



City of Ann Arbor

301 E. Huron St.
Ann Arbor, MI 48104
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Meeting Minutes City Planning Commission

Tuesday, December 18, 2012

7:00 PM

City Hall, 301 E. Huron Street, 2nd Flr.

Commission public meetings are held the first and third Tuesday of each month. Both of these meetings provide opportunities for the public to address the Commission. Persons with disabilities are encouraged to participate. Accommodations, including sign language interpreters, may be arranged by contacting the City Clerk's Office at 734-794-6140 (V/TDD) at least 24 hours in advance. Planning Commission meeting agendas and packets are available from the Legislative Information Center on the City Clerk's page of the City's website (<http://a2gov.legistar.com/Calendar.aspx>) or on the 1st floor of City Hall on the Friday before the meeting. Agendas and packets are also sent to subscribers of the City's email notification service, GovDelivery. You can subscribe to this free service by accessing the City's website and clicking on the red envelope at the top of the home page.

These meetings are typically broadcast on Ann Arbor Community Television Network Channel 16 live at 7:00 p.m. on the first and third Tuesdays of the month and replayed the following Wednesdays at 10:00 AM and Sundays at 2:00 PM. Recent meetings can also be streamed online from the CTN Video On Demand page of the City's website (www.a2gov.org).

1 CALL TO ORDER

Secretary Bona called the meeting to order at 7:05 p.m.

2 ROLL CALL

Rampson called the roll.

Present 6 - Bona, Mahler, Giannola, Clein, Derezinski, and Briere

Absent 3 - Woods, Westphal, and Adenekan

3 APPROVAL OF AGENDA

Moved by Mahler, seconded by Briere, that the agenda be approved. On a voice vote, the Secretary declared the motion carried.

4 INTRODUCTIONS AND PRESENTATIONS

5 MINUTES OF PREVIOUS MEETING

[12-1630](#)

City Planning Commission Meeting Minutes of November 20, 2012

Approved 6-0

Moved by Mahler, seconded by Clein, that the minutes be approved by the Commission and forwarded to the City Council. On a voice vote, the Secretary declared the motion carried.

**6 REPORTS FROM CITY ADMINISTRATION, CITY COUNCIL, PLANNING MANAGER,
PLANNING COMMISSION OFFICERS AND COMMITTEES, WRITTEN COMMUNICATIONS
AND PETITIONS**

6-a City Council

Briere noted that she did not attend the previous night's Council meeting. She said that Planning staff had provided her with an update on current projects that she submitted via email to City Council.

6-b Planning Manager

Rampson reminded the Commission that the January 3rd City Planning Commission meeting was on a Thursday.

Rampson updated the Commission on the Citizen Participation Ordinance review, noting that the developer survey had gone out the previous day and the citizen survey will be going out tomorrow.

6-c Planning Commission Officers and Committees

None.

6-d Written Communications and Petitions

Bona highlighted communications in the packet.

[12-1631](#)

Various Correspondence to the City Planning Commission

Received and Filed

7 AUDIENCE PARTICIPATION (Persons may speak for three minutes about an item that is NOT listed as a public hearing on this agenda. Please state your name and address for the record.)

None.

8 PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING

9 REGULAR BUSINESS - Staff Report, Public Hearing and Commission Discussion of Each Item

(If an agenda item is tabled, it will most likely be rescheduled to a future date. If you would like to be notified when a tabled agenda item will appear on a future agenda, please provide your email address on the form provided on the front table at the meeting. You may also call Planning and Development Services at 734-794-6265 during office hours to obtain additional information about the review schedule or visit the Planning page on the City's website (www.a2gov.org.)

(Public Hearings: Individuals may speak for three minutes. The first person who is the official representative of an organized group or who is representing the petitioner may speak for five minutes; additional representatives may speak for three minutes. Please state your name and address for the record.)

(Comments about a proposed project are most constructive when they relate to: (1) City Code requirements and land use regulations, (2) consistency with the City Master Plan, or (3) additional information about the area around the petitioner's property and the extent to which a proposed project may positively or negatively affect the area.)

- 9-1 [12-1633](#) Parkway Place Rezoning for City Council Approval - A request to rezone this 1.22 acre parcel located at 490 Huron Parkway from R3 (Townhouse District) to R1B (Single-Family Dwelling District) to allow the creation of three single-family lots. Staff Recommendation: Approval

Cheng presented the staff report.

