



# City of Ann Arbor

## Formal Minutes

### Planning Commission, City

301 E. Huron St.  
Ann Arbor, MI 48104  
[http://a2gov.legistar.com/  
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Tuesday, November 17, 2015

7:00 PM

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

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

*Vice Chair Clein called the meeting to order at 7:10 p.m.*

#### **2 ROLL CALL**

*Interim Planning Director, Ben Carlisle called the roll.*

**Present** 7 - Clein, Briere, Peters, Mills, Bona, Milshteyn, and  
Gibb-Randall

**Absent** 2 - Woods, and Franciscus

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

**Moved by Mills, seconded by Milshteyn, that the agenda be approved as presented. On a voice vote, the Vice Chair declared the motion carried.**

#### **4 INTRODUCTIONS**

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

5-a [15-1427](#) September 29, 2015 City Planning Commission Meeting Minutes

**Moved by Mills, seconded by Peters, that the Minutes be Approved by the Commission and forwarded to the City Council. On a voice vote, the Vice Chair declared the motion carried.**

5-b [15-1428](#) October 20, 2015 City Planning Commission Meeting Minutes

**Moved by Mills, seconded by Peters, that the Minutes be Approved by the Commission and forwarded to the City Council. On a voice vote, the Vice Chair declared the motion carried.**

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

6-a City Council

*Briere reported that they anticipated very long public hearings and complex discussions to follow about the Nixon Farm properties, which wasn't the case, which she felt was a shame, given that there are a lot of people who live in that area with very deep and sincere concerns about the development and this is the largest single family development, if you combine the north and south parcels, that the City has seen in many years. She said it will be a significant change in that part of the town, and the indication that people didn't come to the meeting, is not that they didn't care, it's that they feel alienated and as if their participation isn't valued and that's a problem for us on Council and for us as a City. She said Council postponed all four motions, the ordinance changes, zoning changes, and resolutions on site plans because there were still outstanding questions which they felt they had not received enough information on. She explained that Council had received 33 pages of responses from City staff in their notes with the majority dealing with the complexity of the conditional zoning and whether all involved had done their due diligence to protect the residents and the developer. She said they would revisit the issue on the 21st of this month.*

6-b Senior Associate Planner

*Carlisle reviewed projects going before the Design Review Board at their meeting tomorrow afternoon at 3:00 p.m. in the basement conference room of City Hall.*

*Briere asked when their Citizen Participation Meetings would take place,*

*and if their notice could be posted on the Planning webpage.*

*Carlisle said he would find out and report back to the Commission.*

*Carlisle reported that the Downtown Premiums would come back to the Planning Commission's working session meeting on December 8, 2015.*

*He reported that the Ordinance Revisions Committee is meeting November 23rd, at 7:00 p.m. to kick off the discussion regarding Accessory Dwelling Units.*

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

**6-d Written Communications and Petitions**

[15-1429](#) 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**

*None*

**9 UNFINISHED BUSINESS**

**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.)

- 10-a**    **15-1430**    2300 & 2310 East Stadium Blvd Special Exception Use and Plot Plan for Planning Commission Approval - An existing workout facility is proposing to expand into an adjacent office building. Personal training facilities require special exception use in the Office Zoning District. No changes are proposed to either site. (Ward 5) Staff Recommendation: Approval

*Chris Cheng provided the staff report.*

*Gibb-Randall asked about the proposed bicycle parking.*

*Cheng reviewed the proposed added bicycle parking, noting that it would be in the parking area below grade, with existing bicycle parking available near the entry door.*

**PUBLIC HEARING:**

*Paul Wesenberg, 115 ½ E. Liberty St. Ann Arbor, A3C Collaborative Architects, representing the owner was available to respond to the Commission's enquiries.*

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

**Moved by Milshteyn, seconded by Briere, that the Ann Arbor City Planning Commission, after hearing all interested persons and reviewing all relevant information, finds the petition to substantially meet the standards in Chapter 55 (Zoning Ordinance), Section 5:104 (Special Exceptions), and therefore, approves the 2300 and 2310 East Stadium Boulevard Special Exception Use for a personal training facility in an Office zoning district subject to installing 2 Class B bicycle racks.**

**COMMISSION DISCUSSION:**

*Mills asked why one bicycle rack was deferred, and what that means.*

*Cheng explained that per City code you are allowed to defer up to 40% of your bicycle parking.*

*Cheng explained that they will be putting in 4 spaces because there are 2 hoops, which would be meeting our code. He reviewed the site plan with the Commission noting that they already have 4 Class C bicycle racks at 2300 East Stadium outside the building and they will be installing 4 spaces at 2310 East Stadium that will be covered in the below grade garage.*

