



City of Ann Arbor

Formal Minutes

Planning Commission, City

301 E. Huron St.
Ann Arbor, MI 48104
[http://a2gov.legistar.com/
Calendar.aspx](http://a2gov.legistar.com/Calendar.aspx)

Tuesday, March 7, 2017

7:00 PM

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

Commission public meetings are held the first and third Tuesday of each month. Both of these meetings provide opportunities for the public to address the Commission. All persons are encouraged to participate in public meetings. Citizens requiring translation or sign language services or other reasonable accommodations may contact the City Clerk's office at 734.794.6140; via e-mail to: cityclerk@a2gov.org; or by written request addressed and mailed or delivered to: City Clerk's Office, 301 E. Huron St., Ann Arbor, MI 48104. Requests need to be received at least two (2) business days in advance of the meeting. Planning Commission meeting agendas and packets are available from the Legislative Information Center on the City Clerk's page of the City's website (<http://a2gov.legistar.com/Calendar.aspx>) or on the 1st floor of City Hall on the Friday before the meeting. Agendas and packets are also sent to subscribers of the City's email notification service, GovDelivery. You can subscribe to this free service by accessing the City's website and clicking on the 'Subscribe to Updates' envelope on the home page.

1 **CALL TO ORDER**

Planning Commission Chair Ken Clein called meeting to order at 7:03 p.m.

2 **ROLL CALL**

Planning Manager Brett Lenart called the roll.

Present 7 - Woods, Clein, Mills, Milshteyn, Gibb-Randall, Weatherbee, and Ackerman

Absent 2 - Briggs, and Trudeau

3 **APPROVAL OF AGENDA**

Moved by Mills, seconded by Gibb-Randall, to approve the agenda as presented. On a voice vote, the Chair declared the motion unanimously approved.

4 **INTRODUCTIONS**

None

5 **MINUTES OF PREVIOUS MEETING**

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

6-a City Council

Councilmember Ackerman reported that Council will be holding a working session on the Library Lane Core Spaces proposal, on Thursday, March 16th; he invited all interested persons to attend.

Further, he noted the proposed Morningside Development in Lowertown, 1140 Broadway, held preliminary meetings with neighbors and the community, presenting preliminary plans of massing and potential design, and will be coming back with augmented architectural plans in the coming weeks.

Ackerman further reported that on the 1100 block of Maple, Planning Commission advised Council to approve 70 units of Affordable Housing to be built by Avalon Housing. Last night Council took four actions on approving this project inclusive of the variances as recommended by the Planning Commission.

6-b Planning Manager

Planning Manager referring to the March Calendar, noted there had been a meeting change; the Brownfield Review Committee Meeting, will be held on March 20th.

6-c Planning Commission Officers and Committees

6-d Written Communications and Petitions

17-0333 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

- 8-a [17-0335](#) Public Hearings Scheduled for the March 21, 2017 City Planning Commission Meeting

Chair Clein read the public hearing notice as published.

Received and Filed

9 UNFINISHED BUSINESS

- 9-a [17-0336](#) Circle K Gas Station Site Plan for City Council Approval - A returning proposal to demolish the existing 2,360-square foot gas station/convenience store building located at 1420 East Stadium Boulevard, relocate the gas station pump island and construct a new 4,000-square foot retail building and pump island canopy on this 0.86 acre parcel. Two curb cuts are proposed to be removed: one on Packard and one on Stadium. A variance is being requested from the required drive width. (Ward 4) Staff Recommendation: Postponement

City Planner, Matt Kowalski, presented the staff report. The project is located on the corner of Packard and Stadium Roads. Planning Commission has expressed concern regarding the proposed views of curb cuts. A revised plan was developed and presented to the neighborhood as well as the City and tonight that plan is included in the packet as preliminary, as we are here to take action on the previously postponed plan.

Planning Manager Lenart explained that the portion of this site, zoned P (Parking) also contains a deed restriction where nothing can be built.

PUBLIC HEARING:

Scott Munzel, Attorney, representing the petitioner, Circle K, explained the current site plan as well as the alternate plan. He said the Commission will take action on the site plan before you tonight; this is a difficult site with many nuances and there has been much difficulty to achieve a plan. Circle K reworked the site trying to minimize activity to the site; while the building does encroach into the rear setback line, it provides screening to the more intensive uses on the site. If the planning commission is supportive, Circle K looks forward to submitting fully revised plans. The revised plan was generally well received by the neighbors at a recent meeting.

Lindsey McDivitt, 1419 Iroquois Place, Ann Arbor, read a statement in

support of the Alternate Plan. (provided in the Commission packet)

Mark Newman, 1417 Iroquois Place, Ann Arbor, spoke in support of the new Alternate Plan, while expressing concern for the lit canopy, noise, and privacy.

Garrett Scott, 1421 Iroquois Place, Ann Arbor, read from a statement, opposed to the site plan before the Commission and in support of the Alternative Plan.

