



City of Ann Arbor

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

Tuesday, May 6, 2014

7:00 PM

County Building, 220 North Main Street,
Board of Commissioners Public Conference Room

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. 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 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 red envelope on 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).

1 CALL TO ORDER

Chair Westphal called the meeting to order at 7:10 p.m.

2 ROLL CALL

Rampson called the roll.

Present 9 - Bona, Woods, Westphal, Giannola, Adenekan, Clein, Briere, Parekh, and Peters

3 INTRODUCTIONS

4 APPROVAL OF AGENDA

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

5 MINUTES OF PREVIOUS MEETING

5-a [14-0727](#) City Planning Commission Meeting Minutes of March 4, 2014

Moved by Clein, seconded by Peters, that the minutes be approved as presented. On a voice vote, the Chair declared the motion carried.

5-b [14-0730](#) City Planning Commission Meeting Minutes of March 18, 2014

Moved by Clein, seconded by Peters, that the minutes be approved as presented. 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**

Briere reported on the previous night's Council meeting, noting that there were no issues affecting the City Planning Commission except Westphal's re-appointment to the Environmental Commission. She reported that Council will be reviewing and approving the Budget on May 19th, and suggested that now would be a good time to look at the Planning Services budget.

6-b **Planning Manager**

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

Clein reported that the previous Thursday, the Downtown Streetscape Framework committee met and toured the downtown. He said they will be meeting 6-8 times before the end of the year.

6-d **Written Communications and Petitions**

[14-0728](#) Various Correspondences to the City Planning Commission

Bona said she wanted to clarify any misunderstanding on her comments at the Planning Commission meeting when the Concordia project was discussed. She read comments received from Rod Sorge that referenced a Planning Commissioner's comments, which she noted were her comments. She clarified that her comments, as outlined in the minutes from that meeting, state that the City is interested in the overall master plan of the university [and not the City's master plan] and as their project moves forward, it is important to incorporate the neighborhood in the discussion. She further clarified that the City has no intention of rezoning the site, and the Commission would love to have the neighborhood involved in the process. She explained that it might be more beneficial for the University to share a more extensive master plan of their projects with the Planning Commission instead of receiving 'knee-jerk reactions' from the Commission whenever they come before them with further Special Exception Use requests.

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.)**

Ethel Potts, 1014 Elder Blvd, said she had difficulty finding the location of the meeting due to different language on posters and notices.

Kurt, 3544 Greenbrier, brought concerns about excessive heat in his rental building, noting that it was 80 degrees. He stated that he has spoken with Ann Howard in the City's Rental Housing Division who said the City would check it in June.

Chen Lin Fen, said he appreciates the democratic system of the City and that Ann Arbor is the first city in America to use LED for lighting displays. He said because of the democratic system he would like to contribute. He stated his company, Tinilite World, is an interconnection between communication and illumination and this technology should be included in the master plan. He stated this is new territory and we need to work together.

8 PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING

[14-0729](#)

Public Hearings Scheduled for the May 20, 2014 City Planning Commission Meeting

Chair Westphal read the public hearing notice as published.

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.)

(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 [14-0722](#)

Master Plan Review - Once a year, the Ann Arbor City Planning Commission and Planning and Development Services review the City Master Plan. The City Master Plan is a collection of plans, or "elements," that work together to describe a vision for the City's future and guide decisions about its land use, transportation, infrastructure, environment, housing, and public facilities. The adopted plan elements can be found on the City's website at www.a2gov.org/masterplan <<http://www.a2gov.org/masterplan>>. As part of its annual review, the Planning Commission is seeking comments about the City Master Plan, including 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. Staff Recommendation: Postponement

Rampson provided the staff report.

PUBLIC HEARING:

Chen Lin Feng, said he registered Tinilite World in 1996, which uses new technology. He said the US is making a mistake by ignoring small businesses. He noted that Tinilite is technology that is developed locally and they want to contribute locally. He said lighting display is more important and he encouraged them to think about the master plan and the economic benefit to build a city using the best technology.

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

Moved by Briere, seconded by Bona, 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 6, 2014.

COMMISSION DISCUSSION:

Bona asked if the City’s Climate Action Plan could be added to the list of resource documents in the master plan. She also asked if the North Main Street Huron River Corridor Land Use Policy from 1988 could with replaced by the North Main Huron River Task Force Vision report.

Rampson said these documents would be added to the resource document list.

Moved by Briere, seconded by Peters, that action on the resolution be postponed. On a voice vote, the Chair declared the motion carried.

10-b [14-0723](#)

Anderson-Pebbles Annexation and Zoning for City Council Approval - A request to annex this 0.22 acre vacant parcel located at 375 Glenwood Street from Scio Township and zone it R1C (Single-Family Dwelling District). Ward 5. Staff Recommendation: Approval

Katy Ryan presented the staff report.

PUBLIC HEARING:

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

Moved by Peters, seconded by Clein, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Anderson-Pebbles Annexation and R1C (Single-Family Dwelling District) Zoning.

COMMISSION DISCUSSION:

Woods asked for clarification on the first staff comment in the report regarding access to storm sewer.

Ryan noted that the street is unpaved.

Rampson explained that since the street is unpaved there are ditches or swales on both sides of the street that provide drainage in that neighborhood. She said that given the uncertainty of the exact location for hook-ups in the street, the City tries to inform petitioners of the situation.

Woods asked if there is a possibility of flooding on the parcel.

Rampson said the area was annexed from Scio Township and over the past 20 years

there have been some properties in the area that have experienced drainage issues, and given that most of the houses have been there for a long time, the City makes sure that grading on new construction sites is done to avoid new flooding on neighboring sites. She said several residents have explored the possibility of paving the streets in the past, but the cost has been prohibitive.

Briere asked if there currently are any sidewalks in the neighborhood.

Ryan said no, this would be the first one.

Bona asked about alternative and preferred stormwater systems, such as rainwater and infiltration, that might have been considering for this parcel.