PUBLIC HEARING:

Greg Elliot, attorney, filling in for Louis Johnson, petitioner, indicated he was available to answer questions.

Arlene Shye, 515 Heritage Drive, said her concern was under the issue of grading, there is a concern about the steep slope along Heritage Ridge that needs to be stabilized. She said the developer has not repaired the sod from when they made the cut in the hill for connection to the water main.

Noting no further speakers, the Secretary closed the public hearing.

Moved by Briere, seconded by Clein, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Parkway Place Rezoning from R3 (Townhouse Dwelling District) to R1B (Single-Family Dwelling District), subject to revised legal descriptions being submitted and approved prior to City Council action.

COMMISSION DISCUSSION:

Derezinski said he was at the citizen participation meeting on this rezoning request in June and heard objections being made about the hill. He asked staff if the issues have been resolved.

Cheng said the grading issue is still outstanding, but staff has met with the petitioner about resolving the need to stabilize the steep slope. He noted that this condition is off site, and a Certificate of Occupancy for the associated house will be held until the issue is addressed.

Derezinski asked if there are more sites that can be created from this site.

Cheng said the petitioner intends to create three lots in the future.

Derezinski said the neighbors were surprised at the number of trees that were removed. He asked about possible tree mitigation.

Cheng said that single-family development is exempt from natural features mitigation requirements.

Briere asked if there are considerations about traffic safety from the driveway.

Cheng said the traffic impact was reviewed by the City's traffic engineer and given the low intensity and limited impact from four residential units they felt it did not merit a traffic study.

Giannola noted that only one curb cut is allowed.

Cheng confirmed this fact.

Clein asked how stormwater would be handled for the site.

Cheng said since they are single-family residential, stormwater detention is not required.

Rampson clarified that they would still need to meet the requirements for residential impervious surface, by installing rain-gardens or similar measures.

Bona said staff speaks to impervious surface being diminished, but she felt that wasn't the case with single-family homes that tend to have longer driveways. She asked if staff had comparison data on impervious surface, per dwelling unit, for townhouse vs single family.

Cheng said there was no data available, adding that if they were coming in for townhouses they would need to submit a site plan that would be reviewed and have to meet the requirements of the Washtenaw Water Resources Commissioner. He noted that anything more than 5000 square feet, would have to retain on site.

Bona asked about the difference between taxable value for three single-family dwellings vs 12 townhouses.

Cheng said that he had spoken with the assistant assessor, who had shared that the site is currently assessed at \$300,000, and that the market dictates what the sites will be taxed at. He explained that the site has been vacant for a long time and usually the developer finds the highest and best use for parcels, so staff feels that they would have developed the parcel by now if there was a market for townhouses.

Bona asked Elliott about rationale for putting in single-family houses in an area that is completely surrounded by townhouses.

Elliott said that currently under the R3 zoning, the developer can already build single family homes, but noted there are practical aspects involved to locating houses on the site. He said the developer tried to develop the site as townhouse 10 years ago, but it didn't work. He explained that given the wetlands on the property, they are severely limited by the unnatural topography and the buildable area that was created by fill placed on site from townhouse development to the north. He said they are trying to make the development fit the land, noting that they are not situated that far away from single-family neighborhoods.

Bona said she is not able to support the re-zoning request, since the master plan

calls for townhouses for this parcel. She said single-family homes should be built out in the townships where they don't want bus service.

Derezinski asked if the project would be approved, when would they start construction, pointing out his concern for the unstable soils on the site.

Elliot said the infrastructure to support the project is already there. He said it's important to know that the trees that came down did so for installing the water main loop for the other townhouses that were built. He said the concerns brought were related to the on-going construction on the neighboring lot which is separate from current construction project request.

Derezinski asked for specifics on the time frame for stabilizing the soils.

Elliott said he believed the soils can be stabilized in a few weeks.

Clein said that benefits listed in the staff report for reduced impervious surface might not be accurate when there is no detention required for single family, which has in general a larger per capita environmental impact. He agreed that there would be less traffic. Clein said he was on the fence whether to support the rezoning request.

Mahler said the benefit to the City would be that the current vacant land would be developed, adding housing, taxes, and jobs to the City, which is better than the existing vacant site. He said whether the residents ride the bus or not is not a concern to him.

