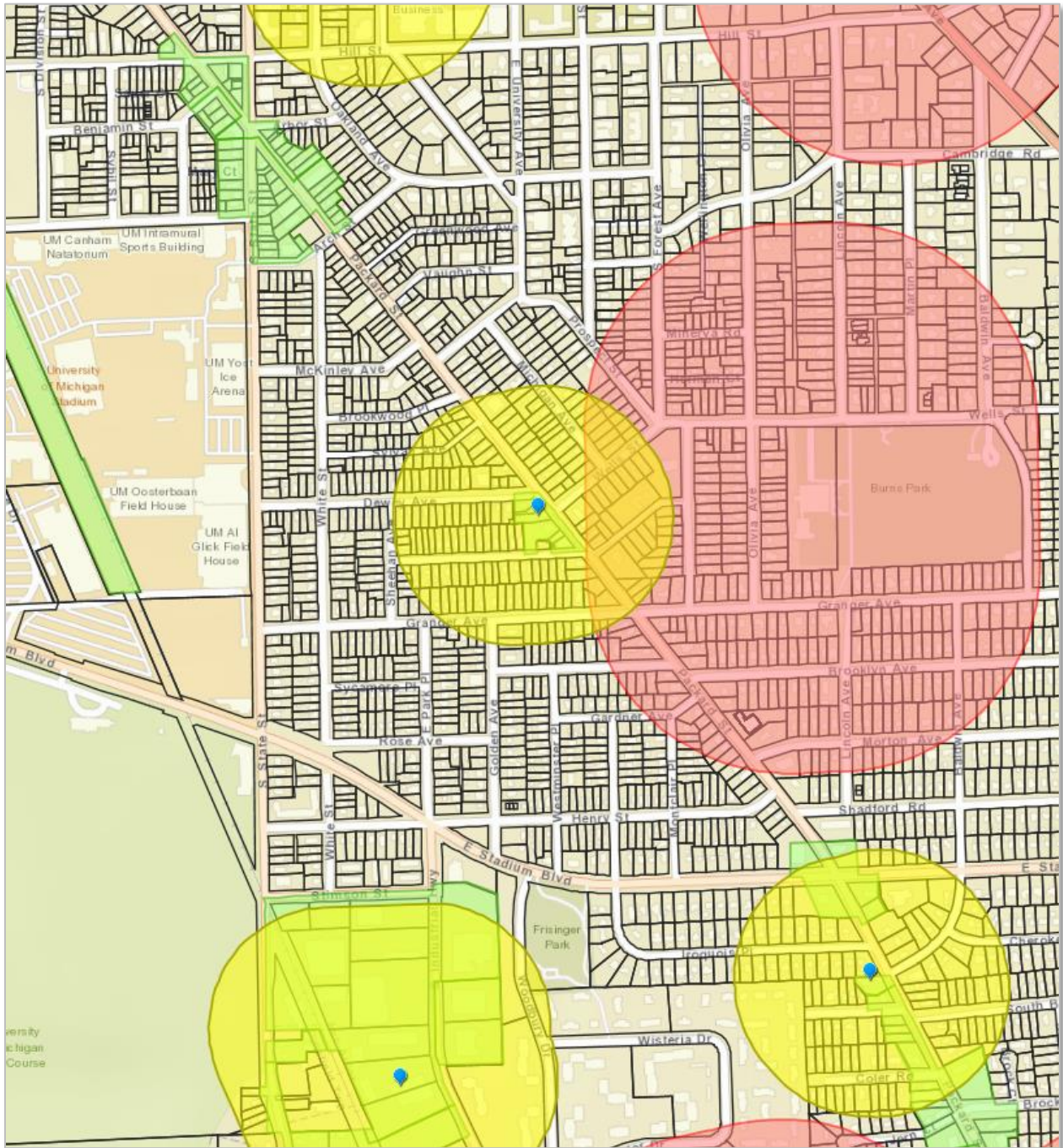


EXISTING SECOND FLOOR PLAN

1202 Packard SEU Provisioning Center

Yellow = 600 foot provisioning center buffer

Red = 1000 foot school buffer



Green = zoning that allows provisioning centers

SITE PLAN FOR SPECIAL EXCEPTION USE

Michigan Natural Remedies

1202 Packard St.
Ann Arbor, Michigan

SITE INFORMATION:

