



# City of Ann Arbor

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

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Tuesday, September 18, 2012

7:00 PM

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

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

### 1 CALL TO ORDER

*Chair Westphal called the meeting to order at 7:00 p.m.*

### 2 ROLL CALL

*Rampson called the roll.*

**Present** 7 - Bona, Mahler, Derezhinski, Westphal, Giannola, Adenekan, and Clein

**Absent** 2 - Pratt, and Woods

### 3 APPROVAL OF AGENDA

**Moved by Mahler, seconded by Adenekan, that the agenda be approved. On a voice vote, the Chair declared the motion carried.**

### 4 INTRODUCTIONS AND PRESENTATIONS

### 5 MINUTES OF PREVIOUS MEETING

5-a 12-1208 City Planning Commission Meeting Minutes of August 21, 2012

**Moved by Clein, seconded by Bona, to approve the August 21, 2012 minutes. On a voice vote, the Chair declared the minutes approved.**

5-b 12-1209 City Planning Commission Meeting Minutes of September 6, 2012

Moved by Clein, seconded by Bona, to approve the September 6, 2012 minutes.  
On a voice vote, the Chair declared the minutes approved.

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

**6-a      City Council**

*Derezinski reported on the previous night's City Council meeting. He said that, per the Planning Commission's working session discussion the previous week, the Mayor proclaimed Plug-in Electric Vehicle Week. He said that former Planning Commissioner Jean Carlberg spoke about a resolution related to the Affordable Housing Trust fund. He said he reported to Council on the progress in the Washtenaw Avenue corridor, with the Reimagining Washtenaw coming into its own.*

*Derezinski said he also informed Council that he and Chair Westphal are working on a symposium to highlight aging issues, such as 'aging in place'. He said the focus would be on how Ann Arbor could be better in responding to the changing demographics. He noted there are many aspects to this issue, from transportation to healthcare to housing.*

*Derezinski reported that Council approved two rezonings to Public Land. They also discussed a resolution that would direct Public Land sale proceeds to the Affordable Housing Trust Fund, in addition to creating a committee to review the process. In the end, Council postponed both items and referred them to the budget committee.*

*Another resolution was presented to develop a program to fill sidewalk gaps throughout the City; the issue came down to whether the item should have priority and should the item be deferred to the update of the Non-Motorized Plan. He said the resolution was voted down.*

*Bona asked about the Non-Motorized Plan and if the Capital Improvement Plan [CIP] could help prioritize which sidewalks need completing.*

*Rampson explained that the Non-Motorized Plan will identify progress made since the last plan and will identify major gaps, but would not identify neighborhood gaps that might be of priority to individual neighborhoods. She said the CIP includes projects with a \$ 50,000 threshold or more so it would be difficult to say if it would catch the smaller neighborhood sidewalk gaps.*

*Derezinski said there was also discussion about equity in the process. He mentioned the path behind properties on Melrose, which is well used. He said the Ann Arbor Chronicle did a good article on the equity issue of sidewalks and quoted from the Non-Motorized Plan.*

*Enter Pratt.*

**6-b      Planning Manager**

*Rampson reported that the previous week the Washtenaw Area Transportation Study had held an Open House in the Council Chambers on the 2040 Transportation Plan, adding that it is a federally-mandated process where WATS takes data from SEMCOG on households and jobs and plugs that information into their multi-modal transportation model where they are able to look for options to meet the needs of*

transportation within the County. She provided the Commission with a link to the WATS website.

Rampson reported that at the previous night's Council meeting, the Hazard Mitigation Plan was adopted, noting that it is a plan associated with FEMA; Federal Emergency Management Agency. She said she will be having discussions with the City's Risk Manager on steps to incorporate the Hazard Mitigation Plan into the City's Master Plan, a step which is required by FEMA to get additional funding. She said she will keep the Commission updated on the progress.

Rampson brought the Commission's attention to a Working Session to be held immediately following the regular meeting, to discuss the Draft South State Street Corridor Plan.

**Present** 8 - Bona, Pratt, Mahler, Derezhinski, Westphal, Giannola, Adenekan, and Clein

**Absent** 1 - Woods

## 12-1228 Planning Services for FY 2012 - Annual Report

Rampson reviewed the Fiscal Year Annual Report with the Commission.

**A motion was made that the Annual Report be Approved by the Commission and Forwarded to City Council. On a voice vote, the Chair declared the motion carried.**

## 6-c Planning Commission Officers and Committees

Bona reported that the Ordinance Revisions Committee met yesterday to look at options for the R4C/R2A districts. She said they may not get this to Council before Councilmember Derezhinski leaves, but they are making progress.

Bona said that the DDA Partnerships Committee is looking at policy for the DDA to encourage what public improvements should come out of the Connecting William Street efforts. Some input was given that she felt should be incorporated into the Non-Motorized Plan; that William Street should be a major bicycle boulevard, with more bicycle amenities than other streets in the downtown. She suggested Rampson get further information from Amber Miller at the DDA for details on the ideas they have come up with for the Non-Motorized Plan.

Derezhinski said they had had discussion on how TIF money should be used and how the DDA can fulfill their mission. He said they discussed if they should anticipate development with enhancement of utilities and how can they make parcels development ready, along with how they can get into policies that encourage, or use TIF money to incite development. He said they looked at how to encourage retail on the first floor of multi-level development and incentives to get developers to move in that direction. He explained that the discussion grew out of the fact that the DDA developed a policy for brownfield awards, through developing criteria that they used for deciding the amount of money developments should receive, based on what the developers are willing to do. He said it sends a good message to the developers and the key word used for this process was 'collaboration'.

