

From: May's Chinese Preschool Ann Arbor, MI <maydelosh@gmail.com>

Sent: Tuesday, April 03, 2018 11:32 AM

To: Planning <Planning@a2gov.org>

Subject: Proposed New Marijuana Dispensary

To Whom it May Concern,

Good morning :-)

My name is Hongmei (May) DeLosh, the owner of May's Bilingual Preschool.

Our preschool is located at 3181 Packard Rd, Ann Arbor, MI 48108. It's about 390 ft from the proposed dispensary.

The dispensary is too close to our preschool and it would have great negative impacts on the young children.

Our preschool is licensed by Michigan State (license number is DC810385933) for children of zero to twelve years old. Some of them are kindergarten-age children. And, we also have before- and after-school program and care for school-age children.

Many of our preschool parents have already expressed their concerns and anger to me about this new proposal. So, it would be very bad to the children and to my business.

Please disapprove the proposal. Thank you so much!!! :-)

Sincerely,

Hongmei DeLosh

Ann Arbor City Approval Notice Ordinance No. Ord-17-21 Medical Marijuana Facilities.

Page 27, Line 1:

*"No parcel containing a medical marijuana provisioning center shall be located within **600** feet of a parcel on which another medical marijuana provisioning center is located."*

From: Andrea Ferrara <aferrara@umich.edu>

Sent: Tuesday, April 03, 2018 12:01 PM

To: Planning <Planning@a2gov.org>; Ackerman, Zach <ZAckerman@a2gov.org>

Subject: Fwd: SEU Hearing for 3152 Packard

Dear Planning Staff and Commissioners:

This requested use does not meet the standards in a number of ways, as described below below. Thus, I oppose it. In addition it should be noted that the orange public notice sheet was placed on the business front window rather than at the required distance, making it unreadable from the sidewalk and thus not viewable by those passing by.

General standards

3 a 4 The proposed use will be detrimental to the use, peaceful enjoyment, economic value, and the neighborhood area in general:

--The immediate area includes at least three schools serving children and youth (Faber Piano School, May's Preschool, Kil's Martial Arts) that enhance the neighborhood atmosphere and value. Parents of these students have expressed their concern about the exposure of their children to the proposed use, potentially harming these businesses and thus the neighborhood.

--Several residential properties that are adjacent and in line of sight to the proposed use were omitted from the application and thus were not taken into account.

--Many of the business owners in close proximity are concerned about the impact of the proposed use on their businesses. Only the two businesses immediately adjacent to the use location are noted in the application.

--Many students from Scarlett and Mitchell schools and other school-aged persons walk through the neighborhood and pass the proposed use location.

--An existing business, Banfield's Bar, in close proximity to the proposed use generates considerable noise and smoke from patrons and staff congregating outside the back entrance. This dynamic already impacts those in several of the nearby residential properties significantly and negatively through most of the year, and is virtually guaranteed to worsen with the addition of the proposed use in such close proximity.

Thank you,

Andrea Ferrara

My address is 3085 Creek Drive, 48108

From: Sharon Frisbie <sfrisbie33@gmail.com>

Sent: Wednesday, April 04, 2018 2:12 PM

To: Lenart, Brett <BLenart@a2gov.org>

Subject: Proposed Medical Marijuana Provisioning Center 450 S. Main St. (City Planning Dept)

Brett Lenart,

We are writing to you in regards to the Proposed Medical Marijuana Provisioning Center at 450 S. Main St. We live at 132 Ashley Mews in the Ashley Mews development.

We are STRONGLY against a medical marijuana center on Jefferson and S. Main Streets. We live in a quiet development in a quiet neighborhood and we DO NOT WANT a marijuana facility in our neighborhood. There are children and grandchildren in our development and we DO NOT WANT a marijuana club in their vicinity. We do not want our children/grandchildren exposed to this type of facility.

Please let us know where we can voice our complaints about this facility. Please let us know of any town meetings related to this subject.