Rampson said she was not sure if the soils in this area were amenable to infiltration, but studies could be done to determine such.

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

Yeas: 9 - Bonnie Bona, Wendy Woods, Kirk Westphal, Diane Giannola, Eleanore Adenekan, Kenneth Clein, Sabra Briere, Paras Parekh, and Jeremy Peters

Nays: 0

10-c [14-0724](#)

Public Hearing and Action on 5 Ann Arbor Housing Commission Properties Proposed for Rezoning

(1) Baker Commons Rezoning for City Council Approval - A request to rezone this 0.94 acre parcel located at 106 Packard Street from PL (Public Land District) to D2 (Downtown Interface). The parcel currently contains a 64-unit apartment building (Ward 5)

(2) Green/Baxter Court Apartments Rezoning for City Council Approval - A request to rezone this 2.0 acre parcel located at 1701-1747 Green Road from PL (Public Land District) to R4B (Multiple-Family Dwelling District). The parcel currently contains 24 apartments in four buildings and a community center. (Ward 2)

(3) Maple Meadows Rezoning for City Council Approval - A request to rezone this 3.3 acre parcel located at 800-890 South Maple Road from R1C(Single-Family Dwelling District) to R4B (Multiple-Family Dwelling District) to more closely reflect the current use. The parcel currently contains 30 apartments in five buildings and a community center. (Ward 5)

(4) Mallett's Creek Court Rezoning for City Council Approval - A request to rezone this 3.3 acre parcel located at 2670-2680 South Main Street from PL(Public Land District) to R2A (Two-Family Dwelling District) to more closely reflect the current use. The parcel currently contains three 2-family dwellings. (Ward 4)

(5) 805-807 W. Washington Rezoning for City Council Approval - A request to rezone this 0.18 acre parcel from PL(Public Land District) to R2A (Two-Family Dwelling District) to more closely reflect the current use. The parcel currently contains one 2-family dwelling. (Ward 5)

No changes other than rehabilitation are proposed for the buildings or the sites.

Staff Recommendation: Approval

South Seventh Housing Rezoning for City Council Approval - A request to rezone this 0.9 acre parcel located at 221-253 South Seventh Street from PL(Public Land District) to R2A (Two-Family Dwelling District) to more closely reflect the current use. The parcel currently contains four 2-family dwellings. No changes other than rehabilitation are proposed for the buildings or the site. (Ward 5) Item Withdrawn

Jennifer Hall, Executive Director of the Ann Arbor Housing Commission, introduced Dr Woods from the Housing Commission Board. She gave background information on why they are asking for rezoning of the housing sites. She explained that they are the largest provider of affordable housing in Ann Arbor with 18 different locations, plus 1500 units of vouchers all throughout the County. She said when she started with the Housing Commission about 2.5 years ago she took a tour of the housing sites, evaluated the finances and looked at the condition of their sites. She found there was not enough money in their budget to fix up the units in need of repair. She explained that there have not been new affordable housing units built in the US since 1986. She said the Housing Commission's funding comes from HUD, with the largest source of funding being the IRS program, known as Low Income Housing Tax Credits; LIHTC. HUD provides funding for capital improvements, but she noted that they do not receive enough funding from HUD to maintain their units, and since they are not allowed to use capital improvement funding for maintenance of their units they are also not able to put away money to save for future capital improvements. HUD has noted that they are losing 10,000 to 15,000 units per year due to lack of funds needed to keep the units operable with the immediate need of \$40,000 per unit and \$80,000 per unit over a 15 year timeframe. She said they did their own capital needs assessment here in Ann Arbor and found they needed \$40,000 per unit investment over a 15 year timeframe.

Hall learned of HUD's new pilot program, called the Rental Assistance Demonstration Project [RAD program, which would allow them to convert public housing to project-based vouchers. HUD considers property used for public housing to be theirs, so with this program the City's Housing Commission has been able to secure approximately \$25 million in private financing, which has triggered the current need to rezone most of the properties to the appropriate zoning so that if they burned down they could be rebuilt. She explained that private investors are less likely to invest if the properties can't be secured. She stated that she was willing to remove from the agenda or request a postponement of the West Washington housing site, since it is not critical to have it rezoned in the immediate future, given that it will be the last property that they will make a decision on and they may decide to keep it. She said they currently do not have an investor for that property and her goal is to have as much affordable housing in the City as possible.

K. Ryan presented the staff reports.

PUBLIC HEARING

Van Harrison, 245 Mulholland, representing the Pumping Station Condominium Association, said that he was pleased that information sent to the Commission had been read and understood. They are in agreement with postponing taking action on the item. Their concerns are with 'creeping incrementalism'. He said when this parcel was City property and part of the old pumping station it was set aside initially as a maintenance lot with gravel surface, then one day people paved it. He had talked to Craig Hupy about the stormwater runoff situation and enquired how the paving came about, pointing out the extended surface area, with run off to the south. He relayed that the City did not want more storm sewers in this area due to Allen Creek storm surges. They agreed with more long term plans needed before the sale of the parcel to address the current issues, adding that if necessary they would pursue legal remedies to make sure the City's stormwater requirements are followed. They requested that the matter be looked at more carefully in the future.

Margaret Penirian, 464 Colin Circle, brought a petition with 60 signatures opposing the proposed Mallett's Creek Court rezoning. She said the rezoning would split the park in half, noting that the three houses are in the open area before one enters the woods, down the hill and crossing the bridge over the creek. She said large equipment would be unable to cross through this area, due to the wetness and puddles. She explained the other entrance off Oakbrook Drive, saying that one can't realize the value of the park until one goes there, and it should be zoned as suggested, just above the creek.

Bill Sharp, 167 Kingsbrook, stated that he lives where the Mallett's Creek Court property backs up to the woods. He said there was a discrepancy in lot size from what was on the agenda and from the staff report. He was happy to hear that only the housing area was proposed to be rezoned. He explained that the Malletts creek floodplain comes up to the edge of the banks and encouraged the City to keep that woodsy area as public land and not consider rezoning that area. He was happy for the City to consider rezoning the area where the houses are located.

