



# City of Ann Arbor

301 E. Huron St.  
Ann Arbor, MI 48104  
<http://a2gov.legistar.com/Calendar.aspx>

## Meeting Minutes City Planning Commission

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Tuesday, February 15, 2011

7:00 ~~PM~~ North Main Street County Administration Bldg. Board Room

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### PLEASE NOTE NEW TEMPORARY LOCATION

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 5th 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](http://www.a2gov.org)).

#### 1 CALL TO ORDER

*Chairperson Mahler called the meeting to order at 7:05 PM.*

#### 2 ROLL CALL

*Wendy Rampson called the roll.*

**Present** 8 - Pratt, Mahler, Carlberg, Woods, Derezinski, Briggs, Westphal, and Giannola

**Absent** 1 - Bona

#### 3 APPROVAL OF AGENDA

A motion was made by Woods, seconded by Pratt, that the agenda be Approved as presented. On a voice vote, the Chair declared the motion carried.

**4 INTRODUCTIONS**

*None*

**5 MINUTES OF PREVIOUS MEETING****5-1 [11-0240](#) December 21, 2010 City Planning Commission Meeting Minutes**

*Carlberg noted that there were two paragraphs that were duplicated under the Arbor Dog Daycare Commission Discussion, and requested that they be removed.*

*Commission unanimously voted to approve the 12/21/2010 meeting minutes as amended.*

**A motion was made that the Minutes be Approved by the Commission and forwarded to the City Council and should be returned by 3/21/2011. On a voice vote, the Chair declared the motion carried.**

**5-2 [11-0241](#) January 4, 2011 Draft City Planning Commission Meeting Minutes**

*Commission deferred taking action on the 1/4/2011 minutes until the next meeting.*

**Postponed to the City Planning Commission due back on 3/1/2011**

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

*None*

**b City Council**

*Derezinski reported that at the last City Council working session, they worked on the budget. He said that given the challenges they are currently facing with possible cuts in various departments, the budget task will be daunting. He explained that there is a \$ 2.4 million deficit that needs to be addressed in a short period of time.*

**c Planning Manager**

*Rampson brought the Commission's attention to the revised Mid-Year Report in their packet. She noted that she had added more information on the Floodplain Ordinance status as well as the Medical Marijuana Zoning and Licensing which had not been on their work plan but has taken a large amount of staff time.*

*Rampson said she hoped to be able to get with the Commission within the next week to set a date for the Annual Retreat, where they could further discuss their work program changes for the upcoming year.*

*Rampson reported that she had met last week with the DDA Partnerships Committee where they discussed exploring further possibilities of the urban area concept plans.*

*Rampson brought the Commission's attention to the AATA Transit Plan/Discussion Options handout before them, noting that she had attended a public meeting for the plan the day before. Rampson relayed that the meeting was well attended and gave a brief summary of the discussion.*

#### **d Planning Commission Officers and Committees**

*Mahler reported that the Library Lot Advisory Committee would be meeting on March 3rd to review the Valient proposal.*

*Derezinski reported that as a result of the Re-imagine Washtenaw Project, all four jurisdictions involved [Ann Arbor, Ypsilanti Township, Pittsfield Township, Ypsilanti] have passed resolutions of intent to study and consider a Corridor Improvement Authority.*

*Derezinski invited all who were interested to attend the upcoming Washtenaw CIA public meetings; one is scheduled for February 23 at 7:30 am at Paesano's Restaurant, specifically directed at welcoming merchants, and the other is scheduled for March 2 at Cobblestone Farms for residents who live along the corridor.*

*Briggs reported that the Citizen Outreach Committee met after last week's Planning Commission meeting, noting that they are reviewing the Citizen Participation Ordinance, with their next step to survey the groups and individuals who have used the ordinance. She said they are planning to start with surveys and move to focus groups.*

*Rampson brought the Commission's attention to the booklet before them, a guide by Elaine Cogan on being a planning commissioner.*