Sincerely,

Sharon & Ron Frisbie
612.310.1654
132 Ashley Mews Dr.
Ann Arbor, MI 48104

From: Yong Kil
Sent: Monday, April 02, 2018 6:50 PM
To: Planning <Planning@a2gov.org>
Subject: Medical Marijuana Site

Kils Martial Art 3110 Packard rd .

We are a family business teaching the art of Taekwondo to children and families. We feel such a store front would be detrimental to our business. We see that there are already such businesses in the area and do not agree to more.

Master Yong Kil

810/227/1991

From: Carolyn McCamman <csmmcammman@sbcglobal.net>
Sent: Tuesday, March 27, 2018 2:12 PM
To: 'planning@a2gov.org' <planning@a2gov.org>
Subject: Special Zoning Request for 3152 Packard Rd

Attention Jill Thatcher:

I am submitting comments regarding the proposed Special Zoning Request for Huron View Marijuana Provisioning center at 3152 Packard.

First of all, I am concerned that the “proposed” business is currently open for business, with a lit neon sign indicating “Open”. Why is it allowed to be open, prior to the special zoning request being approved?

That notwithstanding, according to the city’s zoning requirement, the petition should be denied, as it is within the 600 foot buffer of the existing provisioning center, Ann Arbor Health, at 3060 Packard. While Ann Arbor Health does not appear to be on the city’s map of existing/grandfathered establishments, I have heard they have applied for the necessary permits. I would expect the planning department must deny the special zoning request for 3152 Packard.

I am opposed to the proposed zoning request, and expect it should be denied, based on the city ordinance.

Thank you,

Sincerely,

Carolyn McCamman
3074 Creek Drive
csmmcammman@sbcglobal.net
734-972-6742

**Huron View
3152 Packard
Ann Arbor, MI 48108
734-882-2970**

March 26,2018

To: Jill Thacher, City Planner

From: Christina Montague

Subject: 3152 Packard SEU for CPC
SP18-008 (First Review)
Response to items 1-3

1. Huron View acknowledges and accepts the 1,150 requirement.
2. Huron View has yet to have a customer to arrive on a bike to our location. To get to the back of Huron View customers must ride around the bike shop down the alley way past the burned out appliance store. The alley way between the bike store and appliance store is mostly deserted late afternoon and evenings. Garbage and delivery vehicles generally use the alley drive during the daytime hours. It's quite a ways to park your bike in the back and then walk back down the alley drive come around the front of the bike store and then proceed onto Huron View.

I spoke with Washtenaw Engineering and they recommended I ask you about installing a long slab of concrete with bicycle parking in the front on the left side of the Huron View entrance door to the store. It will be so much safer and convenient.

I acknowledge and accept the installing of bicycle parking spaces.

I am requesting permission to install the bicycle parking at the front of my building. I have safety concerns for women parking a bike in late afternoon and early evening .

3. I acknowledge and accept and will wait to learn the City Engineers sidewalk replacement schedule before proceeding .

From: Victor Munoz
Sent: Sunday, April 01, 2018 10:22 PM
To: Planning <Planning@a2gov.org>
Subject: Medical Marijuana Provisioning Centers

March 30, 2018
City of Ann Arbor
Planning Commission Members
Ann Arbor, Michigan

Planning Commission Members:

Some of our neighbors have recently received the notice from the city for the final public hearing on the "special exception use request", for a second medical marijuana dispensary, which is already in business in our immediate neighborhood (3152 Packard), East of Creek Drive a residential street. We have not received anything from the city on this issue

Although we do not object the necessity of having marijuana dispensaries, we are concerned with the location of some of these centers. There is already an existing and busy marijuana dispensary on 3060 Packard, next to a piano school, (the old Loving Branch Library), at almost the same distance west of Creek Drive as the one East of Creek Drive at 3152 Packard.

Within a two mile radius from the corner of Creek Drive and Packard encompassing the area; West of Creek Dr., South of Stadium Blvd., East of State Street, North of Ellsworth Rd. there are approximately seven dispensaries, four on Packard.