Mark Meyerhof, 163 Kingsbrook, stated that his wife and he bought their condo 6 years ago because of the view overlooking the open field. He brought concerns about the possibility of having their current view blocked by possible future development if the Housing Commission sells off that parcel of land.

Marcia Meyerhof, 163 Kingsbrook, said mostly they are interested in preserving the current trees and wildlife on that parcel. She asked if the proposed rezoning might be making room for a builder to come in.

Kim Schrimmer, 488 Colin Circle, said they need green space in Ann Arbor because Ann Arbor is green. As a nurse anesthetist at University of Ann Arbor, she said her family purchased a small house because of the nearby big park where they could spend time. She urged Ann Arbor not to develop all green spaces because we need green for health reasons.

Michelle Braun, 529 Galen Circle, reaffirmed comments about the Malletts Creek area, and added that the residents in her neighborhood have the same concerns about more building in the area, and the possibility of losing the existing forest and green space. She said they tore trees down when they built new condos in the area.

Nela Humm, 400 Galen Circle, wondered how they can get notification about what is happening and what is being proposed in their neighborhood. She said she lives outside of a 500 ft radius from the park, but any development in the park would affect

her.

Ron Gardner, 159 Kingsbrook, said that their condo, backs up to the three existing structures. He said if he understands the proposal as explained by staff, they are looking at splitting the parcel. He encouraged that any decision be postponed and that they continue reviewing the issue, taking into consideration the presented concerns and that they try to maintain the existing foot print, move slowly, and defer the decision until they have taken a better look at the situation.

Jeff Borack, Oakbrook Subdivision, stated that he understands the balance between individual needs and the needs of society. He said he supports the proposal but asked the City to keep it as tight as possible to minimize future development.

Ethel Potts, 1014 Elder Blvd, said it is obvious that the neighbors have been using the open space as a park. She asked if there is any plan to get the park to be included in the PROS Plan, and then it would really have some protection, since it needs official protection.

Cindy Heisel, Oakwood Villas, encouraged that the City not mess around with park, since it is used by everyone in the area. She said that the residents from the elderly housing in the nearby area frequent the park, and she did not want the park to be taken away from them either.

Jeff Gerhart, 1442 Pine Valley, said he supported the overall package of rezoning, adding that people who live in public housing are residents too and they have rights too; this request is about improving lives and the properties they live in. He said this request will address long term issues and raise all boats.

Chen Lin Fen, said he wants to show his appreciation to the people who have shown their support of his invention; Tinilite.

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

Moved by Clein, seconded by Bona that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the following Ann Arbor Housing Commission rezonings:

- Baker Commons Rezoning from PL (Public Land) to D2 (Downtown Interface District);
- Green/Baxter Rezoning from PL (Public Land) to R4B (Multiple-Family Dwelling District);
- Maple Meadows Rezoning from R1C (Single Family Dwelling District) to R4B (Multiple-Family Dwelling District);
- Mallett's Creek Court Rezoning from PL (Public Land) to R2A (Two-Family Dwelling District); and,
- 805-807 W. Washington Rezoning from PL (Public Land) to R2A (Two-Family Dwelling District).

Moved by Woods, seconded by Adenekan, that each item be heard separately. On a voice vote, the Chair declared the motion carried.

Moved by Briere, seconded by Peters, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Baker Commons Rezoning from PL (Public Land) to D2 (Downtown Interface District).

COMMISSION DISCUSSION ON BAKER COMMONS:

Briere asked Hall about the D2 zoning, and what it means in relation to the Ann Arbor Housing Commission's plans.

Hall said they just need the property to be zoned so that they could rebuild it if the current housing were to burn down, since Public Land [PL] Zoning currently does not allow for affordable housing to be built. She said for them, the three main properties that need to be looked at are Baker, Green, and the South Maple parcels since they are included in the \$ 25 M funding, with closing proposed within the next months.

Bona asked staff about the D2 Character Area for Baker Commons.

Rampson said it is in the First Street Character Area, that goes along the railway tracks and Allen Creek area, along the west area of downtown, which is different than the Main Street Character Area.

Bona said her recollection is that the height limit for the proposed Character Area is 60 feet and the existing building is taller than that. She noted the FAR maximum with premiums [Floor Area Ratio] was incorrect as shown in the staff report table, and should read 400%. She said the concern is that if the existing building did burn down a new building double or triple its size could replace it.

Rampson said, that is correct; however, any new development would be treated as private development with full site plan review requirements to adhere to existing codes, versus a public project if it stayed as PL zoning.

Bona asked if a site plan would not be necessary under the current PL zoning.

Rampson said there is a threshold in the zoning ordinance that mandates when the damage is beyond repair and must be considered as new construction.

Bona said when she looks at the zoning map the proposed zoning seems appropriate, but she wanted everyone to be aware that if the building were to be replaced it could have a larger floor area than the existing building but with a height limit.

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

Yeas: 9 - Bonnie Bona, Wendy Woods, Kirk Westphal, Diane Giannola, Eleanore Adenekan, Kenneth Clein, Sabra Briere, Paras Parekh, and Jeremy Peters

Nays: 0

Moved by Peters, seconded by Councilmember Briere to split off the second motion; 'Waiving the area plan requirements' from the main motion. On a voice vote, the Chair declared the motion carried.

Moved by Peters, seconded by Clein, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Green/Baxter Rezoning from PL (Public Land) to R4B (Multiple-Family Dwelling District).

COMMISSION DISCUSSION ON GREEN BAXTER:

Bona asked about the proposed R4B zoning choice, since all of the adjacent zoning is different and a greater density would be allowed. She asked how staff arrived at the proposed R4B zoning other than it was the only one that complied with the

requirements

Ryan said it complied with the requirements.