PARCEL ID:
09-03-314-004

TAX DESCRIPTION:
LOT 49 EXC W 65 FT, ALSO EXC BE 20 FT ON PACKARD ST RUNNING TO LPT 115 FT W OF PACKARD ST, AND EXC PARK DRUG AS COM AT THE COR OF LOT 49, TH 80' WLY ALONG N LINE OF SAID LOT 35.33 FT TO ANGLE PT IN SAID LIE FOR PL OF BEG, TH WLY DEF 36 DEG 02 MIN TO RT AND ALONG N LINE OF SAID LOT 125.12 FT, TH SLY DEF, BE DEG 32 MIN TO LEFT 15 FT, TH SLY DEF, BE DEG 28 MIN TO LEFT 15.40 FT, TH NELY DEF, BE DEG 23 MIN TO LEFT 31.84 FT TO POB C. H. CADY'S

ADDRESS:
1202 PACKARD ST.
ANN ARBOR, MI 48104

OWNER:
KADUSHIN HOLDING, LLC

Drawing Index

T-1 Site Plan/Drawing Index
A-1 Floor Plans

PROPERTY OWNER:
KADUSHIN HOLDINGS, LLC
1202 PACKARD ST.
ANN ARBOR, MI 48104

PETITIONER:
KADUSHIN ASSOCIATES
ARCHITECTS PLANNERS, INC
1202 PACKARD ST.
ANN ARBOR, MI 48104

CONTACT PERSON:
ABRAHAM KADUSHIN
ABEKADUSHIN@YAHOO.COM
(734) 649-0065

LEGAL DESCRIPTION:

REFER DEED L 2416 P 368
L 49, C.H. Cady's Subdivision, as recorded in Liber 2 of Plans, Page 4, Washtenaw County Records. Existing and bearing thereon the west 65 feet of said Lot 49, this strip of land having been sold to Mrs. Cady, also conveying and reserving a piece of land in the SE corner of said Lot 49 described as:

Beginning at the intersection of the South line of said Cady's Addition and the Southern line of Packard Street, thence 20 feet northwesterly along said line of Packard Street, thence southeasterly to a point 115 feet west of the place of beginning, thence east along the south line of said lot to the place of beginning, said strip of land having been previously sold to Alice C. Frawley. Also conveying and reserving thereon a parcel of land in the NE corner of said Lot 49, to wit: the 65.00 feet of said lot, east 90 degrees, north 20 degrees, west 100 degrees, together with easements described below:

EASEMENT A:
The east 7 feet of the west 65 feet of Lots 49 and 48, C.H. Cady's Subdivision, as recorded in Liber 2 of Plans, Page 4, Washtenaw County Records.

EASEMENT B:
The east 7 feet of the west 72 feet of Lots 49 and 48, C.H. Cady's Subdivision, as recorded in Liber 2 of Plans, Page 4, Washtenaw County Records.

EASEMENT C:
The west 12 feet of the following described property: Commencing at the NE corner of Lot 49 of C.H. Cady's Subdivision, as recorded in Liber 2 of Plans, Page 4, Washtenaw County Records, and running thence southeasterly along the north line of said lot 25.33 feet to an angle point to said line for the place of beginning, thence westerly def 281°22' to the right and along the north line of said lot 125.12 feet, thence southeasterly def 87°32' to the left 15.00 feet, thence easterly def 31°28' to the left 15.40 feet, thence northerly def 23°18' to the left 31.84 feet to the place of beginning, being part of Lot 49 of said C.H. Cady's Subdivision to the City of Ann Arbor, Washtenaw County, Michigan.

