



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)

Wednesday, May 4, 2016

7:00 PM

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

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; 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 Woods called the meeting to order at 7:00 p.m.

2 ROLL CALL

Present 8 - Woods, Clein, Briere, Franciscus, Mills, Bona, Milshteyn,
and Gibb-Randall

Absent 1 - Peters

3 APPROVAL OF AGENDA

A motion was made by Mills, seconded by Milshteyn, that the Agenda be Approved as presented. On a voice vote, the Chair declared the motion carried.

4 INTRODUCTIONS

5 MINUTES OF PREVIOUS MEETING

5-a [16-0584](#) City Planning Commission Minutes of February 17, 2016

A motion was made by Mills, seconded by Gibb-Randall, that the Minutes be Approved by the Commission and forwarded to the City Council. On a voice vote, the Chair declared the motion carried.

5-b [16-0670](#) City Planning Commission Minutes of April 19, 2016

A motion was made by Mills, seconded by Gibb-Randall, that the Minutes be Approved by the Commission and forwarded to the City Council. On a voice vote, the Chair 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**

Councilmember Briere reported that at last night's Council meeting, Woodbury Club Apartments, rezoning of Township land and site plan, came before them. She said Council heard a lot of concern during public hearings about this and Council also heard from the City Attorney that the public hearings at the Planning Commission had perhaps not been properly noticed. She said Planning staff had followed their general pattern of sending out notices but there are two condominium associations of which common land touches the boundaries of the new proposed development and the people within those condominium associations felt that every property owner in the condominium association should have received notice of the development. She said the City has had a pattern of sending notice to those property owners whose properties are adjacent to and also to the condominium association as a whole. She said the end result is that rather than anything else that the Council could do, they have sent the proposal back to this body requesting that a notice be sent to every condominium owner in all adjacent properties so that project is going to be back on the Planning Commission's agenda at some point after 30 days or so.

Woods asked if the resolution would also be coming back as well.

Briere said everything is coming back, the zoning and site plan.

Carlisle commented that the Commission would treat this as a new application, as such.

Woods asked if there have been any changes to the project since the

Commission last saw it.

Briere said there have been some minor changes, in particular a tentative agreement to sell the wetlands to the City as parkland which is a significant achievement and some member of Council would like to go forward with that sale although the property owner might believe that sale is dependent upon getting permission to build the project and at last night's Council meeting, Council voted to go forward with the sale.

Clein asked if the decision to notify every condominium owner, individually, represents a change or precedent in how we notice.

Briere said it represents a precedent and it will be followed in the future.

Carlisle commented that the State statute that outlines the requirements for notification is not very clear on this matter and there is no existing case law nor an Attorney General opinion about how to handle this, adding that this is relatively new territory for the City and other communities have treated notifications as Ann Arbor has done it in the past. He said the City became aware of this issue about 6 or 8 months ago and since then the City has rectified that situation and taken a more conservative approach that other communities have not taken, where we are notifying every member of a site condominium or condominium development, if it touches common area, and this conservative approach will continue moving forward.

Clein asked if other developments might also be coming back before the Commission.

Carlisle said he didn't know at this point as the City was still reviewing the issue.

6-b Planning Manager

Carlisle reviewed the May meeting calendar with the Commission.

6-c Planning Commission Officers and Committees

Mills reported that this morning she had the pleasure of sitting on the first of six meetings of the Allen Creek Greenway Advisory Committee, adding that June 16th there would be a public meeting on the subject, and the meeting would be held in Council Chambers at 6 p.m. She reported that today's meeting was to review the documents that have been created about the Allen Creek Greenway and what criteria ought to be considered

for the Master Plan.

Briere said the most interesting thing for her as a member of the audience was the commitment to look at the Allen Creek Greenway system as a system that works for people who are anywhere between 8 and 80.

6-d Written Communications and Petitions

[16-0669](#) 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.)

8 PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING

[16-0672](#) Public Hearings Scheduled for May 17, 2016 Planning Commission Meeting

Chair Woods 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 [16-0671](#) Bryant Community Center Public Project Site Plan for City Council Approval - A proposal to add an approximate 900-square foot addition connecting the Bryant Community Center site located at 3 West Eden with the single-family home located at 5 West Eden Court. The sites have been combined and are zoned PL (Public Land). Ward 3. Staff Recommendation: Approval
Chris Cheng provided the staff report.

PUBLIC HEARING:

Amy Kuras, City Park Planner, gave a brief overview of the public project along with the need for the addition.

