



# City of Ann Arbor

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

Tuesday, May 21, 2013

7:00 PM

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

9-a 13-0610

Master Plan Review - The Planning Commission is seeking comments about elements that should be studied for possible change or new elements that should be added to the master plan. This information is important to the Planning Commission in setting its work program for the upcoming fiscal year. The adopted plan elements can be found on the City's website, [www.a2gov.org/planning](http://www.a2gov.org/planning)  
<<http://www.a2gov.org/planning>> Staff Recommendation:  
Postponement

*Rampson provided background regarding the master plan review.*

### *PUBLIC HEARING:*

*Jeff Hayner, 1807 Pontiac Trail, resident of Lower Town since the 1980's. He stated that some of the items in the master plan don't fit with his experiences and understanding of the Lower Town. He said the PUDs in the area have not worked out so well. The Broadway Village opened the door for University investment and proposed multi-story parking garages. He said he doesn't necessarily agree with the description, and has concerns about the potential envelope being created in the area. He said low rise, is described as 2-4 story, mid rise is 5 8, and that might not be appropriate for this area, and just because the UM is doing it, doesn't mean the city should do it. He would like to see heights throughout the city brought down and for petitioners to have to come before the Commission and ask for more. He said people like the field where the Kroger store used to be, and it is not a friendly view to see tall buildings all along the river.*

*Ethel Potts, 1014 Elder Boulevard, said that she was looking at Resource Documents, such as the Connecting William, that was recently added, but noted that the Calthorpe report was missing. She said she would like to hear a discussion on what standards are used to call a document a resource. She said the Commission has been asked to look at the D1 zoning and supposes that could include re-mapping and rewriting the code. She strongly recommended that aspects important be included in the ordinance, not just fluffy words. She said the overlay districts are not enforceable; the descriptive material is not enforceable. She spoke to the need to include the public in discussions, saying that if the public does not know the location and time of a meeting, it is not a public meeting. She asked for notification on meetings whenever the D1 zoning and design guidelines would be discussed.*

*Kathy Griswald, 3565 Fox Hunt Drive, (Second Ward), read vision statement from the Non motorized Plan. She said we need sidewalks for our children to walk to school. She said vegetation often grows to the edge of the street, and we need to educate and enforce Chapter 40, which deals with visibility. She stated that we need to revise Chapter 40 to be consistent with platinum level bike friendly cities, where 30 inches is the max vegetation in order to safely see pedestrians and bicyclists. She said we need to trim vegetation at least three feet back from the curb, in order to allow pedestrians to step out of the roadway when a vehicle is approaching.*

*Alan Haber, 531 Third Street, said he advocates for a central park or civic area on the Library Lot. He stressed that planning of a town should not be density everywhere, but rather have a civic center where energy gathers that is made for and by the people of the town. Haber said a park is an important element of that, adding that it might be a civic auditorium, museum, or public art, where you leave space that is not built, but that is created from accumulated energy. He explained his desire for the creation of a place in the downtown, for peace and non violence for people of the world, with high activity, not passive, yet friendly to children and older people. He asked for such a place to be incorporated in the master plan.*

*Kathy Borys, 1727 Charlton, stated that she would like to see the old Barnard Plating factory on Huron Street zoned as single family, rather than the current multi family zoning. She said without specific evidence that more multi-family is needed in this area, there is no need to tip the scale towards multi-family in our neighborhood.*

*Barbara Lucas, 1211 Wright Street, said she just learned about the public input opportunity on the master plan. She explained that they moved to Ann Arbor so they would not need a car, but have found that it is not safe to walk down by the Canoe Liveries at night, with multiple armed robberies of the Broadway party-store. She asked for the Commission to consider anything that would increase residential use in the area. She said it is difficult to get groceries down there so they need more residents in the area, whom would support a grocery store. She noted it is difficult to afford the taxes in Ann Arbor, and the need for affordable housing in their area in order to provide housing for people who work at the hospital. She said the traffic needs to be slowed down around the bridge, since people don't stop at the crosswalk because they can't see that there is an upcoming pedestrian crossing ahead, due to slope.*

*Noting no further speakers, the Chair declared the public hearing closed.*

**Moved by Giannola, seconded by Bona:**

**RESOLVED, That the Ann Arbor City Planning Commission hereby approves the "City of Ann Arbor Master Plan Resolution" and the "City of Ann Arbor Resource Information In Support Of The City Master Plan Resolution," dated May 21, 2013.**

**COMMISSION DISCUSSION:**

*Bona said what she finds most fascinating about planning is the interconnectedness of what they do.*

*Bona encouraged the public speakers to attend the public meeting on the North Main Vision Task Force, adding that the large vacant DTE site is a part of that area and is adjacent to Lower Town. She noted that there are many exciting possibilities for this area.*

*Woods followed up on the question about the Calthorpe report, and if the Commission should have it as part of their discussions and deliberations, since they do refer to it.*