Bona asked what the difference was between R4A and R4B zoning, noting that the large parcel across the street was zoned R4A.

Rampson explained that R4A is 10 dwelling units per acre and R4B is 15 dwelling units per acre, so a slightly higher density. She said the lot area per dwelling unit in the R4A district is 4,300 square feet per unit and 2,900 square feet in the R4B.

Bona said she would be more comfortable zoning this parcel R4A because it more closely aligns and would be the only R4B in the whole neighborhood.

Moved by Bona, seconded by Peters, to amend zoning on the Green/Baxter site from R4B to R4A.

COMMISSION DISCUSSION ON AMENDMENT:

Westphal asked about the adjacent park, and if it is included in the PROS Plan.

Rampson said yes, it is in the City's Park system.

Westphal asked if the park plays any role in development nearby in regards to open space and density.

Rampson said no, since this is a separate parcel.

Westphal said he would be more comfortable with more units on the site given the neighboring park, but he was also comfortable with R4A zoning.

Clein said it would be nice to give more flexibility for more units in the future with the need for more affordable housing but he was comfortable supporting the R4A zoning.

On a voice vote, the Chair declared the amendment motion carried.

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

Yeas: 9 - Bonnie Bona, Wendy Woods, Kirk Westphal, Diane Giannola, Eleanore Adenekan, Kenneth Clein, Sabra Briere, Paras Parekh, and Jeremy Peters

Nays: 0

Moved by Briere, seconded by Giannola, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Maple Meadows Rezoning from R1C (Single Family Dwelling District) to R4B (Multiple-Family Dwelling District).

COMMISSION DISCUSSION ON MAPLE MEADOWS:

Woods said she was in favor of the request and asked about the history of how this parcel got to where it is in a Single-Family residential area.

Rampson said given that this parcel is all part of the same platted subdivision, it was probably all zoned back in the early 60's as R1C, and in the end of the 60's the City purchased land, and a platted street was vacated to allow for the affordable housing units to be put together.

Peters asked about the strip of land shown on the zoning map.

Rampson said rezonings are usually done to the centerline so the map will look slightly different once its redone.

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

Yeas: 9 - Bonnie Bona, Wendy Woods, Kirk Westphal, Diane Giannola, Eleanore Adenekan, Kenneth Clein, Sabra Briere, Paras Parekh, and Jeremy Peters

Nays: 0

Moved by Giannola, seconded by Clein, that The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Mallett's Creek Court Rezoning from PL (Public Land) to R2A (Two-Family Dwelling District).

COMMISSION DISCUSSION ON MALLETT'S CREEK:

Peters asked Hall if there are any current plans to sell any of the area.

Hall apologized for any confusion on the projects, clarifying that the Housing Commission is only approved by HUD and the City to sell the West Washington site and the 2 single-family homes in a single-family neighborhood. She said when they convert to project based vouchers, HUD is requiring them to sign a 20 year commitment to keep units as affordable housing as long as HUD exists, and the Housing Commission would need permission to do anything with these parcel.

Hall explained that they had no idea that the housing site stretches into the park, and had assumed it was part of the park, since the City has always maintained it as part of the City's park system and it has never been used by the Housing Commission. She said since they have no intention to build on that parcel, City staff suggested splitting off that portion and deeding it to the park system, with access easements to use the bridge. She said the City attorney's office is currently in the process of making this happen, adding that she is okay with moving this item to a future meeting. She showed on the map where the proposed land division would be along the eastern side of the creek, noting that they do not want any portion of the floodplain to be on their housing site.

Peters asked if postponement to the next meeting would allow staff enough time to work out the details so they could take action on both items.

Rampson suggested postponement indefinitely of this item as well as the West Washington site to allow staff to deal with ownership issues that exist.

Clein reiterated that the Housing Commission has no intention to sell the property, and asked for verification from Hall that the Housing Commission would also need HUD approval if any such changes were to be proposed.

Hall said, yes.

Briere said one of the concerns heard this evening is that 500 feet notification from the property line of the parcel in question was insufficient, given the adjacent park. She asked if any registered neighborhood groups could be included in the notification list.

Rampson said any and all registered neighborhood and condo association groups are already included in the notification whenever there are proposed projects in their general area. She said another way to stay informed is through the City's email notification [RSS feed] system.

Briere said it was important to her that when these items came back before the Commission that residents could be notified either through their neighborhood association or direct email.

Westphal asked if all owners and residents had been notified with a postcard notice within 500 feet of the parcel in question.

Rampson said yes.

Moved by Clein, seconded by Peters, to postpone the Malletts Creek Court Rezoning request to a future meeting. On a voice vote, the Chair declared the motion carried.

Moved by Briere, seconded by Giannola, that the the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 805-807 W. Washington Rezoning from PL (Public Land) to R2A (Two-Family Dwelling District).

COMMISSION DISCUSSION ON 805-807 W. WASHINGTON:

Bona clarified what the proposed zoning would do, given that lot area is less than the minimum required. Currently there are 2 units and if a new structure were to be built only a single unit could be built, noting that the lot is not large enough for 2 units to be built.

Woods said she was hoping the item would also be postponed, but wanted to touch on some of the issues brought by the public. She asked if staff could inform them if this area floods during heavy rains and what the situation is.

Rampson said yes, this area does flood and it is part of a very stressed area of the Allen Creek system that goes through this neighborhood. She said the pavement on this site contributes to the situation but is not the single factor, noting that neighboring patios also contribute, and add to the soil erosion issues.

Woods asked Hall if they are currently using the site as their maintenance storage facility and if they have residents currently living at the site.

Hall said no, the site is not used for storage and yes, they have 2 residents on site.

Woods asked what it takes to convert concrete to gravel and noted that the Housing Commission might have ways to mitigate flooding on the site, given that it might be some time before they are able to come to a final decision on the site.

Hall said she had asked their facility manager about the cost, which he estimated to be approximately \$5,000. She said they have a strong desire to keep the property and have approved the facility to be re-roofed since the existing roof won't make it through another winter.

