



City of Ann Arbor

100 N. Fifth Avenue
Ann Arbor, MI 48104
<http://a2gov.legistar.com/Calendar.aspx>

Action Minutes City Planning Commission

Tuesday, November 17, 2009

7:00 PM

G. C. Larcom, Jr. Municipal Bldg. 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 794-794-6140 (V/TDD) at least 24 hours in advance. Planning Commission meeting agendas and packets are available on the Planning page of the City's website (<http://a2gov.legistar.com/Calendar.aspx>) or on the 6th 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).

Chair Bona called the meeting to order at 7:01p.m. in the Guy C. Larcom Jr., Municipal Building, 2nd Floor Council Chambers, 100 N. Fifth Avenue.

CALL TO ORDER

Chair Bona called the meeting to order at 7:01 p.m. in the Guy C. Larcom Jr., Municipal Building, 2nd Floor Council Chambers, 100 N. Fifth Avenue.

1 ROLL CALL

Present 8 - Bona, Pratt, Mahler, Carlberg, Dereziński, Briggs, Westphal, and Giannola

Absent 1 - Woods

Members Arriving: Woods

Staff Present: King, Pulcifer

2 INTRODUCTIONS

None

3 MINUTES OF PREVIOUS MEETING

Enter Woods.

Present 9 - Bona, Pratt, Mahler, Carlberg, Woods, Derezinski, Briggs, Westphal, and Giannola

3-1 [09-1117](#) Planning Commission meeting Minutes of October 6 and 20, 2009

Commissioner Westphal asked that the word "affordable" be removed on page 15, third paragraph, three lines from the bottom. He also asked that in the same sentence "consisting of two bedrooms or fewer" be inserted after the word "housing". He added that the words "down zoning" be changed to "down zoned" on page 16, seventh paragraph from the bottom.

Commissioner Pratt asked that the word "underlined" be changed to "underlying" on page 14, fourth paragraph, seventh line from the top. He requested that in the same paragraph on line 8 after the word "yet," the words "the requirement for" be inserted. He asked that "at the level of benefit" be removed on line ten of the same paragraph and insert "to meet the underlying requirements".

A motion was made by Mahler, seconded by Briggs, that the Minutes of October 6, 2009 be Approved by the Commission with changes and forwarded to the City Council, due back on 4/19/2010.

A vote on the motion showed:

Yeas: 9 - Bonnie Bona, Evan Pratt, Eric A. Mahler, Jean Carlberg, Wendy Woods, Tony Derezinski, Erica Briggs, Kirk Westphal, and Diane Giannola

Nays: 0

Motion carried unanimously.

[09-1117](#) Planning Commission meeting Minutes of October 6 and 20, 2009

A motion was made by Carlberg, seconded by Westphal, that the Minutes of October 20, 2009 be Approved by the Commission and forwarded to the City Council, due back on 4/19/2010.

A vote on the motion showed:

Yeas: 9 - Bonnie Bona, Evan Pratt, Eric A. Mahler, Jean Carlberg, Wendy Woods, Tony Derezinski, Erica Briggs, Kirk Westphal, and Diane Giannola

Nays: 0

Motion carried unanimously.

4 APPROVAL OF AGENDA

Moved by Pratt, seconded by Giannola, to approve the agenda.

Yeas: 9 - Bonnie Bona, Evan Pratt, Eric A. Mahler, Jean Carlberg, Wendy Woods, Tony Derezinski, Erica Briggs, Kirk Westphal, and Diane Giannola

Nays: 0

Motion carried unanimously.

5 REPORTS FROM CITY ADMINISTRATION, CITY COUNCIL, PLANNING AND DEVELOPMENT SERVICES MANAGER, PLANNING COMMISSION OFFICERS AND COMMITTEES, WRITTEN COMMUNICATIONS AND PETITIONS**City Administration**

Pulcipher reported on the changes at Planning and Development Services. She said there would be new winter hours of operation at the 2000 South Industrial location. She added that the staff on the sixth floor of City Hall would also have winter hours of operation. Both offices would closed for lunch daily from noon to 1 p.m. and she asked the public to schedule appointments to meet with City Planners.

b City Council

Derezinski reported on the actions of the November 16 City Council meeting.