*Bona said her interpretation why the report was not included in the list was because it was the pre-report and lead into the downtown plan. She pointed out there were several other reports that came after.*

*Rampson agreed, explaining that it was woven into the downtown plan, but that it*

*could be added to the list if the Commission wanted.*

*Woods said that she would like to have it added, and asked about the process involved in making that happen.*

*Rampson said the Commission could go through the amendment process or they could take it under advisement and when the item returns to the Commission, after further discussion on the Work Program, they would have a reconstituted motion.*

*Briere said the correct title is Downtown Development Strategies Project Report. She noted that the Calthorpe report is still in everyone's lexicon, and could be useful. She expressed the need for staff to evaluate whether the rest of the listed documents are currently useful or whether staff feels they need to be updated.*

*Giannola said she likes the sense of history presented, and while it is not bad to have the Calthorpe report listed she felt it was important that people understood that this came before other reports.*

*Clein said that the Calthorpe report should be included as a resource document, as long as they realize that some information included might be in conflict with the current master plan. He felt the Commission should consider the addition for future motion.*

*Mahler said that it is important to realize that the Calthorpe report is not an official City document, and contains conflicting information. He stressed that he wouldn't want to put information that was in the Calthorpe report, and conflicts with the Downtown Plan, and that didn't make it into the Downtown Plan, as a resource document.*

*Woods said in looking through the plan summaries, she views the Calthorpe report as a resource they can use, and doesn't feel they are wed to it. She said the City Attorney could tell them if there is a problem with adding it.*

*Bona said what she finds important with the Calthorpe report is the culmination of public input that fills the gaps in the master plan, and thereby may justify its addition because it captured extensive public input. She said another document that might be considered is the Allen Creek Greenway report.*

*Giannola said she looks at the Calthorpe report for historical background.*

*Briere said she also likes to see the evolution of thought, which helps us understand where we are today. She said Council never approved the Connecting William Plan, but rather simply accepts reports. She felt that the Resource Documents don't need to include just Council approved reports. She mentioned that none of the HRIMP report is included in this list, yet is used on a constant basis for various activities. She stated that you don't need to have an approved plan in order to have the community bring something valuable to the table.*

*Giannola asked for clarification about the authorship of these documents and whether they are City documents or come from private or non-profit groups.*

*Rampson explained that the documents in the list are City documents.*

*Westphal said the statement in the resolution states that the documents shall be used by the Planning Commission and staff, and is comfortable with that. He said he is looking forward to hearing more staff feedback about the HRIMP plan, the*

*Calthorpe Report, the Library Lot plan and any other plan that might be subsumed by some eminent planning efforts. He noted it would be nice to clean it up, but is less concerned about spending time on parsing out whether it makes the list or not, adding that he would rather be more inclusive than less.*

*Briere said that it surprised her that the neighborhood email list picked up on the idea of the Master Plan discussion tonight, because it was the first time some of the people came out tonight and showed interest in planning. She noted that she had received quite a few emails today from people who live between the curve of the river, between Barton and Lower Town, who felt very strongly that the City should go back and reconsider the planning for the area adjacent to the Wall Street/Maiden Lane properties that the University owns. She said there is a lot of concern about the appropriate type of encouragement for business and residential as well as voiced concern that the current master plan elements suggest that taller than ten story buildings would be appropriate in that area. She said the Northeast Area Plan and particularly the land-use element plan should be reviewed in light of the increased interest in this part of town.*

*Clein agreed with Briere and noted that it is appropriate to look at this area when it is not under speculation for development. He thanked the citizens that came out tonight to share their comment, adding that it is helpful to see the connection between their lives and what the Commission does.*

*Westphal agreed, saying that all feedback is welcome. He reiterated comments brought by the public, that they need to continue to strive to work on ways to publicize meetings, noting that it might be helpful to reorient people on ways to sign up for GovDelivery on different topics, specifically items that are not in the master plan, but in other ordinances, such as the right-of way and how they relate to the non motorized plan. He said they should find ways on how to route these enquiries to the correct staff.*

*Derezinski stated that before they reconsider this item, they should not forget to look at the legal framework of the effect of having the Calthorpe report in there when, perhaps, they have moved beyond Calthorpe. He said it often tends to be that everyone is quoting it for their own reasons, and does that quoting assist the evolution of thought, or does it bring them back to where they started.*

*Rampson explained that the list was compiled with the intent to not lose the richness of the public input and to help them understand the past and the list has not been used to contradict the Master Plan and what State law says the Planning Commission and City Council should bless. She suggested that a legal opinion was not necessary.*

*Giannola said she felt it was okay as long as future planning commissioners understood the difference between the two, and how one was adopted and the other was the public opinion that led to what was adopted.*

**Moved by Mahler, seconded by Adenekan, to postpone action on the Master Plan resolution until the June 18, 2013, City Planning Commission meeting. On a voice vote, the Chair declared the motion carried and the item postponed until June 18, 2013.**