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

A motion was made by Clein, seconded by Mills, that the following Resolution be approved by the Commission:

WHEREAS, the City Administrator is directed to obtain comments and suggestions from the appropriate City departments with regard to certain City projects meeting private development regulations prior to recommending that City Council approve funding for them; and

WHEREAS, such projects are to be reviewed by the City Planning Commission prior to City Council approval;

RESOLVED, that the Ann Arbor City Planning Commission finds the Bryant Community Center generally adheres to City private development standards.

COMMISSION DISCUSSION:

Clein said the project seems like a worthy endeavor and one that doesn't have a negative impact on the neighborhoods and actually caters to the neighborhoods. He asked if that was also the case with the parking.

Cheng said in speaking with the Park's Department parking has not been an issue.

Clein said he felt it was nifty that the rooflines matched up perfectly.

Bona asked to hear about what has been so successful at the Community Center that is causing it to grow.

Derek Miller, Community Action Network, said he has been working with Community Action Network for 8 years and at the Bryant Community Center for 8 years and it has grown tremendously during that time. He said their food program serves all of Washtenaw County and when they began in 2008-2009 they were distributing 90,000 pounds of food a year and now they are up to about 350,000 pounds of food as of this last fiscal year, noting that along with that growth has come a greater demand on the facility as well. He said the after-school programs have had the greatest consistent demand on the facility since they run after-school programs Monday through Friday throughout the school year and in the summer they do a summer camp for 6 weeks. He said they have had to separate their adolescent and teen programs because the facility is not adequate to handle the volume of attendees which has lead to scheduling issues which in turn has resulted in certain groups being sent home during peak hours. He explained that with the expansion it will allow them to have a focused teen center dedicated to teens and elementary youth where they will have the high demand pantry and food distribution services. He said the community benefits have been far reaching with activities that span throughout the year and have helped the area re-bounce after the economic downturn when the average household income was as low as \$ 50,000 and has now rebound to an average of \$100,000.

Bona asked about the boundary of the service area and if the kids are able to walk to the facility.

Miller reviewed the slide with the Commission noting that this area was formerly known as the Stonybrook Neighborhood, but referred to as the Bryant Neighborhood, or Arbor Oaks, because of the central location of the park with the same name. He said there are approximately 250 households that are within walking distance and that is their primary service area, with the exception of the food program.

Briere asked if the Center provides services to the University Town Homes or other Cooperatives in the area.

Miller said the Bryant and Forrest Hills area are the primarily users of their food program.

Briere said she was hopeful that as they expand their facility that they will

be able to reach out to the residents of the University Town Homes as well, since they have expressed a lack of community services in their area.

Miller said with the expansion they are also looking for added funding sources since all of their programs are offered 100% free of charge.

Woods asked if Bryant Community Center and any of the other centers will receive any attention in terms of long term sustainable building for any of the neighborhoods, given the current needs.

Kuras responded that unfortunately we have limited funding and with 13 recreational facilities, such as this one, there is only so much that can be done. She said we are fortunate that this particular project has received more than matching funding, noting that the Office of Economic and Community Development is funding two-thirds of this project which is fantastic. She said in terms of future priorities they know if they don't have enough funding to finish all the work they want to do now, they will identify those needs and prioritize them as part of the PROS PLAN.

Woods asked if the building is air conditioned.

Miller and Kuras said yes.

Woods asked if a project of this size is large enough to be included in the Capital Improvements Plan [CIP].

Kuras said yes.

On a voice vote, the Chair declared the motion carried. Vote: 8-0

Yeas: 8 - Wendy Woods, Kenneth Clein, Sabra Briere, Sofia Franciscus, Sarah Mills, Bonnie Bona, Alex Milshteyn, and Shannan Gibb-Randall

Nays: 0

Absent: 1 - Jeremy Peters

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

11 COMMISSION PROPOSED BUSINESS

Clein wanted to inform community members that the City Planning Commission Executive Committee had decided to postpone the Annual Planning Commission Retreat until they have a new Planning Manager,

which they hope will be in the not too distant future. He said they felt it would also be more fitting to hold it in the late summer or early fall, with new Commissioners coming on board as well.

Woods encouraged any interested citizens who are interested in serving on the Commission to visit the City's Boards and Commissions webpage and download a copy of the application as well as contacting the Mayor's office. She said the Commission is a volunteer Commission that works because they all work together; she said serving on the Planning Commission is a great way of serving the community.

12 ADJOURNMENT

A motion was made by Franciscus, seconded by Milshteyn, that the meeting be Adjourned at 7:45 p.m. On a voice vote, the Chair declared the motion carried.

Wendy Woods, Chair
mg

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).

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