



# City of Ann Arbor

## Formal Minutes

### Planning Commission, City

301 E. Huron St.  
Ann Arbor, MI 48104  
[http://a2gov.legistar.com/  
Calendar.aspx](http://a2gov.legistar.com/Calendar.aspx)

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Tuesday, September 20, 2016

7:00 PM

Larcom City Hall, 301 E Huron St, Second  
floor, City Council Chambers

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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. All persons are encouraged to participate in public meetings. Citizens requiring translation or sign language services or other reasonable accommodations may contact the City Clerk's office at 734.794.6140; via e-mail to: [cityclerk@a2gov.org](mailto:cityclerk@a2gov.org); or by written request addressed and mailed or delivered to: City Clerk's Office, 301 E. Huron St., Ann Arbor, MI 48104. Requests need to be received at least two (2) business days in advance of the meeting. 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 'Subscribe to Updates' envelope on the home page.

#### **1 CALL TO ORDER**

*Chair Clein called the meeting to order at 7:03 p.m.*

#### **2 ROLL CALL**

*Chair Clein called the roll.*

**Present** 5 - Clein, Mills, Gibb-Randall, Trudeau, and Weatherbee

**Absent** 3 - Woods, Briere, and Milshteyn

#### **3 APPROVAL OF AGENDA**

**Moved by Mills, seconded by Gibb-Randall, that the Agenda be Approved as presented. On a voice vote, the Chair declared the motion carried.**

#### **4 INTRODUCTIONS**

#### **5 MINUTES OF PREVIOUS MEETING**

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

**6-a**      City Council

**6-b**      Planning Manager

**6-c**      Planning Commission Officers and Committees

*Mills provided a report from the Citizens Advisory Committee for Allen Creek Greenway. She said they are moving along and have reviewed root options for various segments and provided input on how it links with Planning Commission's goals as well as for future scoring. She noted there will be opportunities for public input in this process.*

*Gibb-Randall provided a report from the Partners Meeting with DDA. She said they had a robust discussion on Downtown Premiums and a market study the DDA had commissioned for downtown residents and includes data that seems very germane to some of the work downtown and how we look at the downtown. She added that the market study will be shared with the full Planning Commission at a later date.*

**6-d**      Written Communications and Petitions

**16-1344**      Various Correspondences 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**

**16-1345**      Public Hearings Scheduled for the October 5, 2016 City Planning Commission Meeting

*Chair Clein read the public hearing notice as published.*

**Received and Filed**

**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-a**      **16-1346**      **New Life Church Site Plan for Planning Commission Approval - Applicant is seeking to add eight (8) parking spaces at 1541 Washtenaw Avenue, along the shared property line with 1547 Washtenaw Ave. A conflicting land use buffer is proposed adding landscaping to screen the parking. (Ward 2) Staff Recommendation: Approval**

*Jeff Kahan provided the staff report.*

***PUBLIC HEARING:***

*Andrea Rowe, New Life Church, petitioner, was present to respond to enquiries.*

*Noting no further public speakers, the Chair closed the public hearing unless the item is postponed.*

**Moved by Mills, seconded by Gibb-Randall, that the Ann Arbor City Planning Commission hereby approves the New Life Church Site Plan (1541 Washtenaw Avenue) subject to City Council approval of any changes to the Consent Judgment.**

***COMMISSION DISCUSSION:***

*The Commission took into consideration the presented petition and discussed the matter. [For a complete record of the discussion please see available video format]*

**On a voice vote, the Chair declared the motion carried unanimously.**

**Vote: 5-0**

**Yeas:** 5 - Kenneth Clein, Sarah Mills, Shannan Gibb-Randall, Scott Trudeau, and Julie Weatherbee

**Nays:** 0

**Absent:** 3 - Wendy Woods, Sabra Briere, and Alex Milshteyn

**9-b**      [16-1347](#)      2500/2600 Green Road Landscape Modification for Planning Commission Approval - The petitioner is proposing a Landscape Modification from the City Planning Commission to waive the vehicular use area planting requirements in order to re-stripe the parking lot to add 16 parking space and add an egress lane. No net increase in impervious surfaces is proposed. Replacement trees will be provided to compensate for the loss of 3 trees proposed to be removed to accommodate the proposed egress lane. (Ward 2) Staff Recommendations: Approval

*PUBLIC HEARING:*

*Tina Fix, Midwestern Consulting, Landscaping Architect, petitioner, provided an overview of their request.*

*Noting no further public speakers, the Chair closed the public hearing unless the item is postponed.*

**Moved by Gibb-Randall, seconded by Trudeau, that the Ann Arbor City Planning Commission hereby approves the proposed landscape modifications according to Chapter 62 (Landscape and Screening Ordinance), Section 5:602 (2)(g) and 5:603 (1) at 2500 / 2600 Green Road.**

*COMMISSION DISCUSSION:*

*The Commission took into consideration the presented petition and discussed the matter. [For a complete record of the discussion please see available video format]*

**On a voice vote, the Chair declared the motion carried unanimously.**

**Vote: 5-0**

**Yeas:** 5 - Kenneth Clein, Sarah Mills, Shannan Gibb-Randall, Scott Trudeau, and Julie Weatherbee

**Nays:** 0

**Absent:** 3 - Wendy Woods, Sabra Briere, and Alex Milshteyn

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

*None*

**11** **COMMISSION PROPOSED BUSINESS****12** **ADJOURNMENT**

**Moved by Gibb-Randall, seconded by Trudeau, that the meeting be Adjourned at 7:44 p.m. On a voice vote, the Chair declared the motion carried.**

Ken Klein, Chair  
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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 Thursdays at 8:00 AM and Saturdays at 8:00 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)).

The complete record of this meeting is available in video format at [www.a2gov.org/ctn](http://www.a2gov.org/ctn), or is available for a nominal fee by contacting CTN at (734) 794-6150.