COMPARISON CHART:

ZONING	EXISTING		REQUIRED		PROPOSED	
	LOT AREA	FLOOR AREA	C1	C1	C1	C1
LOT AREA	2778 SF	2778 SF	2000 SF MIN.	2000 SF	9104 SF	9104 SF
FLOOR AREA	2778 SF	2778 SF	100% (MAX)	100%	2778 SF	2778 SF
FLOOR AREA RATIO	30.5%	30.5%	30.5% (MAX)	30.5%	30.5%	30.5%
OPEN SPACE	-	-	-	NO CHANGE	-	NO CHANGE
OPEN SPACE - ACTIVE	-	-	-	NO CHANGE	-	NO CHANGE
SETBACKS						
FRONT	17.83'	17.83'	17.83'	17.83'	17.83'	17.83'
REAR	104.33'	104.33'	104.33'	104.33'	104.33'	104.33'
SIDE	2.81'	2.81'	2.81'	2.81'	2.81'	2.81'
HEIGHT	25/2 Stories	25/2 Stories	25/2 Stories	25/2 Stories	25/2 Stories	25/2 Stories
PARKING	9 Spaces	9-11 Spaces	9-11 Spaces	9 Spaces	9 Spaces	9 Spaces
MIN. (1/250)	-	-	-	-	-	-
MAX. (1/250)	-	-	-	-	-	-
BIKE PARKING	1 (Class C)	1 (Class C)	1 (Class C)	1 (Class C)	1 (Class C)	1 (Class C)

COMMUNITY ANALYSIS AND REQUIRED STATEMENTS:

REQUIRED STATEMENTS:

- Identification of associated applications.
 - A previous Site Plan (Administrative Amendment) is dated April 6, 1989 #932D12.9
- Proposed Development Program
 - The existing mixed-use building (office/apartment) will be reoccupied for retail sales use.
- Community Analysis
 - (a) Impact of proposed development on public schools.
 - No impact on the public school system.
 - (b) Relationship of intended use to neighboring uses.
 - The parcels to the immediate west of the property along Packard are retail - Argus Farm Market and Toanina's Pizza and Burritos, The proposed use of the Development is retail sales.
 - (c) Impact of adjacent uses on proposed development.
 - The parcels to the immediate east along Packard are occupied by the Buddhist Temple of Ann Arbor, and retail - Ann Arbor Vacuum, and Milan Coffee Shop. There is no impact of these uses on the proposed development of the property.
 - (d) Impact of proposed development on the air and water quality, and on existing Natural Features of the Site and neighboring Sites.
 - There is no impact on the air and water quality. There are no wetlands, landmark trees or and wooded areas, or other Natural Features of the Site and neighboring Sites.
 - (e) Impact of the proposed use on historic Sites or structures which are located within a historic district or listed on the National Register of Historic Places.
 - There are no historic Sites or structures located within a historic district or listed on the National Register of Historic Places on the property or adjacent properties.
 - (f) Natural Features General Description and Impacts: A brief summary of the Natural Features (Woodlands, Wetlands, water courses, Landmark Trees, Steep Slopes and Endangered Species/Habitat) found on the Site. A detailed report of the identification of all proposed impacts to them.
 - There are no Natural Features on the property.
 - (g) Traffic Statement: The number of vehicle trips per unit peak hour and supporting documentation from the ITE Manual.
 - The number of peak hour trips per the Trip Generation Manual, 8th Edition for a retail sales use will generate less than 50 trips per peak hour. It is anticipated that there will be no impact on the existing traffic patterns. The existence of a bus stop in front of the site on Packard will help mitigate vehicular traffic. Pedestrian and bicycle activity is significant in this district and may further reduce vehicular trips to and from the site.
 - (h) Public Sidewalk Maintenance Statement
 - The public sidewalks will be maintained in accordance with City of Ann Arbor requirements, including snow and ice removal. The property has been owned and occupied/maintained by the current owner/petitioner since 1990.