Westphal appreciated the Housing Commission looking at making the site more pervious. He said he was curious to know how much it contributes to the flood plain issues, and was torn between the need for flood plain mitigation or allocating funds to needed housing units.

Bona suggested there might be an opportunity to get grant support for a rain garden that would help with flood plain mitigation.

Moved by Woods, seconded by Briere, to postpone the 805-807 W. Washington St. rezoning request. On a voice vote, the Chair declared the motion carried.

Moved by Giannola, seconded by Adenekan, that the Ann Arbor City Planning Commission hereby waives the area plan requirements for the Ann Arbor Housing Commission Rezoning petitions because no new construction is proposed and surveys of the improvements have been provided. On a roll call, the vote was as follows, with the Chair declaring the motion carried.

Yeas: 9 - Bonnie Bona, Wendy Woods, Kirk Westphal, Diane Giannola, Eleanore Adenekan, Kenneth Clein, Sabra Briere, Paras Parekh, and Jeremy Peters

Nays: 0

10-d [14-0725](#)

425 South Main Street Rezoning for City Council Approval - Consistent with the recommendations of the Downtown Zoning Evaluation Report, approved the City Council in January 2014, this 1.15 acres parcel is proposed to be rezoned from D1 (Downtown Core District) to D2 (Downtown Interface District). The property currently contains a 63,150 square foot building and surface parking lot. No new development is proposed at this time. (Ward 5). Staff Recommendation: Approval

DiLeo presented the staff report.

PUBLIC HEARING:

Ethel Potts, 1014 Elder Blvd, said rezoning this parcel to D2 is in keeping with the public input, She recommended that the Commission go ahead.

Ray Detter, 120 N. Division, Downtown Citizen Advisory Committee, said that over the past few weeks he has been reassuring callers about Baker Commons and the proposed zoning, adding that now he finds that this will be zoned D2, but with a 100 foot height. He said he supports D2 zoning for the 425 S. Main parcel, and a 60 foot height limit would allow for a planned project, but instead you are getting a recommendation from Planning staff for a 100 feet height. He said that is not what the consultants advised, nor the Ordinance Revisions Committee and he has no idea where this recommendation came from and it is not what they were lead to believe. He said they support D2 for this site since it is an interface district with a 60 feet height restriction.

Chris Crockett, 506 E. Kingsley, said the charge to reconsider the rezoning was in part from an alarm of the community about tall buildings going up next to residential districts. She said she has to take offense at the comparison to the west, since it is not next to a neighborhood, built into the hill. She said she tried going to the Ordinance Revisions Committee [ORC] meetings but they are a deep, dark secret and citizens can not find out when meetings are taking place. She said the 2 meetings she did attend, the tone seemed to be D2 with 60 feet height, not 100 feet, adding that people in Planning have to understand that when they use sites across the street and not adjacent parcels, they do not compare. She said we also need more transparency.

Steve Kaplan, 418 E. Washington Street, said he was speaking more to the overlay district than the zoning district of this parcel. He suggested that when there is a D2 zoned parcel next to residential district that the zoning should then trump an overlay district. He said he was the owner of the properties that were assembled for Ashley Mews and the site was roughly triple the size of this site, and a lot of discussion went into placement of the building as far away as possible from the residential houses. He said he is not sure how the stepping back would work and would that be from the Main Street side, and it might not leave the owners with enough floor space making it even feasible to add another floor. He stated D2 yes, overlay no.

Scott Bonney, Newman/Smith Architects, said he was hired by Mr. Klein to review changes to the allowed density of the site at 425 South Main Street. He said they are architects for other projects downtown and are very familiar with the City's ordinance and Master Plan, noting that the original vision was for density along Main Street and then the City hired the consulting firm, ENP who recommended D1 zoning with a 150 feet height, diagonal. He said following that, the ORC came up with this compromise; D2, 100 maximum height, getting 80% maximum lot coverage, 10% minimum open space which will clearly protect the neighboring parcels. He said Ashley Mews sets a precedent and the goal has always been to enhance the walkability of Main Street and continue the density south of William. He said the new compromise is very appropriate with the stepback design being one way to control and allow daylight on the neighboring properties. He said he believes there is a 16 foot alley between them and the residential houses so with their R4C setback requirement they couldn't build anything within 46 feet of their building. He said the stepback building design produces the desired results.

Hugh Sonk, 505 E. Huron, spoke about getting into a dangerous area when messing with the height limitation in the D2 zoning, and once you go beyond the 60 foot height limit you do a disservice to the community and all their input in trying to limit growth and have transitional areas throughout the town. He said the Ashley Mews site is probably closer to 60 feet if you average the whole site and it does not abut residential houses. He said he was in favor of the D2 zoning for this site, just not with the 100 feet height limit, and he also had questions if the DTE building could be torn down and they could build one massive project.

Andy Klein, one of owners of 425 S. Main, said he has been involved in the whole process and it has been interesting to see how everyone seems to have the perfect solution on how to develop your site. He said the site was developed 30 years ago during a recession and his family took substantial risk in developing the site with 18% interest rates, in order to invest in Ann Arbor, adding that they have all gone to school in Ann Arbor. He said this parcel has obviously been singled out, since there have been other parcels that been received negative reviews but have been developed; but the difference with this site is the unique location of the site. He said ENP recommended D1 because it is a gateway to the downtown and as a special transitional site applying D2 with a 60 feet height limit does not work, while D2 with 100 feet does work and is consistent with the area. He said they respect their neighbors and if some compromise could be worked out they would support it. The current compromise is a density reduction, height reduction, and protects the residents by stepping back, resulting in reducing the building height by 40%, and the buildable square feet by almost 60%, which does significantly reduce the develop-ability of the parcel. He said while he does not like it, he can live with it and still do something valuable with it in the future in the City; if he is left with a 60 feet height limitation he is pretty much left with an unbuildable lot and not much left to do there. He endorsed the proposed rezoning.