Clein said he was given brochures from the Preservation Alliance to distribute to the Commission, adding that the brochures are about historic preservation in Ann Arbor.

Clein reported that he had attended the North Main Vision Task Force meeting, filling

*in for Bona. He said there were representatives from MDOT there to discuss the roadway issues, adding that MDOT had noted that the project is not in their five-year program, which would indicate it is not on their priority list through 2018. He said MDOT talked to the task force about how things could move up in queue and alternative funding options. He said they were explaining the reality of State financing for projects such as the North Main project. He said there was a healthy discussion about levels of detail that the task force should be providing. He said there was also discussion about MHSDA's placemaking program and their technical training assistance through the grant process.*

**6-d Written Communications and Petitions**

**12-1239** Various Correspondence to the City Planning Commission

**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**

**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](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.)

**9-a 12-1226 Resolution to Recommend to City Council the Distribution of the 2012 Sustainability Framework to Neighboring Jurisdictions for Review and Comment. Staff Recommendation: Approval**

*Rampson presented the staff report. She explained that there will be an opportunity for the Commission to further discuss the Sustainability Framework once it comes back from the mandatory 42 day review period from the adjoining jurisdictions. She said it will also be distributed to other contacts of the City and those interested in Planning issues, adding that there will also be a more formal process involving public hearings and opportunities for public comment as the document moves forward.*

**Moved by Mahler, seconded by Pratt, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council authorize distribution of the draft Sustainability Framework to adjoining jurisdictions and stakeholders in accordance with the Michigan Planning Enabling Act (PA-33 or**

2008) and Chapter 8 of the Ann Arbor City Code of Ordinances.

*COMMISSION DISCUSSION:*

*Clein praised all the efforts of staff that have gone into the development of the document, noting that the document is a framework plan and not an action plan. He said his comment was to include a desire to re-use existing structures as much as possible. He said having a sustainability framework as part of the Master Plan sends a strong message of sustainability in our City to those coming into the City to do development.*

*Mahler thanked staff, particularly Wendy Rampson and Matt Naud along with all Commissions involved in bringing the document forth. He congratulated all those involved for their hard work. He acknowledged the challenges of setting a framework and hoped that with future projects they would be able to become more aggressive in pushing sustainability to incorporate it into the City's Master Plan and site plans and thereby becoming a culture of Ann Arbor that permeates everything.*

*Pratt echoed the previous comments adding that the effort almost amounts to a reorganization of 20 Master Plans and over 226 goals. He said this overarching document will assist future developers as they work with the City on their projects. He specified to the public that all the City's goals remain the same and they have only restructured them in an effort to make them clearer.*

*Westphal said it had been very helpful to review the goals of the City through the process of developing the document. He thanked staff and the Commission for their efforts. He asked if the document was available on the City's website.*

*Rampson said yes.*

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

**Yeas:** 8 - Bonnie Bona, Evan Pratt, Eric A. Mahler, Tony Derezinski, Kirk Westphal, Diane Giannola, Eleanore Adenekan, and Kenneth Clein

**Nays:** 0

**Absent:** 1 - Wendy Woods

**9-b 12-1227 South State Street Corridor Plan**

*Kristin Baja, Project Director, provided a presentation on the Draft South State Street Corridor Plan.*

*COMMISSION DISCUSSION:*

*Bona commended staff for a great report, adding that it had been a long awaited report and she was eager to delve into it.*

*Clein thanked Baja for the report and said it was great planning in going out to the public first to get their feedback before starting the report.*

*Baja explained that they had more than fifty stakeholder interviews involved in the corridor.*

*Derezinski stressed the importance of having corridor plans in place, adding that the City Council had postponed taking zoning action on items that came before them until*

*the completion of the South State Corridor Plan. He said the results show great staff efforts from the Planning Division. He added that The Rotary Club is looking for projects to do and this project is one they are very interested in. He said the fact that they need better entrances to the City comports very well with what staff has managed to come up with, and there has been a lot of public waiting to see this project come to fruition. He thanked Baja for her work.*

*Mahler thanked staff for all the work that went into the plan. He said he remembers discussions at their Planning Retreat when they discussed getting a South State Street Plan developed and laying a sustainability framework on top of it to see how they would work over time. He said he is very interested to see in coming years how the plans pan out. He felt the timing was fortuitous in the generating of both plans at the same time and seeing them come to fruition at the same time and move forward at the same time was a new era in planning for the City.*

*Westphal thanked Baja for the great plan and said he was looking forward to seeing it move forward.*

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

*None.*

**11 COMMISSION PROPOSED BUSINESS**

*Derezinski asked the members of the audience about their interest in the Planning Commission meeting. Several of those in attendance responded that they are graduate students from the Taubman College of Architecture and Urban Planning and were observing for a class assignment.*

**12 ADJOURNMENT**

**Moved by Clein, seconded by Pratt, that the meeting be Adjourned at 8:04 p.m. On a voice vote, the Chair declared the motion carried.**

Kirk Westphal, Chair  
mg

**WORKING SESSION IMMEDIATELY FOLLOWING REGULAR MEETING (In Council Chambers Workroom)**

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*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/VideoOnDemand.aspx](http://www.a2gov.org/government/city_administration/communicationsoffice/ctn/Pages/VideoOnDemand.aspx)*
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