Planning and Development Services Manager

Pulcipher reported that the website is a good place to check for updates to the Ann Arbor Downtown Development project.

d Planning Commission Officers and Committees

Carlberg reported on the R4C/R2A Zoning District Study Committee meeting where the members compiled a list of concerns. She asked staff if the list would be available on the website. She said the committee discussed adding zoning R2B to the study.

Pulcipher said the list would be posted on the website once reviewed by the Committee.

Bona, as a representative from the City Planning Commission, reported on the Downtown Development Authority (DDA) Partnership Committee. She said the Committee had asked that City Council and the City Planning Commission give an update on projects each body was currently working on.

Mahler reported that he had agreed to be a part of the Request for Proposal (RFP) Review Committee for the Library Lot. He stated that there would be a report of the outcome available by the end of the year. He added that the meeting would be open to the public and that he would update the Commission when he received additional

information.

e Written Communications and Petitions

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

7 PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING

7-1 [09-1119](#) Public hearing scheduled for December 1, 2009.

8 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.)

8-1 09-1118 Public Hearing and Action on Cronin Annexation and Zoning, 1.52 acres, 3612 East Huron River Drive. A request to annex this parcel into the City and zone it for single-family residential use - Staff Recommendation: Approval

Pulcipher explained the proposal.

Noting no speakers, Bona declared the public hearing closed.

Moved by Pratt, seconded by Derezinski, that the City Planning Commission hereby recommends that the Mayor and City Council approve the Cronin annexation and R1A (Single-Family Dwelling District) Zoning.

Derezinski asked if there was currently a housing unit on the site.

Pulcipher replied yes.

Derezinski asked if there was any intention to build an additional dwelling at the site.

Pulcipher said there was not a known intention to build an additional dwelling, but the property could be divided in the future. Pulcipher added that if additional construction was to take place, it would have to meet the 20,000-square foot lot size, setback, and access requirements.

Derezinski asked if, in terms of the square footage, there was enough space for three buildings, but according to the lot requirements only two buildings could be built.

Pulcipher replied yes.

Derezinski asked if the owners had requested to have the property connected to City utilities.

Pulcipher replied yes, but said there are currently no plans in the City's Capital Improvement Plan (CIP) for construction of water service in Woodland Road. She said the sanitary connection could occur and would be required after zoning of the site is complete.

Bona stated that both the road rights-of-way on Woodland Road and Huron River Drive in front of the site were in township property. She asked if the City would request that the rights-of-way be annexed as well.

Pulcipher said yes.

A vote on the motion showed:

Yeas: 9 - Bonnie Bona, Evan Pratt, Eric A. Mahler, Jean Carlberg, Wendy Woods, Tony Derezinski, Erica Briggs, Kirk Westphal, and Diane Giannola

Nays: 0

Motion carried unanimously.

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

None

10 COMMISSION PROPOSED BUSINESS

Derezinski stated that at the November 16 Council meeting, the Planning Commission's potential role in any further changes to the Ann Arbor Downtown Development (A2D2) project was discussed. He said one of the issues was at what point would the proposed changes subsequent to the approval be of such significance that the changes would have to come back before the Planning Commission. He said Council also discussed height requirements, which it believed were on the border in terms of whether they were significant enough to come back before the Commission. He added that there were staff proposals that were not considered at the Council meeting that might be part of the approval process within the next year.

Bona asked if there would be a date at which Council would specifically ask for a response to some of the proposed changes in the resolution from the Commission.

Derezinski replied yes.

11 ADJOURNMENT

Bona declared the meeting adjourned at 7:38 p.m.

**Wendy L. Rampson, Planning Manager
Planning and Development Services**

Kirk Westphal, Secretary

**Prepared by Carol King
Management Assistant
Planning and Development Services**