KADUSHIN ASSOCIATES
ARCHITECTS PLANNERS
WWW.KADUSHIN.ORG

1202 Packard
Ann Arbor, MI 48104
734.663.3519 FAX

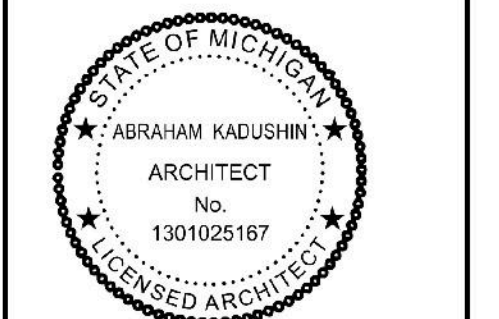
3869 Locust Ave.
Coconut Grove, FL 33133
305.445.8880

WWW.KADUSHIN.ORG

SITE PLAN FOR SPECIAL EXCEPTION USE
Michigan Natural Remedies
 1202 Packard St.
 Ann Arbor, Michigan
 Site Plan/Drawing Index

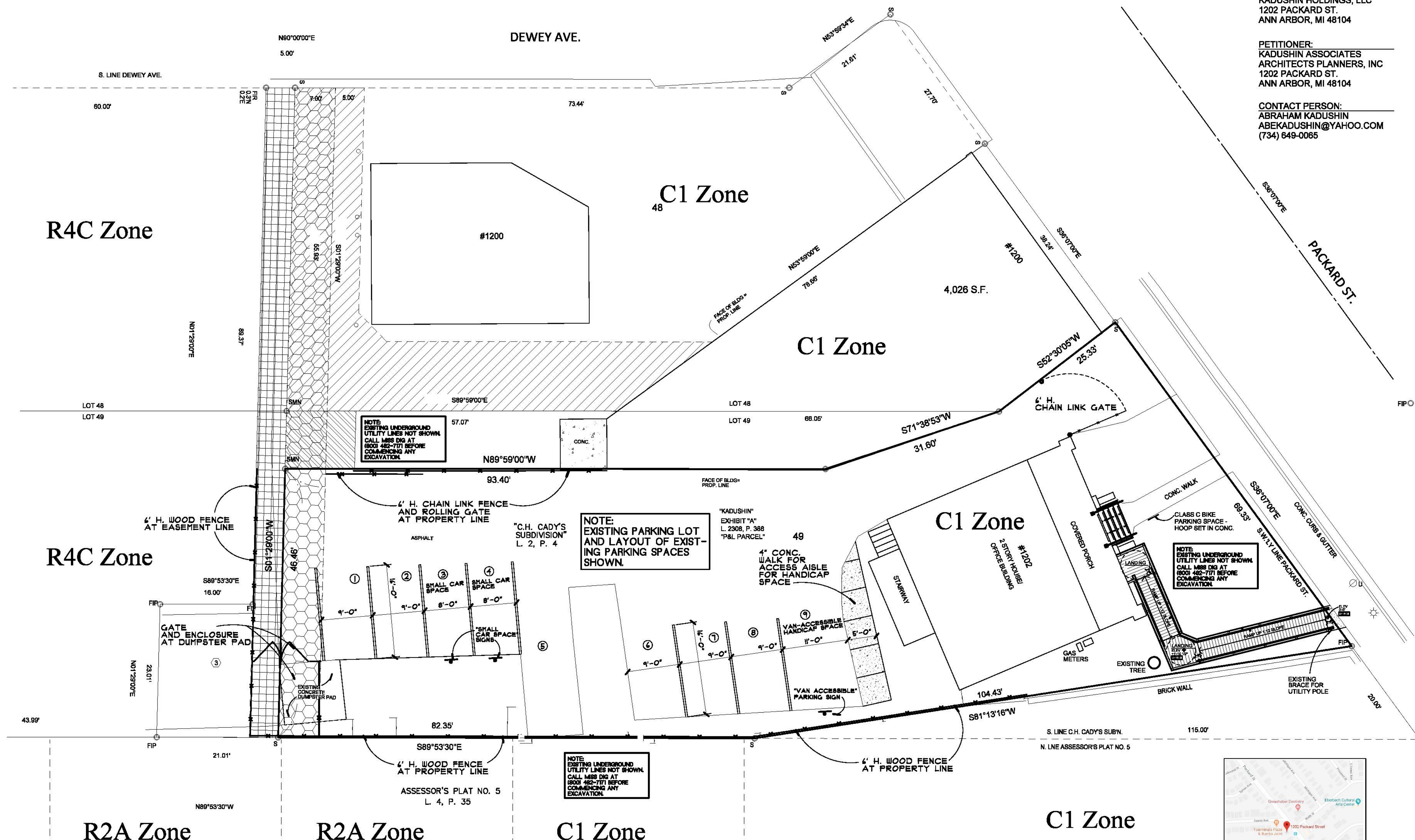
Issued for:
 Preliminary
 Site Plan Review 1/30/18
 Bld Set
 Construction