*Milshteyn asked if the business at 2300 East Stadium had been operating without a Special Exception Use.*

*Cheng said, that was his understand and when they came in to expand their business into the 2310 East Stadium site, that's when the City discovered that they had been operating at 2300 East Stadium, so they needed to bring that site into compliance as well. He noted that the City had not received any complaints from the public.*

*Bona asked the representative why his services would be needed on this project if there were no proposed changes.*

*Wesenberg explained that this project would be considered a retro-fit of an existing tenant space that is being remodeled, so they will be modifying the interior layout space to create an open floor plan for use as a personal training facility. He added there is no external remodeling or renovations happening to the site.*

*Carlisle explained that this item would return to the December 15, 2015 Planning Commission meeting, since there was not enough time to get the public hearing noticed for the December 1st meeting.*

**Moved by Briere, seconded by Milshteyn, that the Resolution/Public Hearing be Postponed.**

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

**Yeas:** 7 - Kenneth Clein, Sabra Briere, Jeremy Peters, Sarah Mills, Bonnie Bona, Alex Milshteyn, and Shannan Gibb-Randall

**Nays:** 0

**Absent:** 2 - Wendy Woods, and Sofia Franciscus

**10-b** [15-1432](#)

1654 South Maple Road Site Plan for City Council Approval - A proposal to develop 10 single family homes as a site condominium on a 2.75-acre parcel in the R1C (Single-Family Dwelling ) Zoning district. Three landmark trees are proposed to be removed, an alternative analysis is provided. A landscape modification has been requested to reduce the conflicting land use buffer width on the south side of the site to preserve existing landmark trees. (Ward 4) Staff Recommendation: Postponement  
*Chris Cheng provided the staff report.*

**PUBLIC HEARING:**

*Noting no public speakers, the Vice Chair closed the public hearings, unless the item is postponed.*

**Moved by Mills, seconded by Milshteyn, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Banyan Court Site Condominium Site Plan and Development Agreement.**

**COMMISSION DISCUSSION:**

*Mills referencing the site plan asked what the proposed bump-outs along the road.*

*Cheng explained that they are the parking spaces, per code requirement.*

*Mills said the Master Plan recommends front porches and that the garage doors should be located behind or no closer to the street than the front of the house. She said she noticed that only one of the four options was that way.*

*Cheng explained that Mills had read from the recommendations in the Master Plan but they are no code requirements, so it is up to the petitioner if they want to follow out recommendations or go in a different direction.*

*Mills asked about the rational for having garage doors set back.*

*Cheng said, the petitioner would be able to respond better, but his guess was that the design was similar to the developments to the north and south from this site.*

*Kathy Keinath, Perimeter Engineering, LLC, 11245 Boyce Road, Chelsea, explained that one of the reasons they picked the footprint was to create pockets in the front yards. She specifically noted an existing landmark tree that would be located in one of those front yards. She added that they feel they do have the front porches and were trying to work in the rain gardens between the front yards as well.*

*Mills asked if pushing the garages back wouldn't work with the front yards.*

*Keinath explained that that would push the units further to the north, where the landmark trees are located, and they were hoping not to get close to the landmark trees or even grade around them.*

*Mills she thought it was great to work the design around the trees and she was all for saving them.*

*Briere said this is a neighborhood that a lot of people would think is pedestrian unfriendly, but it is actually a pedestrian friendly neighborhood, where people can get onto the sidewalks and go to Scio Church Road or follow Maple Road to the shopping centers. She said when looking at the site plan no one can walk up to the door, without walking through the driveway, which is a model that encourages people not to see themselves as pedestrians but as drivers. She encouraged the petitioner to create the approach to the front porch that makes having a front porch make sense, and the richness of this neighborhood is lost when the planning is only around having a car.*

*Peters suggested there might be a way to use the current design and use some sort of pervious pavers to de-markate from where the driveway is and where a sidewalk would be, that would be visually striking enough to make the difference, while helping not to add more impervious surface on this site.*

*Gibb-Randall noted that by the end of the day the Washtenaw County Water Resource Commissioner's report was added to Trakit. She said there some big hoops that the petitioner will need to jump through in order to deal with the difficult soils on this site and the storage that is being proposed under the road. She asked if the petitioner had thought about approaching this differently given the game changing comments provided by WCWRC in regards to keeping all of the water on site.*