On a roll call, the vote was as follows with the Secretary declaring the motion technically denied from the City Planning Commission, since they need 6 affirmative votes. She noted that the project may still move forward to City Council.

Yeas: 5 - Eric A. Mahler, Diane Giannola, Kenneth Clein, Tony Derezinski, and Sabra Briere

Nays: 1 - Bonnie Bona

Absent: 3 - Wendy Woods, Kirk Westphal, and Eleanore Adenekan

9-2 [12-1634](#)

Blue Heron Pond Planned Project Site Plan for City Council Approval - A proposal to construct 65 residential units in 9 new buildings, using the existing drives, parking and utilities constructed for the former West Towne project located at 2536 West Liberty Street on this 8.32 acre site. A planned project modification is requested to reduce the spacing between Building J and Building C at the southwest corner of the site (facing W. Liberty Street) from 20 feet to 15.7 feet. Staff Recommendation: Approval

Kowalski gave the staff report.

PUBLIC HEARING:

Brad Moore, J. Bradley Moore Associates, architect for the petitioner, introduced the development team. He referred to an illustration board that compared the previously approved plan with the new proposal. He said they are proposing a less intensive development of the site. He said they will be using the existing drives and maintain the existing infrastructure. He noted the planned project is requested to break the mass of the buildings along West Liberty. He said they have added more guest

parking, while reducing the overall impervious surface and that the new units will be townhouse types, with a few stacked flat units that will be handicapped accessible.

Noting no further speakers, the Secretary declared the public hearing closed.

Moved by Mahler, seconded by Giannola, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Blue Heron Pond Planned Project Site Plan, subject to maintaining a minimum of 65% usable open space and subject to resolving outstanding Systems Planning Unit comments prior to City Council approval.

COMMISSION DISCUSSION:

Clein said he thought this was a marked improvement over the previous plan. He said the buildings along Liberty Street, with walk up porches, would encourage walking.

Bona asked about the character of the wetland.

Scott Betzoldt said this was an existing wetland and is designed to accept run off from rear yards. He said right now there are two small ponds visible.

Moore said the ponds are fed from surface run off.

Betzoldt speculated it was a manmade feature.

Derezinski asked if there was a dock added to the plan.

Moore said they hope to provide an observation platform to view the ducks, herons and turtles.

Derezinski noted comments from Judith Marks and asked about construction phasing.

Moore said the units facing Liberty will be constructed first.

Briere asked whether the public would have access to walk around the pond.

Moore said yes.

Mahler asked whether the units are two or three bedroom.

Moore said they will be starting with two larger bedrooms on the first building, that can be adjusted to three smaller bedrooms if the market demands it.

Mahler asked about parking.

Moore said some units will have two back-to-back internal spaces in the garage, as well as one space in front of the garage. He said where the grade changes, there would only be space for a single car garage.

Mahler asked about left turns from the driveway onto Liberty and if there had been any proposed restrictions on left turns during certain times of the day.

Moore said they haven't proposed any restrictions and believe that residents will use the alternative exit onto Maple.

Mahler said it is a big improvement over the previous site plan.

Giannola asked about visitor parking.

Moore pointed to the parking areas on the board.

Giannola asked about possible overflow parking.

Moore said every unit will have two spots.

Kowalski said there are 36 surface parking spaces.

Bona clarified this is in addition to driveway spaces.

Bona said the units look smaller, is there a marketing change?

Moore said the developer felt the development was too maxed out the way it was previously approved.

Bona said the change in garages is significant, adding that the original plan felt uninviting. She noted the new plan has actual doors in front.

Briere asked about the unit sizes listed in the citizen participation report.

Moore clarified that the smaller units are the units that are already constructed.

On a roll call, the vote was as follows with the Chair declaring the motion carried.

Yeas: 6 - Bonnie Bona, Eric A. Mahler, Diane Giannola, Kenneth Clein, Tony Derezinski, and Sabra Briere

Nays: 0

Absent: 3 - Wendy Woods, Kirk Westphal, and Eleanore Adenekan

9-3 [12-1636](#)

Capital Investments Rezoning for City Council Approval - A request to rezone this 2.24 acre parcel located at 2271 South State Street from M1 (Limited Industrial District) to M1A (Limited Light Industrial District) to allow for an automobile sales use. The petitioner has requested a waiver of the area plan requirement because no new construction is proposed. Staff Recommendation: Denial

Cheng presented the staff report.