Drawn By: C.A.
 Approved By:



Revisions:

Project No.
 Sheet No.
 T-1



Site Plan
 Scale: 1/10



CERTIFICATE:

TO KADUSHIN HOLDINGS, LLC, ABRAHAM KADUSHIN, AND THE CITY OF ANN ARBOR:

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 INCLUDES ITEMS 1-4, 7A, 8, 13, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 8, 2018.

DATE OF PLAT OR MAP: FEBRUARY 8, 2018

KEVIN GINGRAS, P.S., NO. 49278

NOTE: AN UP-TO-DATE TITLE POLICY WAS NOT PROVIDED.

LEGAL DESCRIPTION (PER DEED, L. 2446, P. 368):

Lot 49, C.H. Cady's Subdivision, as recorded in Liber 2 of Plats, Page 4, Washtenaw County Records. Excepting and reserving therefrom the west 65 feet of said Lot 49, this strip of land having been sold to Mino Olinger. Also excepting and reserving a piece of land in the SE corner of said Lot 49 described as:

Beginning at the intersection of the South line of said Cady's Addition and the Southwesterly line of Packard Street; thence 20 feet northwesterly along said line of Packard Street; thence Southwesterly to a point 115 feet west of the place of beginning; thence east along the south line of said lot to the place of beginning, said strip of land having been previously sold to Alice C. Eberbach. Also excepting and reserving therefrom a parcel of land in the NE corner of said Lot conveyed to Ashley H. Clague and wife by warranty deed recorded June 9, 1954 in Liber 661 of records, page 312, Washtenaw County records.

Together with easements described below:

Easement A:
The east 5 feet of the west 65 feet of Lots 48 and 49, C. H. Cady's Subdivision, as recorded in Liber 2 of Plats, Page 4, Washtenaw County Records.

Easement B:
The east 7 feet of the west 72 feet of Lots 48 and 49, C. H. Cady's Subdivision, as recorded in Liber 2 of Plats, Page 4, Washtenaw County Records.

Easement C:
The west 12 feet of the following described property: Commencing at the NE corner of Lot 49 of C. H. Cady's Subdivision, as recorded in Liber 2 of Plats, Page 4, Washtenaw County Records, and running thence southwesterly along the north line of said lot, 25.33 feet to an angle point in said line for the place of beginning; thence westerly deflecting 36°02' to the right and along the north line of said Lot, 123.12 feet; thence southerly deflecting 88°32' to the left 10.00 feet; thence easterly deflecting 91°28' to the left 93.40 feet; thence northeasterly deflecting 18°23' to the left 31.64 feet to the place of beginning, being part of Lot 49 of said C. H. Cady's Subdivision to the City of Ann Arbor, Washtenaw County, Michigan.