*Keinath said they have been thinking about it, explaining that they*

*received the comments on Thursday. She said they had been through one review and the issue did not come up about being required to provide retention as opposed to detention. She said they will likely end up doing some sort of system that combines detention and retention given the requirement that they not increase the volume of run-off. She said the problem is that they are already working in clay soils; blue clay which is very impervious. She said while they like to use pervious pavers wherever possible, on this site they would require a drainage system that allows the water underneath them to flow to a retention facility because they won't be able to infiltrate. Keinath said they are in the process of looking at necessary changes to the proposed stormwater retention system on site.*

*Gibb-Randall commented that it seemed challenging for the petitioner to achieve what they described without having more dedicated space to stormwater that is at the surface than in a tank on under a road. She said she liked the fact that they have tried to save trees, but also being a realist, she understood where the grades are going and they might need to reconfigure the whole layout of their site plan in order to achieve the comments provided by WCWRC.*

*Keinath said originally they were trying to stay away from the northern area where the trees are, but at this point they can't make any promises, but they will certainly try to make it work.*

*Gibb-Randall said with the southern side being the low side they might end up having to flip their road around, in order to achieve it. She added that from her experience in dealing with these types of soils, the smaller the ponding depth, the better, and spread out as much as possible. She commented that the planting that she saw on the site plan would be totally overwhelmed by what they have shown on the plan; she suggested that the petitioner visit the County's website for rain-gardens and look at the ones that deal with the more wet conditions. She said the plan shows one such rain-garden, but she felt their plan would be changing a lot.*

*Keinath agreed, noting that they would be revising their plans.*

*Bona referenced Briere's comments on pedestrian orientation by adding sidewalks, that while it may seem subtle, it is rather dramatic that the forward setting garage is the same visual miss queue in dominating the car. She noted that if these were townhouses these units would definitely have a garage with a little door next to it and the unit would all be in the back; while, there is a front to these houses which is an improvement over townhouses, but the garage still dominates the front. She said if you push*

*the garage back you get more impervious surface, and the house didn't get any smaller.*

*Bona commented that a lot of the conversation around this table is well we'll save the tree but you aren't going to get a sidewalk or we're going to get this big garage up front and save a tree. She said she thinks we have to work harder to get all of it, pointing out only one landmark tree on the site plan, so she felt the argument didn't stand for all of the units or even the one unit, since she felt the pedestrian orientation of having the garage setback is actually better for the streetscape than surrounding the tree as shown on the site plan. She said she thinks the units would actually be more appealing for sale if they weren't so car dominant. She said these are not just things that the City would like, but the kind of things that got put into the Master Plan because these are what help make the community more pedestrian oriented and the whole population is turning that way. She said it would help create a more marketable plan, and while she understood they have lots of other issues to deal with on this site plan, she was hoping that they could rethink this detail.*

*Bona asked about the front porches and what makes them usable.*

*Alex de Parry, Ann Arbor Builders, 202 East Madison Ave, Ann Arbor, said he believed the average size of the front porch is about 6 feet deep and 10 feet wide.*

*Bona said she thought the City's intent of usable was that you'd actually consider sitting out there.*

*Parry said these porches are large enough that you could have chairs and a table out there, noting they are usable front porches. He said the plan shows more of the footprint.*

*Clein asked how mail delivery and traffic deliveries would be handled on the site.*

*Keinath said they would be using the street for deliveries, and garbage would be picked up individually.*

*Parry responded that they are working with the Post Office to determine where they want the mailboxes, adding that it will likely be a bank of mailboxes at the entrance.*

*Clein commented that would enforce the importance of the walk-ability*

*nature of the site. He echoed the importance of the front porches, adding that the most striking feature of the homes is the garage, which seems contradictory to the stated community goals of designing walkable homes that encourages pedestrian activity.*

*Clein asked how far apart the units are required to be.*

*Keinath said the setbacks are 5 feet on either side, which would be a total of 10 feet between houses*

*Clein noted there is a lot of house [2000 square feet] plus garage [500-600 square feet] on a rather challenging site which makes for a lot of impervious surface that has to be dealt with in terms of stormwater retention regulations; he suggested that the petitioner look at the possibility of perhaps having more smaller units with smaller garages to eliminate impervious surface and thereby helping yourself out and making it more walkable by perhaps combining garages or going to a different product.*

*Parry said the garages average 400 square feet and most of the houses are 2-story, with most of the houses being 1,000 square feet per floor. He said they are developing a ranch plan that will be around 1,600 square feet, which is the largest footprint they will offer, so it will be a mix of 1 ½ and 2-story homes.*

*Clein said he felt it was good to go with a denser footprint given the challenges of this site.*