PUBLIC HEARING:

David Diephuis, 2096 South State Street, said he does not support this rezoning since it is not consistent with the South State Street Corridor Plan. He said there have been many improvements in the corridor, and the expanded product line at the Produce Station has made the business a focal point. Many buildings have been updated and added to, adding jobs and vitality to the area. He said he is not seeing enough proposed improvement for this type of development in that the proposed use is not enough to rezone the parcel. He asked that the Commission would deny the rezoning request.

Scott Munzel, attorney for petitioner, said current zoning of M1 allows for sales limited

to 10% of the floor area, which would not allow enough space for auto sales, but the M1A would allow this. He said the owner would like to renovate the building and do auto repair on-site as well as have auto sales along State Street. He said there are mostly commercial uses in the area with limited residential to the north. He pointed out that Howard Cooper – a car sales use - is already in the area. Munzel said it is a fairly challenging site that would put limits on potential users, given the grade change. He said the current owners are risk adverse, realizing that a re-occupancy permit will trigger storm water retention, which will trigger site plan. He said they feel the first step is to know that they can do what they propose and then they can meet other requirements. He said there have been changes in the area over the past 10 years; before the uses were more straight industrial, while now they are more commercial and active uses. He said the current master plan calls for research or industrial use for this parcel, which he feels would be consistent. Munzel said other goals encourage economic development and employment opportunities. He said a future State Street corridor calls for office or residential uses for this parcel, but noted there may not be demand for that use. He said it is not fair to evaluate rezoning based on an on-going study. He said if you evaluate with existing master plan, the proposed use is fairly low level for the land value, and if the demand increases, it would be logical to switch to this use. He said the master plan would allow for better use of the site.

Noting no further speakers, the Secretary closed the public hearing.

Moved by Briere, seconded by Mahler, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve Capital Investments rezoning from M1 (Limited Industrial District) to M1A (Limited Light Industrial District).

and

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council waive the Area Plan, as no additional floor area is proposed at this site.

COMMISSION DISCUSSION:

Briere said that she recalls there have been other rezoning requests along State Street that have not been granted because the corridor study has not been completed. She asked what the timing was on having the corridor study completed and would this rezoning change be supported by the completed corridor study. She asked if the petitioner was not planning on fixing up the place, but rather just use the lot to sell cars.

Rampson said the South State Corridor study would be coming before the Commission at their January 3, 2013 meeting, and should be completed in a few months. She said there currently is plenty of M1A use in the corridor and staff does not believe there is a need for more M1A uses in the corridor.

Derezinski asked if the vacant building on the site would be the sales office.

Cheng said yes, according to the petitioner. Cheng said re-occupancy would trigger the need to bring the buildings into compliance with previous site plan.

Derezinski said he recalls a number of failed restaurants. He asked if the proposed use would be possible with the substantial grade change.

Cheng said auto repair is allowed in M1 districts, but auto sales are not allowed.

Giannola said there have been rezoning requests on South State. She said she is hesitant to recommend approval. She said she would like to wait a month to see the direction from the South State Street plan. She asked if there was any way that they could grant them temporary approval.

Cheng said accessory use to auto repair would limit them to 187 square feet of sales in the building.

Giannola said she would love to see a new use here, but the contradiction from what they have been working on for the past two years is too great, and she can't support the rezoning.

Clein asked how long the parcel has been vacant.

Cheng said maybe 10 years.

Clein asked how long current petitioners have owned the parcel.

Munzel said they purchased it in the last year.

Clein asked if they knew what was involved with bringing the site up to code.

Munzel said he is not sure they knew initially, but they know now, and he suspects they will come in with a new site plan that will meet their needs.

Mahler said but for the corridor study, he would support the request. He asked if the petitioner is open to postponing the item until the corridor study is complete.

Munzel said he has not been authorized by client to say, said knows that they want to do what is consistent with corridor study in the long run.

Bona asked if something can be utilized that is such a big investment. She said the corridor plan won't make something happen, but she does not want to create a situation that can't be undone. She said she isn't sure that M1 zoning is correct for this site. She asked if there is any other zoning that is more restrictive or temporary. She asked about contract [conditional] zoning.