SITE INFORMATION:

PARCEL ID:
09-09-33-214-004

TAX DESCRIPTION:
LOT 49 EXC W 65 FT, ALSO EXC SE 20 FT ON PACKARD ST RUNNING TO A PT 115 FT W OF PACKARD ST, AND EXC PAR, DESC AS, COM AT NE COR OF LOT 49, TH SMLY ALONG N LINE OF SAID LOT 25.33 FT TO ANGLE PT IN SAID LINE FOR PL OF BEG, TH WLY DEFL 36 DEG 02 MIN TO RT AND ALONG N LINE OF SAID LOT, 123.12 FT, TH SLY DEFL 88 DEG 32 MIN TO LEFT 10 FT, TH ELY DEFL 91 DEG 28 MIN TO LEFT 93.40 FT, TH NELY DEFL 18 DEG 23 MIN TO LEFT 31.64 FT TO POB C. H. CADY'S SUBDIVISION

ADDRESS:
1202 PACKARD ST.
ANN ARBOR, MI 48104

OWNER:
KADUSHIN HOLDING, LLC

EASEMENT LEGEND PER LEGAL DESCRIPTION:

EASEMENT "A":
 EASEMENT
L. 2308, P. 381

GIVES KADUSHIN PARCEL RIGHT TO CROSS SUBJECT PARCEL AND BELKNAP PARCEL

EASEMENT "B":
 EASEMENT
EXHIBIT B
L. 2308, P. 383

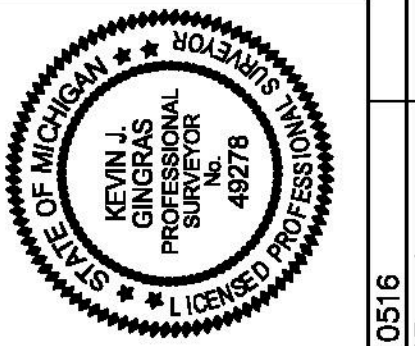
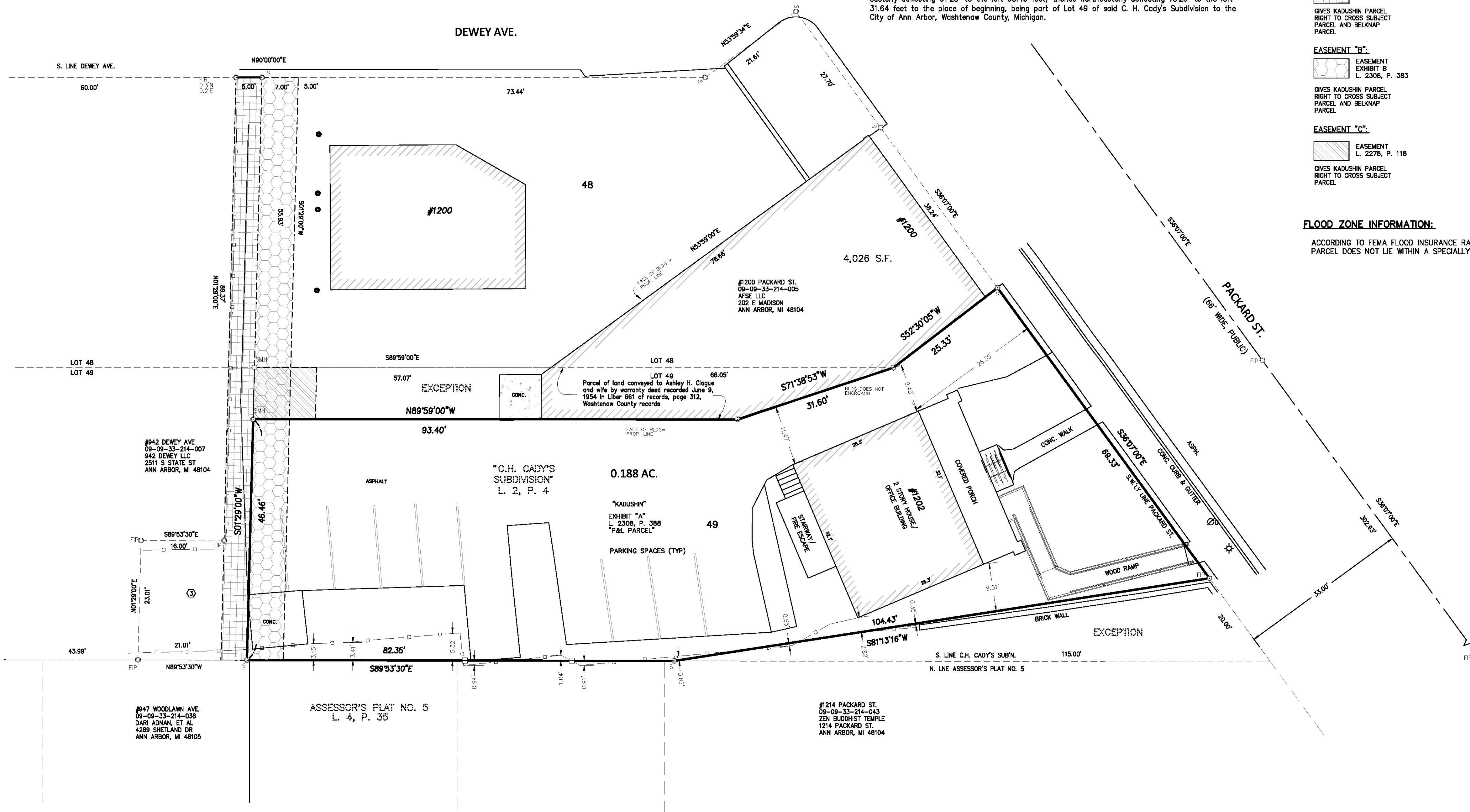
GIVES KADUSHIN PARCEL RIGHT TO CROSS SUBJECT PARCEL AND BELKNAP PARCEL