We are surrounded by several businesses that have liquor licenses, gas stations, a drug store, a party store and a bar. It is our understanding that in Detroit there is a spacing restriction of a 1000 feet from Drug Free Zones, liquor stores and other dispensaries. Unfortunately we do not know if Ann Arbor has the same restriction. The dispensary on 3152 Packard is located within a few feet from Banfield's a popular Bar/Restaurant.

A bigger concern is that less than ½ a mile East of 3152 Packard on Pittsfield Ave. there is an elementary school and ½ a mile down the road, South of Packard another elementary and a middle school. There are many middle school children who walk home from school and during summer vacation there are always children riding their bikes in the neighborhood. We would hope that there are age limitations on who can enter a medical marijuana dispensary.

If you look at the Map of Ann Arbor and the location of almost all of the dispensaries, there are two clusters, one in the Southeast side on Packard South of Stadium and one on the Kerry Town/ Down Town area. Why so many dispensaries clustered together and none in the other areas of the City?

In light of these concerns we would like to be reassured that there will be oversight by the City to ensure only legal access to these dispensaries is maintained.

Sincerely,

Victor and Patricia Muñoz

3131 Creek Dr.

Ann Arbor, MI 48108

From: Ruixue Sun <srx8866@gmail.com>

Sent: Tuesday, April 03, 2018 10:48 AM

To: Planning <Planning@a2gov.org>

Subject: Oppose marijuana provisioning center at 3152 Packard Rd.

Hello Sir/Madam,

I wrote this email to oppose an new medical marijuana provisioning center at 3152 Packard Rd.

My son attends to the May's Bilingual Preschool at 3181 Packard Rd. The address for marijuana center will be only 390 feet from our preschool. That's too close!

The preschool has almost twenty children. We feel really unsafe to be exposed to a marijuana center so closely.

According to the Ann Arbor City Approval Notice Ordinance No. Ord-17-21 Medical Marijuana Facilities,

"No parcel containing a medical marijuana provisioning center, grower, or processor shall be located within 1,000 feet of a parcel on which a public or private K-12 elementary or secondary school is located."

I believe a marijuana provisioning center within 390 feet from a preschool is extremely un-acceptable! I strongly oppose to the marijuana center opening at 3152 Packard!

Please kindly consider this voice. Thank you very much! Please feel free to contact me anytime.

Sincerely,

Ruixue Sun

From: Cin Cin Tan & Chong Man Chow <tanchowfamily@gmail.com>
Sent: Tuesday, April 03, 2018 11:00 AM
To: Planning <Planning@a2gov.org>
Subject: Against the proposal of medical marijuana provisioning at 3152 Packard Rd.

To whom it may concern,

We are parents of a child who is attending the May's Bilingual Preschool at 3181 Packard Rd. Ann Arbor. We are strongly against the proposal of medical marijuana provisioning at 3152 as it is very close to the location where our daughter attends the preschool. The children often spend time outside when the weather permits and it is just right across the street. We are strongly concerned and do not want children to be exposed with marijuana. It is our understanding that federal laws mandate that a marijuana dispensary to not be allowed within 1000 ft of a preschool/school. Thus, we hope that our concerns will be heard by the staff reviewing this proposal and will vote against allowing this marijuana dispensary to occur at 3152 Packard Rd. Ann Arbor.

Thank you very much for your consideration.

From,
Concerned Parents of Ava who is attending at May's Bilingual Preschool

From: Daniel Tosunyan <wallstreet202@yahoo.com>
Sent: Tuesday, April 03, 2018 10:50 AM
To: Planning <Planning@a2gov.org>
Subject: 3152 Packard Rd. Medical Marijuana Provisioning Center

Hello,
To whom it may concern

I'm writing in response to the "Notice of Public Hearing" on the Medical Marijuana Provisioning Center at **3152 Packard Rd. Ann Arbor, MI.**

Me and my wife own 2 retail stores in the same strip center mall our locations are : **3108 & 3110 Packard Rd. Ann Arbor, MI. 48108** , Our names are : **Vartkez Tosunyan & Janet Tosunyan** and our son is the managing member his name is **Daniel Tosunyan.**

We do " **NOT** " want this business to open next door please, because it will destroy the surrounding businesses and also bring down all the property values in the whole shopping center not just within 300 ft. it will affect a much larger area than you think.