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

Moved by Giannola, seconded by Parekh, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 425 South Main Street Rezoning from D1 (Downtown Core) to D2 (Downtown Interface).

COMMISSION DISCUSSION:

Peters asked if they did not approve the second motion, would the functional height limit be 60 feet.

DiLeo said there would be no height limit.

Bona clarified that the ENP report recommended D1 zoning, 150 feet height limit when within 25 feet of a residential area. After that, The City Planning Commission recommended D2, and then City Council reinforced D2 zoning with a 60 feet height limit.

Westphal asked about the planning process on this site pre-A2D2.

DiLeo said she believed the zoning was C2A which had a 400% FAR, by right, 660% maximum density with premiums and no height limit. She said it was then rezoned to D1 with a 400% FAR allowed by right, 700% with premiums. She noted that height limits are not addressed in the base district but are specific to the character areas. She said this parcel was placed in the Main Street Character area, which has 180 foot height limitation. She said the result was that the FAR did not really change, but the height limit went from no limit to 180 feet. She said the ENP report noted that the public feedback was in support of D2 for this parcel but their professional recommendation was that it should remain D1 but with height limits and a tower diagonal limit. She said while diagonals were discussed during the A2D2, they were not included in the overlay district.

Giannola suggested discussing the character district before moving on the zoning.

Clein said that the character overlay districts determines massing and they should go ahead and address the D2 zoning.

Peters agreed with Clein in keeping the issues separate.

Giannola said it makes sense to discuss both together.

Bona said the most important question is FAR. She said the buildings that have caused the most angst are at the upper FAR ratios, and the text amendment is one way to address the nuances. She said this is a clear cut issue of a lot of floor area or less and stated that any site next to residential should be D2.

Moved by Peters, seconded by Giannola, to postpone action on the 425 S. Main rezoning until after the next item on the agenda [text amendment].

Giannola asked if the discussion on the 425 South Main Street Rezoning and the Text Amendment to Chapter 55 (Zoning) to Add Requirements to the Main Street Character Overlay District could be held together but the motions made separately.

Briere suggested that it would not be proper to have the discussion before the public hearing.

Clein said they have heard from most people that D2 is acceptable to them on this 425 South Main Street parcel, with quibbles about the details, of which will be discussed under the next agenda item and motion.

On a voice vote, the Chair declared the postponement motion carried.

10-e [14-0726](#)

Text Amendment to Chapter 55 (Zoning) to Add Requirements to the Main Street Character Overlay District for City Council Approval - As a result of the City Planning Commission's recent evaluation of the 2009 downtown zoning amendments, this proposed zoning ordinance text amendment will revise the Main Street Character Overlay District. The changes will add height and setback requirements for the "D2" (Downtown Interface District). Specifically, the changes will set a maximum height of 100 feet and require upper story setbacks from any residential property lines for D2-zoned properties in the Main Street Character Overlay District. Staff Recommendation: Approval

DiLeo provided the staff report.

PUBLIC HEARING:

Ray Detter, 120 N. Division, Downtown Citizen Advisory Committee, said that this whole process is trying to fix mistakes, and this location was a mistake in terms of zoning. He said we wanted to change it to D2 as we felt that really represents the nature of the Downtown Plan and the commitment to protect the near downtown neighborhoods, particularly the historic neighborhoods. He said some of us live near Kerrytown which is zoned D2, and we fear very much that if you start messing with D2 in terms of its identification and making it something other than 60 feet, where does this stop. We have already done that with D1 and we have in that situation lowered them to make them relate to the neighborhoods. We want to keep D2 what it is, and the talk about having a big square block that is 6 stories high simply hasn't happened; 618 South Main is a good example of that. He said Dan Ketelaar met with neighbors and groups and then came up with a Planned Project. He said he isn't opposed to Planned Projects as long as they are what they say they are – a public benefit. He said they could still go through the process of a planned project when it is zoned D2. He said what we don't want to see is it being zoned D2 with a character area with a preconceived plan based on negotiations, rather, just D2 with a planned project approach, that will allow them to design the building in a different way that is better for the community, for Main Street, and better for the neighbors next door. He said we will all be involved in that process and correct the mistake of zoning this D1.

Ethel Potts, 1014 Elder Blvd, would like to have been to the ORC meetings to hear their discussions. She said the new overlay is undercutting the work that was done to rezone some of these parcels. The proposal to change what D2 means is not suitable anywhere if it can be 100 feet. The public never said that D2 could be different for each location. She said all of the work of the task force would need to be done over again in that case. She asked where else in town will there be a zoning redefined for a particular site.

Steve Kaplan, 418 E. Washington, said that he is not sure what was meant by the concept of a character overlay. All of the character of Main Street is made up of 3- 4 story buildings. He said to try to assimilate this with anything on Main Street, where 6 stories does not attenuate the nature of buildings on Main Street, it does not cripple or stop the sense of walking, dining and shopping. He said 6 stories is a lot of density, more than triple the existing density of the current use.

Hugh Sonk, 505 E. Huron Street, said some of the concern is whether you are messing with the buildable floor area. He asked for more discussion on what one could expect on that parcel with the proposed zoning, which could clarify concerns

and fears about the possibility of having a 10 story building lot line to a residential lot line, and how the proposed zoning would play out with the discussion of a tower.

Chris Crocket, 506 E. Kingsley, said it's not just about the vibrant place to walk along Main Street, but also the vibrant place to live and the zoning needs to work synergistically so Ann Arbor does not just have a nice touristy atmosphere where we get the crowds on the week-ends and the rest of the time it is dead and people start abandoning their homes and moving out. She said it's about people living here and when you compromise one neighborhood's indifference to another neighborhood you are compromising something very important about your city. She said they made mistakes with D1 and D2 zoning and she will have to live with one of the biggest mistakes in her neighborhood which she would not wish upon anyone.