*Derezinski brought the Commission's attention to an interesting article dealing, with economic development in Michigan, in the Planning and Zoning News, on page 9, Concept of Strategic Growth. He said it focused on regionalism, which is what the City is trying to do with the Re-imagine Washtenaw Project. He also pointed out an article on Urban / Rural Development which is a part of regionalism. He said that they City will look at how much more they can do through effective ways of working with regionalism and shared resources.*

#### **7 WRITTEN COMMUNICATIONS AND PETITIONS**

7-1 [11-0249](#) Planning Division FY2011 Midyear Staff Summary

**Received and Filed**

7-2 [11-0239](#) 1206 Orkney Drive - A proposal to divide the existing residential parcel into two separate parcels.

**Received and Filed**

[11-0250](#) Various Correspondence to the Planning Commission

**Received and Filed**

- 8 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*

- 9 PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING**

*Chair Mahler read the Public Hearing Notice as published.*

- 9-1 [11-0243](#)** Sigma Phi Epsilon Fraternity Special Exception for Planning Commission Approval - A request for Special Exception Permission to utilize the property at 730 Tappan as a fraternity house for a maximum of 44 occupants, no external changes are proposed.  
- Staff Recommendation: Approval

*Chair Mahler read the Public Hearing Notice as published.*

- 10 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](http://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.)**

- [11-0182](#)** Resolution to Adopt the 2011- 2015 Parks and Recreation Open Space Plan (Adopted by the CPC on February 15, 2011 - 8 Yeas, 0 Nays)

*Mahler read the Public Notice as published.*

*Jeff Kahan presented updates and the staff report.*

*Amy Kuras reviewed the comments and edits to the Draft PROS Plan – February 2011. She explained that she will be adding the amount of parkland in neighboring cities and townships as an addendum to the plan.*

**PUBLIC HEARING:**

*Public Hearing opened at 7:52 PM.*

*Noting no public speakers, Mahler closed the Public Hearing at 7:53 PM.*

**A motion was made by Vice Chair Westphal, seconded by Pratt, that The Ann Arbor City Planning Commission hereby adopts the 2011-2015 Parks and Recreation Open Space Plan as a citywide element of the Ann Arbor City Master Plan. On a roll call, the vote was as follows with the Chair declaring the motion carried.**

**Motion carried unanimously. 8-0**

**Yeas:** 8 - Evan Pratt, Eric A. Mahler, Jean Carlberg, Wendy Woods, Tony Derezinski, Erica Briggs, Kirk Westphal, and Diane Giannola

**Nays:** 0

**Absent:** 1 - Bonnie Bona

10-1 [11-0182](#)

Resolution to Adopt the 2011- 2015 Parks and Recreation Open Space Plan (Adopted by the CPC on February 15, 2011 - 8 Yeas, 0 Nays)

*COMMISSION DISCUSSION:*

*Carlberg thanked Kuras for adding the outside entities' parkland and school acreage to the chart, but noted that she hadn't added this into the calculation showing the park acreage ratio per thousand residents. She stated that the area in which it would make a huge difference was the south area, since there are many parks along the boundary of the City and the townships. She said she would like to see revised ratios for the Central Area and perhaps their access to parks. She stated that in the future it would be helpful to have a chart showing how much of the City is covered by the guideline of the ¼ mile walk to a greenspace.*

*Carlberg asked for clarification on the revenue budget charts, noting that one of the charts showed \$ 2 million coming from the General Fund, and on the following chart it showed that there was \$ 3 million in expenditures coming from the General Fund. Carlberg said that she was sure the general public would like to have this item explained since she felt it was difficult to comprehend the charts.*