Cheng said M1 and M1A are essentially the same, except that the M1A allows for auto sales, noting that conditional zoning would make no difference.

Bona asked Munzel what it would take for the parcel to become more valuable that the car dealership would move to another site.

Munzel said, he believes with time, it would need to come through demand. He said he could see mixed use for the site, noting the challenge being the big hill on the site. He said it could take several years for redevelopment and he was not sure that the site was preferred as an office location. He pointed out that part of the issue is financing, and that conditional rezoning is an idea that he has thought about.

Rampson said re-zoning is a future land-use.

Bona asked if the petitioner is granted the rezoning and requests re-occupancy, what would the petitioner need to do.

Cheng said they would have to meet the previously approved site plan, or submit

revised plans. He said they would then need a construction review.

Munzel said the buildings are structurally sound, but need investment.

Clein asked about relief from the Area Plan requirements.

Cheng said the petitioner can request the waiver if they are not going to be making additional floor area. However, he cautioned that what is shown on site does not match the survey; therefore staff has recommended denial of the area plan waiver.

Rampson added that all rezoning must be associated with an area plan or a site plan.

Clein said he would be inclined to getting accurate information before granting the request, adding that he is open to postponing the request until such time.

Moved by Mahler, seconded by Briere, to postpone action until the City Planning Commission adopts the South State Street Corridor plan and the petitioner addresses the accuracy concerns of the survey. On a roll call, the vote was as follows with the Secretary declaring the motion carried.

Yeas: 6 - Bonnie Bona, Eric A. Mahler, Diane Giannola, Kenneth Clein, Tony Derezinski, and Sabra Briere

Nays: 0

Absent: 3 - Wendy Woods, Kirk Westphal, and Eleanore Adenekan

9-4 [12-1637](#)

544 Detroit Street Planned Project Site Plan for City Council Approval - A proposal to demolish the existing structure on this 0.10 acre site and construct a 4,077 square foot, three-story mixed-use building with three covered parking spaces on the ground level. The first floor will be office use; the second and third floors will be residential use. Planned project modifications are requested to exceed the 35 ft height limit by 3 feet 6 inches; to reduce the front setback requirement along Detroit and Division Streets from 10 feet to 5 feet; and to reduce the rear setback from 30 feet to 7.5 feet. A landscape modification is requested to reduce the conflicting land use buffer along the rear property line. Staff Recommendation: Approval

Thacher presented the staff report.

PUBLIC HEARING:

Christine Crockett, President of the Old Fourth Ward Association, said she spoke about this project at the HDC [Historic District Commission]. She said this property is significant and a gateway to Ann Arbor's oldest residential neighborhood, noting that the architecture has been designed to provide a beautiful gateway to the historic district. She said this will be wonderful public art. She noted that because the property is zoned C1 and given the shape of the site, the petitioner is asking for a planned project. She said the last building on the site, before the Clark Station, was a barn, so it never contained a house. Crockett said they are happy with the design, and at the neighborhood meeting, they looked at design and can't wait to see the building built. She said the height exceeds the requirement, but the site sits lower than adjacent structure. She asked the Commission to approve the project.

Dan Williams, Maven Development, 2232 S Main Street, Suite 391, Ann Arbor,

developer, said the site is unique and constricts setbacks. He explained that they had held two neighborhood meetings, and there was a lot of support for the project.

Mark Rueter, architect for the petitioner, said that Dan Williams had a great vision for this parcel. He said it was a unique opportunity to create a flatiron building in Ann Arbor. He explained that this building is similar to the building in Kerrytown, but taller. He showed that they had pushed the building far to the point, making use of the parcel. He said they want to maintain some landscaping on the sides, but it didn't leave much space in the rear. He said the only paving seen is the turnaround area. He showed the illustration board for context and scale.

Serge Van der Voo, the landscape architect for the petitioner, described the landscaping plan.

Ed Mahoney, 524 North Division Street, said while he would like to see blight cleaned up, he would not like to see a three-story building, since it would block the view from his porch. He asked that the variance not be granted to allow the building to be built or that the building size be minimized.

Noting no further speakers, the Secretary declared the public hearing closed.