My tenant Kil's Taekwondo at 3110 Packard Rd. is a martial arts school for children & adults but mostly children this business will directly affect his business in a negative way and in return affect me in a negative way, It will destroy my property value and I will lose my tenant and will be very hard to find another qualified willing-and-able tenant to take over because of the Medical Marijuana Provisioning Center just a few doors down. If you allow this Medical Marijuana Center to open than you will be putting my property and my tenants and my family directly into distress 100%. There is too many schools and day cares within a very close proximity to this location, Also the property is on a main road store frontage on Packard Rd. so many families and children commute daily on this road both foot traffic and via car.

The eastside of Ann Arbor already needs a lot of TLC we already have our own problems please don't make things worse by allowing this type of business into our community / neighborhood especially not on a main road. Because this will also have an impact on the residential market / neighborhoods in the area as well not just the commercial businesses trust me I've seen it happen in other cities in the past. My family has been in this neighborhood for over 40+ years I've owned those two stores (3108 & 3110) for over 25+ years so I know the demographics of the neighborhood better than most people. Yesterday I talked to a few businesses around the subject property (3152 Packard Rd. A2) and not one person I talked to wanted this Medical Marijuana Provisioning Center at that location I'm talking from employees of the surrounding businesses to the business owners to the actual property owners. Not one person I talk to wanted this business to be at (3152 Packard Rd. A2) everyone felt pretty much the same way. Think about it if everyone feels the same way about this business than that should be something to consider correct? I mean everyone can't possibly be wrong in my opinion. I hope my vote makes a difference and saves my neighborhood as you probably figured me , my wife and son all vote against this Medical Marijuana Provisioning Center to be at 3152 Packard Rd. Ann Arbor, MI. But its all in your hands now so you determine our neighborhoods well being. Thank you for taking the time to hear us out have a blessed day good bye.

Sincerely,

Vartkez Tosunyan , Janet Tosunyan & Daniel Tosunyan

April 2, 2018

City of Ann Arbor

Planning Commission

City Planning Staff

Subject: Comments regarding SEU for 3152 Packard Provisioning Center

Dear Commission,

I am a proponent of medical marijuana provisioning centers. However, I have the following concerns regarding this particular Special Use site:

Economic and operational impacts to surrounding businesses:

1. May's Bilingual Preschool is about 210 feet from the Special Use, on the other side of the street; the preschools building front and playground face the Special Use site entrance with line-of-sight. Speaking with the owner of the school, they are already experiencing negative impacts due to proximity of the Special Use business; multiple clients (parents) have concerns with having their kids in line-of-sight of the Special Use.
2. Faber Piano Institute is about 250 feet from Special Use site, corners the same street, with the main entrance facing the direction of the proposed site. The owner has also described similar issues as Mays Bilingual Preschool to my neighbor.
3. Kil's Family Martial Arts school is about 130 feet from the Special Use, down the sidewalk. Kil's business works with kids and adolescents; they also feel that the specific site location is improper for school businesses in the immediate area.
4. Shared parking lot is already frequently at capacity (please see attached photo, taken last week). The parking load for the Special Use site appears to be estimated only by square-footage of site, without consideration to the closure of the nearby dispensary on the same street 450 feet away. I do not understand how the new site will absorb the shift of patrons from the old site upon closure (due to 600ft rule).