Scott Bonney, architect hired by Mr. Klein, said he has worked in many cities where their zoning is more gradual as well as granular than Ann Arbor's zoning. The City's overlay districts try to fine tune the zoning by adding maximums and minimums that are related directly to those neighborhoods, which add that granularity needed for a site such as this. He said it cannot be black and white; it has to be grey, because of the nature of Main Street and the most important streets in the downtown. He said he has not been hired to design anything but if he were, he would place the density on the north side of the site, creating a step-terrace style building. With 80% maximum lot coverage and 10% minimum open space, which will do a great deal for keeping the building from being high impact with those restrictions, and will protect the neighbors very well. He said the ordinance frame that has been created will help any logical planner and architect to move in the desired and outlined direction on this site.

Pat Martz, said she lives across from S. Ashley, which looks directly at Baker Commons, which when looking up towards Main Street it looms and if you add 10 stories they are going to loom over the neighborhood on that side. People tend to avoid walking beyond William Street because the buildings are too tall and there are no eyes on the street. If you are going to have these character overlays, you are going to have planning chaos because everyone will want one for their neighborhood. When you are talking about D2 you are talking plenty of density. She said to go to moderation.

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

Moved by Woods, seconded by Giannola, that Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the amendments to Chapter 55, Zoning Ordinance, Section 5:10.20A regarding building height and massing standards for the Main Street character overlay zoning district.

COMMISSION DISCUSSION:

Westphal referenced comments made about public notice for the Ordinance Revisions Committee, and asked staff to explain how the meetings are noticed.

Rampson explained that the Ordinance Revisions meetings are posted on the Planning website, as well as sent to the Clerk's office for notification to the media [and posting at City Hall]. Postcard notifications are not mailed out for these types of committee meetings.

Westphal asked why the meetings are not posted in Legistar.

Rampson explained that since they are committee meetings they are not included.

Westphal said that these committee meetings are frequented by members of the media regularly, and he welcomed any comments from the public for suggestions on how notification could become better, since these committees depend on public input.

Westphal stated that he found insinuations about 'negotiations or other dealing being designed behind the scenes' objectionable and asked for specific instances of such to be brought to the attention of City staff or the appropriate City Council persons.

Bona clarified Floor Area Ratio [FAR] versus height in the D2 district, noting that the FAR is consistent throughout downtown in the D2 district; 200% maximum and 400% with premiums. She said the "character areas" modify how the FAR can be shaped: you cannot add more square footage based on your character area, you can just shape it differently. She said as an example, the Main Street area has no D2 zoning within it; it's all D1 zoned, so the opportunity to consider some of the suggestions that have been made both during the zoning of the downtown as well as after, through the ENP Report, included modifications to shaping that, suggesting setbacks to neighborhoods. She noted this issue came up particularly with parcels along the north side of E. Huron so not to have a 60-100 foot wall up against the residential.

Bona continued that an idea considered throughout the downtown zoning is the use of diagonals, which is a requirement that would make a tower tall and thin, rather than short and squat. She said we have never instituted diagonals, because they directly conflict with height limits and noted if you want diagonals, you probably want no height limits. She said the Main Street character area has a maximum base building height of 4 stories, which is the basis for where the setback starts, as suggested for this, which would be different from any other D2 in that other D2 zonings with other character areas have a maximum 60 feet versus 4 stories, right at the property line and could cover most of the site. She explained that this suggestion is to not be that high, directly at the property line, but start to step back as discussed about the properties on the north side of E. Huron. She said a simple thing to do would be to call it 60 feet like every other district, but since there was a desire to try to perfect it, the recommendation was to look into the diagonals again and stepping back from residential properties. She said this was the opportunity to do that and provide the nuance discussed. She said this property could be subject to a 60 foot height limit and go through the Planned Project, because it would probably be more efficiently laid out and give it more flexibility, but it would make it more complex for the property owner.

Bona said as a member of the ORC, she can say that they really struggled with this site and they were not about to design the building for the owner, but rather provide the flexibility and control that seemed the most important.

Briere asked why they did not recommend D1, with a revised character district specifying 100 feet, which would be in keeping with the other revised character districts that have gone on for D1 zoning and in keeping with the ENP Associates report. She said the question is not whether she likes it or supports it, but rather why they did not go that route. She said in all the other situations, they have shortened the requirements, but they have not modified D2 to be taller, which she said was a jarring note. Why chose D2 with Main Street character overlay for 1 parcel? She said it sounds a lot like spot zoning to her, which they have discouraged in the past; rather than D2, First Street character district, where all of the rest of D2 is.

Briere asked how the language for the 45 degree angle would be explained in the character overlay and if it would explain the north, south, east, west, and if not, she was not sure what it would be accomplishing, since it would not be protecting the shadowing of the neighboring parcels.

Westphal said they did not include in their [ORC] scope to redefine the boundaries of the character districts, and the A2D2 committee spent years looking at the various districts in coming up with which ones fit together with cohesion. He said the fact that this parcel would be the only D2 on Main Street seems okay to the committee, and given that it was in the core downtown, the committee struggled with the correct zoning given the residential neighbors. He said they discussed split zoning for the parcel, and when the committee got into that level of complexity they looked at rezoning.

Bona said that the committee also looked at properties adjacent and if it made sense to expand the D2 zoning. She said they could not justify that since they were not adjacent to residential. She said she does not consider D2 zoning adjacent to residential zoning to be spot zoning.

Bona explained that the setbacks are only on the side next to residential, to reduce the height adjacent the residentially zoned side. She said the way the proposed language is written, there would not be any setback required on the south, west or north of 425 S. Main. She said the idea of having the setback adjacent to the residential or having a tower on the north side would only be possible with a 100 foot height limit or a Planned Project. If one wanted to force them to build a tower on the north, while stepping back to the east, we would have to add that to the overlay district.

Westphal explained that there would not be anything to prohibit a setback towards the south as long as they have the effect of the 45 degree angle to the sun that lands on the residentially zoned property.