Moved by Briere, seconded by Mahler, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 544 Detroit Planned Project Site Plan, subject to providing a road restoration plan for the brick replacement in Detroit Street for approval by the Systems Planning Unit prior to the issuance of right of way permits.

and

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the proposed modifications to the conflicting land use buffer requirements of Chapter 62 (Landscape and Screening Ordinance), because the standards contained in Section 5:608 (Modifications) have been met.

COMMISSION DISCUSSION:

Briere asked if this site plan needs to go to the Zoning Board of Appeals for landscape modifications.

Thacher said no, City Council may approve the modification.

Briere asked about refuse collection.

Thacher clarified that four 96-gallon charts will be rolled to the curb on Detroit Street.

Briere asked that when elevation renderings are shown, they show projects in context. She noted that an adjacent property owner expressed concern about proximity of building. She would like to look at an image in context with surrounding properties.

Briere complemented the landscape architect on the choice of catmint.

Giannola asked about Historic District Commission discussion.

Thacher said it was a short, glowing conversation, and they were pleased with the brick and fenestration. She said the vote was unanimous. The only issue was at that

point, no landscape plan had been provided, but it is not something they would review.

Giannola asked if there was concern about massing.

Thacher said that, with anchor buildings nearby that are also masonry, it will fit in and be a welcoming sight as one crosses Broadway bridge.

Derezinski noted comments about setbacks and asked if the project could work without modifications.

Thacher said this building would not work. She said if the setbacks were enforced, they would lose significant square footage, stressing that the building was tightly fit into the lot.

Derezinski said that given the lot, it needed creativity to come up with a unique building that would fit the lot, and he didn't want to see the lot continue to stand vacant.

Mahler asked about comments from the neighbor to the south. He asked why they should keep the setback at four feet.

Thacher said the conflicting land use buffer requirement is four feet. The property owner next door agreed to remove the existing trees along the wall, adding that the parcel was owned by a rental company.

Clein asked the developer if the units were for rent or for sale and how much.

William said they are for sale and being marketed to empty nesters and price will be dictated by demand and finishes.

Clein said this is a handsome design that fits on this site. He said he understands the concern about losing viewshed, but without approving these modifications, it is not a suitable building site. He said the building will enhance value of buildings in the neighborhood.

Bona said the planned project benefit of having parking under the building but still open is a benefit, as is the energy conservation due to its density. Relative to the massing, this is no taller than what is allowed for other houses. She said it provides buffering to the neighborhood from primary streets, and there are other similar buildings in the neighborhood. She noted the proposed landscaping in the rear seems to be meeting the intent of the code.

On a roll call, the vote was as follows with the Secretary declaring the motion carried.

Yeas: 6 - Bonnie Bona, Eric A. Mahler, Diane Giannola, Kenneth Clein, Tony Derezinski, and Sabra Briere

Nays: 0

Absent: 3 - Wendy Woods, Kirk Westphal, and Eleanore Adenekan

9-5 [12-1638](#)

FY2014-2019 Capital Improvements Plan (CIP) The FY2014-2019 CIP contains a program of major capital improvements to be undertaken by the City in the next six years. Upon adoption by the City Planning Commission, the CIP becomes a supporting document for the City's

capital budget planning. Staff Recommendation: Approval

Deb Gosselin, Systems Planning, presented the staff report.

PUBLIC HEARING:

Noting no speakers, the Secretary closed the public hearing.

Moved by Derezinski, seconded by Councilmember Briere,

Whereas, Section 1:185 of the Ann Arbor City Code requires that the City Planning Commission annually prepare a Capital Improvements Program, identifying public improvements that will be needed within the ensuing six years, in the general order of priority;

Whereas, The FY2012-2017 Capital Improvements Plan (CIP) has been drafted by City asset category teams and reviewed by the City Planning Commission's Capital Improvements Plan Committee; and

Whereas, A duly-noticed public hearing on the draft plan was held by the City Planning Commission on May 1, 2012;

Resolved, That the City Planning Commission hereby approves the FY2012-2017 Capital Improvements Plan as a supporting document for the City's Master Plan; and

Resolved, That the City Planning Commission recommends that City Council approve the FY2012-2017 Capital Improvements Plan as the basis for the FY2013/2014 Capital Budget.

COMMISSION DISCUSSION:

Briere asked if there is an easy way to show a change in priority from previous year's plans.