EASEMENT "C":
 EASEMENT
L. 2278, P. 118

GIVES KADUSHIN PARCEL RIGHT TO CROSS SUBJECT PARCEL

FLOOD ZONE INFORMATION:

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP #26161C0263E, THIS PARCEL DOES NOT LIE WITHIN A SPECIALLY DESIGNATED FLOOD ZONE.



CLIENT: KADUSHIN ASSOCIATES
ALTA/NSPS LAND TITLE SURVEY
#1202 PACKARD ST.
A PART OF NW 1/4 OF SECTION 30
T2S, R9E, CITY OF ANN ARBOR,
WASHTENAW COUNTY, MICHIGAN

- 0/4 ELEC. - 8" GAS MAIN
- 1" WATER MAIN
- 18" STORM LINE
- 6" SANITARY LINE
- 0/4 CATV
- 1/2 COMM.
- PHONE LINE
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE

- WATER MANHOLE
- FIRE HYDRANT
- GATE VALVE
- BEEHIVE CATCH BASIN
- CURB CATCH BASIN
- STORM MANHOLE
- CULVERT/END SECTION
- SANITARY MANHOLE
- LIGHT POLE
- UTILITY POLE
- TELEPHONE RISER
- GAS MAIN RISER

- SECTION CORNER
- FOUND IRON PIPE
- FOUND IRON ROD
- SET IRON PIPE
- SET IRON NAIL
- FOUND IRON NAIL
- FOUND IRON LATH
- CONTROL POINT
- MEASURED DIMENSION
- RECORDED DIMENSION
- SURFACE FLOW

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE UTILITIES SHOWN ARE BASED ON THE DATA PROVIDED AND THE SURVEYOR HAS NOT INVESTIGATED EITHER IN SERVICE OR ABANDONED. THE SURVEYOR HAS NOT INVESTIGATED WHETHER THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED OR LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT INVESTIGATED WHETHER THE STRUCTURE INVENTORY SHOWN HEREON IS COMPLETE.