H. Scott Diels, 1414 Iroquois Place, Ann Arbor, spoke in support of the Alternative Plan and asked the Commission to support it.

Seeing no further public speakers, Chair Clein, closed the public hearing, unless the agenda item is postponed to another meeting.

Moved by Mills, seconded by Milshteyn, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Circle K Site Plan, subject to approval of one variance (driveway width) from the Zoning Board of Appeals.

COMMISSION DISCUSSION:

The Commission asked questions about lighting, noise, variance needs, fixtures, wall height, materials, site and building design, related to the current site plan as well as the alternative plan. They requested elevation plans as well as wall renderings of the Alternative plan when the project returns before them.

Todd Quatro, Quatro Construction LLC, 201 North Park Street, Ypsilanti, explained the phases the Circle K site plan had been through and how they came up with the Alternative plan.

Richard Lawrence, Circle K, 1420 East Stadium, Ann Arbor, owner, was present and explained the project.

[For a complete record of the discussion, please see available video format]

Moved by Mills, seconded by Weatherbee, that the Commission postpone agenda item. On a voice vote, the Chair declared the motion approved. Vote: 7-0

Yeas: 7 - Wendy Woods, Kenneth Clein, Sarah Mills, Alex Milshteyn, Shannan Gibb-Randall, Julie Weatherbee, and Zachary Ackerman

Nays: 0

Absent: 2 - Erica Briggs, and Scott Trudeau

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 **17-0337** City Initiated Annexation and Zoning-Braun Park - Northern and Southern Section - Ann Arbor Township sold to the City of Ann Arbor approximately 10.5 acres of parkland located on the west side of Chalmers Road at 1200 and 1400 Chalmers Road. The property is planned to remain a natural area and will be maintained in conjunction with the Huron Parkway Nature Area. A portion of Mallets Creek also flows through this site. The two (2) parcels need to be annexed into the City of Ann Arbor and Zoned PL (Public Land). (Ward 2) Staff Recommendation: Approval

Matt Kowalski, City Planner, provided the staff report; he summarized that this property was purchased by the City from Ann Arbor Township. The property was never annexed into the City at the time, and is now being proposed for annexation and zoning. No change is being proposed for the parcel at this time.

PUBLIC HEARING:

Seeing no public speakers, Chair Clein, closed the public hearing, unless the agenda item is postponed to another meeting.

Moved by Woods, seconded by Milshteyn, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Braun Park Annexation and PL (Public Land District) Zoning.

COMMISSION DISCUSSION:

[For a complete record of the discussion, please see available video format]

On a voice vote, vote was as follows with the Chair declaring the motion approved. Vote: 7-0

Yeas: 7 - Wendy Woods, Kenneth Clein, Sarah Mills, Alex Milshteyn, Shannan Gibb-Randall, Julie Weatherbee, and Zachary Ackerman

Nays: 0

Absent: 2 - Erica Briggs, and Scott Trudeau

10-b [17-0338](#) Discussion of Active Uses Ordinance Language - Proposed language would limit amount of ground floor uses in designated core downtown business district areas designated to inactive uses. Inactive uses are those uses that would have a limited public interaction after the regular business day; The proposed amendment is designed to encourage day-long, pedestrian-oriented, active use areas.

Planning Manager, Brett Lenart provided the staff report.

PUBLIC HEARING:

Seeing no public speakers, Chair Clein closed the public hearing, unless the agenda item is postponed to another meeting.

COMMISSION DISCUSSION:

The Commission noted that this amendment had been reviewed and discussed thoroughly at the (ORC) Ordinance Revisions Committee meetings.

The Commission expressed that the draft memo is reflective of the discussion and they were in agreement that the active use language, as drafted, isn't recommended for consideration; however, they should move efficiently and immediately on design requirements to address the notion as forms are constructed in such a way that will cultivate active uses that

goes towards the same goals. Adding language from the Commission on active use regulation, from a smaller use category, as well as area, potentially. There was consensus to strike the last sentence.

[For a complete record of the discussion, please see available video format]

Moved by Milshteyn, seconded by Mills to accept the Memo as Amended (the memo as written minus the last sentence). On a voice vote, vote was as follows with the Chair declaring the motion approved. Vote: 7-0

Yeas: 7 - Wendy Woods, Kenneth Clein, Sarah Mills, Alex Milshteyn, Shannan Gibb-Randall, Julie Weatherbee, and Zachary Ackerman

Nays: 0

Absent: 2 - Erica Briggs, and Scott Trudeau

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

Ethel Potts, 1014 Elder Blvd., Ann Arbor, spoke about the need to think about design downtown and not only uses. She commented on the beautiful stone sidewalks downtown and said she is watching Council on CTN every week for hopeful changes.

12 COMMISSION PROPOSED BUSINESS

13 ADJOURNMENT

Moved by Mills, seconded by Gibb Randall to adjourn the meeting at 9:10 p.m. The motion was unanimously approved.

Ken Clein, Chair
mg

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.