*Gibb-Randall added that there was a decent amount of space where the backyards come side to side where you could be taking advantage of those zones with possible swales, since there are already easements running through those areas anyway, along with the front areas on some of them.*

**A motion was made by Mills, seconded by Briere, to postpone taking action to allow the petitioner to address recently received site plan review comments.**

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

**Yeas:** 7 - Kenneth Clein, Sabra Briere, Jeremy Peters, Sarah Mills, Bonnie Bona, Alex Milshteyn, and Shannan Gibb-Randall

**Nays:** 0

**Absent:** 2 - Wendy Woods, and Sofia Franciscus

**ROLL CALL**

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

**Absent** 1 - Woods

*Enter Franciscus*

**10-c** [15-1431](#)

Hyatt Place Site Plan for City Council Approval - This is also known as the recently approved Rockbridge Hotel located at 3201 South State St. The request is to reduce building footprint and the hotel by 10,000 square feet (86,500 sq ft to 76,500 sq ft). The same number of rooms will remain (140). The hotel main entry has moved to the southwest for improved vehicular movement and visitor drop-off and relocation of parking spaces on this 2.48 acres site. (Ward 4) Staff Recommendation: Approval

*Chris Cheng provided the staff report.*

**PUBLIC HEARING:**

*Noting no public speakers, the Vice Chair closed the public hearings, unless the item is postponed.*

**Moved by Briere, seconded by Milshteyn, that the Ann Arbor City Planning Commission hereby approves the Hyatt Place Site Plan, subject to approval of administrative amendment at 725 Victors Way.**

**COMMISSION DISCUSSION:**

*Milshteyn asked if the sidewalk is still shown on the north side.*

*Cheng said yes.*

*Milshteyn asked about the administrative amendment for 725 Victors Way.*

*Cheng reviewed the site plan with the Commission, noting the internal connection from the Burger King site to the site to the north. He said the request is still under review but staff anticipates it will be approved.*

*Milshteyn asked about the timeline to begin the project, including the front retail and hotel.*

*J. Bradley Moore, J. Bradley Moore and Associate Architects, said they anticipate submitting building applications before the end of the year, if the project is approved tonight.*

*Mills asked if the pedestrian connection between the retail and the hotel.*

*Cheng pointed out the sidewalk on the site plan.*

*Mills asked for verification that the handicapped ramps were included.*

*Cheng said yes.*

*Mills asked if the sidewalk would be marked as a crossing.*

*Cheng said the site plan doesn't show that striping is there, but if requested staff could have the petitioner add that.*

*Moore said they would happily stripe it.*

*Briere said the route from South State Street to the hotel is anything but great, noting that there appears to be no straight or curved line to the hotel, but that pedestrian would be going between parked cars somehow. She said the connectivity from State Street to the hotel seems to have a big gap.*

*Moore said if that point would become the bus departure on the west side of the retail space, there are paths, both on the north ends and south side of that retail. He said if people would be coming off a bus and walking north or south along State Street they would see the eastbound sidewalk and that eastbound sidewalk on the south side of the retail isn't between the parking but between the parking and the building which would be the way you are entering from those immediate spaces.*

*Briere said she was more concerned with the connectivity to the hotel, which wasn't visible.*

*Moore reviewed the site plan with the Commission.*

*Briere said the layout wasn't very satisfying.*

*Jamie Gorenflo, Midwestern Consulting, LLC, 3815 Plaza Drive, Ann Arbor, said the layout is the same it was before and that it was the*

*straightest shot given the requirements for ADA widths.*

*Franciscus said she is the daughter of an architect, so when she sees the plans she also sees it as if she were there, adding that she sees the flow from the sidewalk to the entrance of the hotel. She said while it isn't perfect, it doesn't need to be straight, and there will be a lesser percentage of pedestrians accessing the hotel from the bus stop and sidewalk than from cars in the parking lot. She said while we would like more people to use the bus, typically the ones using the hotel will be coming by car. She said being a frequent traveler herself she knows it is nice when you can walk from hotels to the bus and you don't have to use your car. She liked the plan.*

*Peters said he appreciated the petitioner's willingness to add striping to the pedestrian walkway area to the hotel. He suggested maybe some stamping or different colored pavement could enforce the pathway, visually, both for the pedestrian as well as the drivers going through the development.*