Giannola said that a 100 foot D1 building is not the same FAR as a 100 foot D2 building, because of the arrangement of the massing. She said if they would have left it a D1 zoning, it would have been a much larger building than the proposed D2.

Woods said it is difficult to distill hours of committee discussion, but she remembers that the reason they did not go with D1 was because it was considered an interface site. She did not consider it to be spot zoning and explained that the committee and Commission is trying to be sensitive to the various districts. She said even though there has not been a lot of discussion lately about the overlay districts, they have been around for quite some time and the Commission is using some of its many tools available in responding to what they are hearing. She apologized to anyone not able to find information on ORC meetings and said they would try better to make sure they were advertised at the Planning Commission meetings. She pointed out that someone owns this property and they need to be sensitive to both property owner as well as the neighboring residents, knowing that we all live in Ann Arbor and want the best for us all. She said the Commission spends a lot of volunteer time on these issues in hopes of getting these issues right, but sometimes these issues need to go on to City Council for their final decision.

Parekh asked if this parcel was recommended for a review of possible rezoning from D1 to D2, with an established maximum height of 60 feet, earlier this year or last year.

DiLeo said yes.

Parekh asked what the ORC saw as advantages with what the original proposal was to what the current proposal is.

Giannola said the main advantage is a better building, because if we allowed it to go from lot line to lot line under D1, with 60 foot height, the odds are high with us getting a giant block building, while the D2 gives it more options to be a better building.

Westphal said it has not been the intent of City Council to invite Planned Projects, necessarily, but a greater desire to have a more predictable zoning process and coding in place.

Briere said that she felt an earlier Council felt the City was getting a better project with a PUD with more public benefit than with a Planned Project, noting that she remembers hearing members of City Council and the Mayor stating that they did not want to see any more Planned Projects. She said they now felt that with the D1 and D2 zoning, they eliminated the need for PUDs in the downtown, and with the creating of more flexibility in the code they have been more supportive and approved Planned Projects, like The Varsity, 618 South Main and others.

Bona said the idea of revisiting diagonals and looking at setbacks to reduce shading is in the resolution and part of the discussion of the ORC, stressing that the setback cannot be done with a 60 foot height limit, since the square footage would need to be moved somewhere else. She said the ORC had many meetings to discuss this over and over again and while the proposed amendment feels good, she would also be fine with going with a 60 foot height limit.

Briere said she could not find reference to the diagonals in the resolution language proposed. She said she the language of the Council resolution was that the parcel should be rezoned from D1 Downtown Core to Downtown Interface D2 and establish a maximum height of 60 feet in the Main Street character overlay zoning district, and she was disappointed that they did not have that result in front of them today. She said as innovative as she finds the idea, it is inconsistent with anything else that has gone on. She said varying upward to 100 feet in a D2 district, by right, made her feel very uncomfortable.

Westphal said the clarification for him was the explanation from Giannola on the building options.

Adenekan asked if Briere would like to make an amendment so they could vote on the issue.

Briere said she was more likely to vote no.

Bona referenced the diagonal for eliminating shading and said it did address E. Huron and the D1 zoning.

Westphal said that while this would be the first time they set a character district height that is greater than the character district height in other character districts in D2, there has been discussion on raising the cap of taller buildings as a way of decreasing the discomfort to neighbors because the shading would take a different character.

Briere said that if the Commission believes that height limits are the problem, then she would rather see this come back with that addressed instead of doing it piecemeal, and she would rather have one discussion on the issue.

Parekh asked if these same proposed zonings overlays might also be appropriate for Kerrytown and other districts.

Westphal explained that the ORC was directed to review specific sites by City Council.

Giannola said this site is very large and they won't have another such large lot in the downtown.

Clein said this parcel is unique and the solution that the ORC has come up with seems to be a unique solution, which brings us to the challenges of the zoning not being consistent with the Main Street properties to the north, south and west of the parcel. He said he wasn't sure that they would be getting anything different built on the site, than if it was zoned D2, First Street overlay. He said the Commission had decided in December that the site should be zoned D2, 60 foot height limit and there was no discussion to go any higher, so he was more in favor of sticking with that and having the owners go for a Planned Project.

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

Yeas: 6 - Bonnie Bona, Wendy Woods, Kirk Westphal, Diane Giannola, Eleanore Adenekan, and Paras Parekh

Nays: 3 - Kenneth Clein, Sabra Briere, and Jeremy Peters

[14-0725](#)

425 South Main Street Rezoning for City Council Approval - Consistent with the recommendations of the Downtown Zoning Evaluation Report, approved the City Council in January 2014, this 1.15 acres parcel is proposed to be rezoned from D1 (Downtown Core District) to D2 (Downtown Interface District). The property currently contains a 63,150 square foot building and surface parking lot. No new development is proposed at this time. (Ward 5). Staff Recommendation: Approval

Moved by Woods, seconded by Parekh, to bring back the postponed agenda item, 425 South Main Street Rezoning. On a voice vote, the Chair declared the motion carried.

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

Yeas: 9 - Bonnie Bona, Wendy Woods, Kirk Westphal, Diane Giannola, Eleanore Adenekan, Kenneth Clein, Sabra Briere, Paras Parekh, and Jeremy Peters

Nays: 0

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

Chen Lin Fen said the Master plan for Ann Arbor is for the future, which includes transportation, infrastructure and tangible items. He suggested the city needs vibrant ideas to keep them from moving away. He said people use public facilities, including communication, and they need his new technology, Tinilite. He said the City needs to add value and people don't communicate anymore, so they need to be adding momentum to the aging population of Ann Arbor so they don't move away. He said this is a new way to communicate with intangible value, because Ann Arbor is a tech town, art town and the town of new ideas.

12 **COMMISSION PROPOSED BUSINESS****13** **ADJOURNMENT**

Adjourned at 11:20 pm.

Kirk Westphal, 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.