*Colin Smith responded that in the City's budget, the City recognizes revenue through various sources such as property taxes and fees through the Parks and Recreation facilities. He stated that because Parks & Recreation is in the General Fund, and not an enterprise fund, the revenue doesn't have to meet the expenditures. He said City Council is most interested in the net cost of the Parks and Recreation to the General Fund, which according to the charts is \$ 1.23 million*

*Carlberg asked how the narrative can be revised to explain that fees are part of the revenue in the charts, making it clearer to understand.*

*Smith said he could add a sentence to explain that revenue doesn't have to match the expenditures and therefore as a result the net costs are as stated.*

*Giannola referenced page 121, noting that some of the language had been changed in explaining the Allen Creek Greenway Conservancy. She felt there were a couple of sentences that were unnecessary and could be deleted, since this group was not a part of a City Committee or City consultant. They were in the second paragraph on the page, the last two sentences, starting with "Since 2005, the Allen Creek Greenway Conservancy..."*

*Briggs said that she felt a benefit to leaving the direct reference to the Conservancy*

*in that paragraph would be to direct the community to other resources.*

*Giannola said that the way it was worded made one believe that the official task force was the Allen Creek Greenway Conservancy when in reality they weren't considered a sanctioned committee of the City.*

*Kuras asked if she should add the name of the official task force.*

*Giannola said that since the Conservancy was a self appointed private group and not a representative of the City, it didn't seem correct to reference their group if the City hadn't tasked them in the first place. She said it would be appropriate if the City Council had asked them to do the task or were intending to ask them.*

*Pratt said he supported Giannola's approach, and felt it would be appropriate to reference that there was a citizen group that was working on a task but since the City hasn't reviewed and approved their document, it wouldn't be appropriate to include it in the plan.*

*Derezinski suggested adding the reference in a footnote, since it would give the group credit for their efforts while not being a part of the official document.*

*Woods said she agreed with the footnote suggestion, and asked how the City has handled other situations in the past where citizen groups have advocated for park projects.*

*Rampson said that if the Commission would like to see the referenced sentences moved to a footnote, staff could do that.*

*Pratt said that he would also like to see language added to the referenced report of the Conservancy that 'no action had been taken on it'.*

*Kuras said she could add clarifying language that would explain that the Conservancy is a private citizen group and acknowledge their efforts.*

*Derezinski made a suggestion that she could add that 'their report does not constitute an official part of this report' [PROS Plan].*

*Giannola referenced page 117, and asked that for the sake of neutrality of the plan that the clause be removed under the second bullet point from the top, starting with '...especially as the underground parking structure at the library lot is constructed'.*

*Pratt agreed.*

*Carlberg asked if the Table of Contents will have page numbers.*

*Kuras asked if the Commission felt she should add page numbers.*

*Carlberg said, yes since the document had too many pages to expect someone to flip through to find the major sections.*

*Woods asked if there would be hard copies printed or if it would be available on the website.*

*Kuras said that she would have a limited supply available to the public, while those interested could also purchase color copies at the local printer shop as well as downloading it from the website.*

*Woods asked if the revenue generated would be to cover costs of printing or if it would also assist in the Parks overall revenues.*

*Kuras responded that it would only be to help cover costs of printing the document.*

**Moved by Westphal, seconded by Pratt, that the Ann Arbor City Planning Commission hereby recommends that the City Council adopt the 2011-2015 Parks and Recreation Open Space Plan as a citywide element of the Ann Arbor City Master Plan. On a roll call, the vote was as follows with the Chair declaring the motion carried.**

**Passed 8-0**

**Yeas:** 8 - Evan Pratt, Eric A. Mahler, Jean Carlberg, Wendy Woods, Tony Derezinski, Erica Briggs, Kirk Westphal, and Diane Giannola

**Nays:** 0

**Absent:** 1 - Bonnie Bona

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

*None*

**12 COMMISSION PROPOSED BUSINESS**

**13 ADJOURNMENT**

*On a voice vote the meeting was adjourned at 7:55 PM.*

**Eric Mahler, Chair  
mg**