*Bona said there is a lot of sidewalk on this site, which is encouraging. She noted that the petitioner had added the sidewalk along the north side since they had previously seen the plan. She questioned the 16 foot parking spaces noting that it could indicate the car would be overhanging the sidewalk by 2 feet, and thereby no longer making the sidewalk ADA accessible. She said the issue she is hearing is that we are not giving good pedestrian safety, and while she is for saving the trees, she is not for saving all the trees and forfeiting the sidewalks. She said this building is going to be here for the next 50 years at least and we are all going to be walking a lot more as time goes by because we need it to stay healthy. She said that part of town is not pedestrian friendly but we have to start somewhere. She requested the petitioner to go back and review the measurements of the parking spaces as well as and sidewalk width on the north side of the site plan. She said the proposed shown sidewalks are a vast improvement over what they usually see.*

*Milshteyn asked for an update on the discussions with AAATA regarding the bus stop.*

*Gorenflo said no progress has been made regarding the bus stop at this time, and it might be a bit premature to say this will a bus stop since it is currently not on a route at this time. He said what they have provided on this site plan is a bicycle rest station with 3 charging stations with tools, and in the event that it becomes a bus stop they have offered that to*

AAATA for them to utilize the space. He said the pedestrian space from bus users coming through the site to the hotel is something that may or may not come to fruition.

Bona said the issue is not just riding the bus but accessing the entire area for all pedestrians.

Clein said he has stayed in hotels in suburbia where you are forced to get in your car to cross the street to go to a restaurant because it isn't safe to do it as a pedestrian, and that's why we have to be careful that we don't put ourselves in that situation on this project or other projects since we are encouraging people to get around safely. He noted that is one of the many attractions with Ann Arbor, that it is a very diverse and walkable town.

Clein asked if 10,000 square feet had been taken out of the building, what had been taken out.

Moore said the room dimensions have gotten tighter, along with a brand that is committed to the project. He said they are green in their approach to hotels and find that it is greener to have a smaller footprint.

Clein asked if the brand also comes with a material palette.

Moore explained that they provide a list of options for the interior and less of an option for the exterior.

Clein asked how close to the provided renderings could they expect the finished product to be.

Moore said the finished product will be as specified on the plans.

Gorenflo reiterated that what you see is what you get.

Clein noted that another one of his previously mentioned concerns was not having the building at the street, which he understands won't happen, but it would have taken care of the pedestrian connection and having the parking behind the building. He said hopefully, they will see more of those types of buildings along State Street in the future. He encouraged the petitioner to try to make the connection to South State Street better to facilitate access to multiple eateries in the area.

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

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

**Nays:** 0

**Absent:** 1 - Wendy Woods

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

**12 COMMISSION PROPOSED BUSINESS**

*Milshteyn noted that this is the third time this year that they have had a late report or no report from the Washtenaw County Water Resource Commissioner associated with projects that have come before them, specifically if the report will change the plans significantly, as with the project that came before them tonight. He said he didn't know if there was a solution to the issue or if items should not come before the Commission until they had an actual report or green light on the project.*

*Carlisle explained that while staff would like to have all their T's crossed and I's dotted before coming before the Commission, the matter has to do with the public hearing notice requirement which oftentimes makes the staff guess if the project will be ready by a certain Planning Commission meeting date. He said this issue of timing and completeness is always brought forth when agendas are established. He said on this project, staff felt it would be an advantage to have Planning Commission review and weigh in on the layout. He said in moving forward, we will continue to try to have all reviews and reports as complete as possible before bringing items before the Commission.*

*Gibb-Randall said she would love to see the WCWRC County application and responses since it would contain specific information that might not be provided on other City plans and applications. She said it would be helpful if the information could be uploaded and made available through eTrakit.*

*Briere said we all realize that eTrakit has been temperamental lately; she asked if staff have been looking at ways to improve the system, since it seems like it should be a helpful tool for people in the community to find out what is going on in their community, but it is not as helpful as anticipated.*

*Cheng said he would report back to staff on re-labeling site plan reviews*

*in Trakit, which would assist with finding documents in the system. He would also forward concerns to the City's IT department regarding Trakit.*

*Bona asked if there was any way they could expect to have a County employee attend a Planning Commission meeting to respond to questions on their review reports.*

*Carlisle said City staff could certainly ask County staff to attend a Planning Commission meeting; however, he noted that County stormwater review issues are ideally worked out before the project comes to the Planning Commission, unlike the one agenda item that came before the Commission this evening. He added that the City also has qualified staff familiar with the County's requirements and reports that could address concerns regarding stormwater.*

*Bona asked if it could be possible to be a staff person present that could respond to storm water questions when the item returns before the Commission.*

### **13      ADJOURNMENT**

**A motion was made by Peters, seconded by Milshteyn, that the meeting be Adjourn at 8:41 p.m. On a voice vote, the Vice Chair declared the motion carried.**

Ken Clein, Vice 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 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)).

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.