Gosselin said that this could be a query that can be done with the data base.

Briere said this would be valuable to Council members.

Briere said that new projects, such as the Fire Station remodeling, could change priorities, and what happens if priorities change and how does it effect staff planning.

Gosselin said staff is aware of that changes may happen, and they are not inconsistent with the Planning Commissions motion.

Briere asked how it works if Council were to amend the Capital Improvement Plan.

Gosselin said Council would not amend the plan, but rather the capital budget.

Rampson clarified that projects can not move forward unless they are included in the CIP, so she believes staff feels it is better for projects to be included in the plan, and if Council decides not to fund them, they don't move ahead.

Derezinski noted that in past, capital budget projects were adjusted by federal funding. He asked if they anticipate changes to federal funding.

Gosselin said not in the next two years, but maybe in outer years.

Clein said this has been a great learning experience being on the CIP committee. He asked about prior year projects in the chart.

Gosselin said the projects may have been funded, but are not yet completed. She noted that most are FY12-13 projects.

Clein asked about the status of the Ann Arbor Station project.

Gosselin said the environmental study for the Ann Arbor Station is in the plan.

Mahler said this is one of his favorite activities being on the City Planning Commission. He asked about the plans for the Drop-Off station.

Gosselin said it is proposed to be a new station, with township and county involvement. She explained the project has been moved to Fiscal Year 2017 to allow for funding agreements to be developed.

Briere said the existing Drop-Off station was built on landfill, so it is slowly sinking, so they plan to build a new station around the corner. She said the expectation is that most users will not be Ann Arbor residents and to increase usage and enlarge participants, they are working with Washtenaw County, Scio, Ann Arbor and Pittsfield Townships to combine forces, which requires lots of intergovernmental cooperation.

Bona asked if someone wants to find out what projects entail how would they look up that information.

Gosselin said they have developed an interactive search application that will soon be available on the City's website. It will be mapped to the projects with dots, and with a click on the dots you will be able to access details of each project, as well as print reports.

Bona asked if there will be links to projects accessible through search words in the spreadsheet.

Gosselin said no, since the spreadsheet is generated from a report.

Bona asked about actual amounts for projects and if the costs represent projects that the City's budget can meet for the first few years.

Gosselin said that in the first two years, very few projects are not specifically funded, whether through State or Federal grants or interagency funds. She explained that the City's Finance department provides information about expected capital revenue, which they use in assigning years to projects.

Bona thanked those who provided comments in the survey, since they are very helpful and inform the CIP planners.

On a roll call, the vote was as follows with the Secretary declaring the motion carried.

Yeas: 6 - Bonnie Bona, Eric A. Mahler, Diane Giannola, Kenneth Clein, Tony Derezinski, and Sabra Briere

Nays: 0

Absent: 3 - Wendy Woods, Kirk Westphal, and Eleanore Adenekan

10 AUDIENCE PARTICIPATION (Persons may speak for three minutes on any item.)

None.

11 COMMISSION PROPOSED BUSINESS

Derezinski said the planning for the 'symposium on aging' is going well. He said they are working with AARP on getting speakers and have set February 28, 2013 for the all-day event, starting at 8:00 am at Palmer Commons. He said the cost will be \$25-30 per person.

12 ADJOURNMENT

Moved by Clein, seconded by Mahler, that the meeting be Adjourned at 9:35 pm. On a voice vote, the Secretary declared the motion carried.

Bonnie Bona, Secretary
mg

Community Television Network Channel 16 live televised public meetings are also available to watch live online from CTN's website, www.a2gov.org/ctn, on "The Meeting Place" page (<http://www.a2gov.org/livemeetings>).

Live Web streaming is one more way, in addition to these listed below, to stay in touch with Ann Arbor City Council and board and commission actions and deliberations.

- *Video on Demand: Replay public meetings at your convenience online at www.a2gov.org/government/city_administration/communicationsoffice/ctn/Pages/Vid eoOnDemand.aspx*
- *Cable: Watch CTN Channel 16 public meeting programming via Comcast Cable channel 16.*

The complete record of this meeting is available in video format at www.a2gov.org/ctn, on "The Meeting Place" page (<http://www.a2gov.org/livemeetings>), or is available for a nominal fee by contacting CTN at (734) 794-6150.