Character and enjoyment of the surrounding residential neighborhood:

1. Our residential neighborhood (R1C district), shares a conflicting land use border with the Special Use site (C2B district). Consideration upon the bordering residential district was not given within the Special Use Application, in fact states:

Q3 Answer: "The neighboring parcels are also in district"

Q4 Answer: "The use is consistent with neighboring properties as they are also retail based establishments"

2. Banfield Bar entrance is about 60ft from the Special Use entrance; an associated smoking station is situated at the rear of the building, facing residential lots, and about 1 foot outside the parcel of the Special Use
 - a. Noise is already a significant problem for residences close in proximity to the smoking station. It is not hard to foresee an increase in intensity of use at the smoking station, impacting the enjoyment of surrounding residential lots.
 - b. There are issues with the site for my own property such as: smell, the increase in commercial security lighting due to increased alley use, trash thrown over fencing (including baggies), smoke station line-of-site with my own property (bedroom, living room, deck and portion of backyard) and an increase in events that comes with increasing use of a bar alley. I believe a further increase in intensity of use will affect enjoyment of my own property.
 - c. The smoking station is about 1 foot outside of the Special Use parcel, the location is setting up for future code compliance issues.
3. The neighborhood is a beneficiary to Mays Bilingual Preschool and Faber Piano School; a decrease in site suitability for these businesses will be detrimental to our neighborhood. Not only are these types of businesses important to the immediate character and enjoyment of our neighborhood, they also help to shape the neighborhood over the long term; kids learning multiple languages is a good thing in our area, as is the availability of high quality music education.

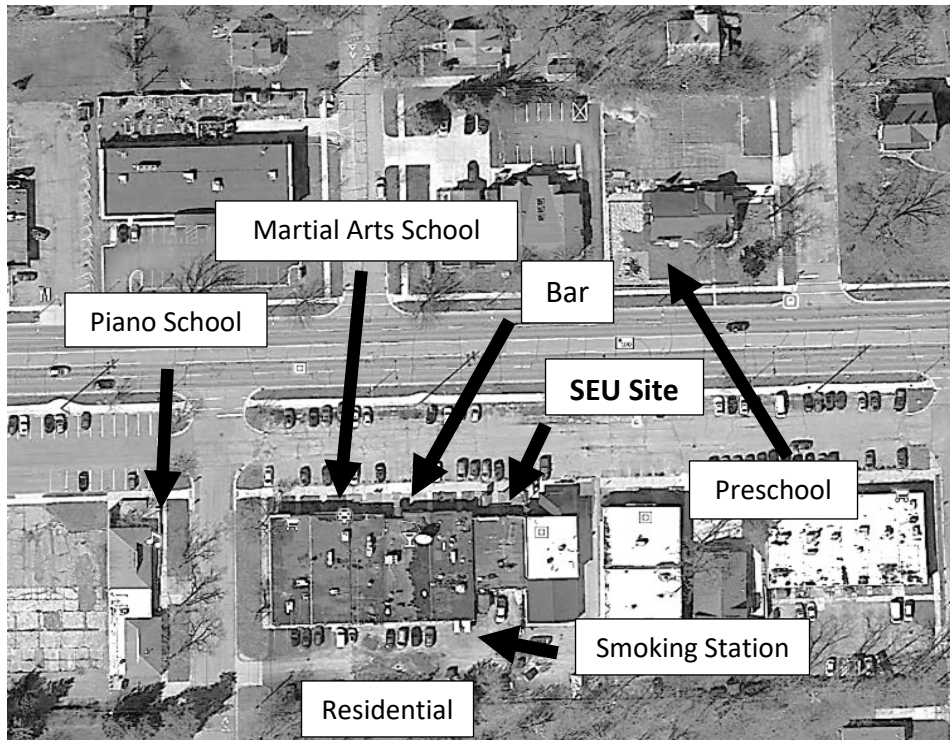
Sincerely,

Ryan Rank
3075 Creek Dr.

Ann Arbor, MI 48108

James Huntley & Carolyn McCamman
3074 Creek Dr.

Ann Arbor, MI 48108



Locations immediate area of SEU 3152 Packard site



Parking is often already at capacity - 03/30/2018