



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)

Wednesday, September 5, 2018

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

Secretary Gibb-Randall called the meeting to order at 7:04 p.m.

2 ROLL CALL

Planning Manager Brett Lenart called the roll.

Present 7 - Woods, Briggs, Gibb-Randall, Trudeau, Weatherbee, Ackerman, and Sauve

Absent 2 - Mills, and Milshteyn

3 INTRODUCTIONS

None.

4 APPROVAL OF AGENDA

Lenart requested that an item 10-d be added to address Commissioner Briggs attending the Michigan Planning Conference.

Moved by Gibb-Randall, seconded by Weatherbee, to approved the agenda as amended. Motion passed unanimously.

Present 7 - Woods, Briggs, Gibb-Randall, Trudeau, Weatherbee, Ackerman, and Sauve

Absent 2 - Mills, and Milshteyn

5 MINUTES OF PREVIOUS MEETING

Approved

None.

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

6-a City Council

Councilmember Ackerman provided updates on the Citizen Participation Ordinance, the approval of a project at 151 E Hoover on a first reading, and approved adding conditions to a project at 1140 Broadway at a second reading. He provided information on childcare centers and youth centers as they relate to medical marijuana provisioning centers, and City Council direction for zoning research in the Ashley area.

6-b Planning Manager

Lenart elaborated on the City Council direction on zoning research, adding that the area of West Hoover is also being evaluated. He also discussed other areas where there has been City Council direction for evaluation.

6-c Planning Commission Officers and Committees

No report.

6-d Written Communications and Petitions

18-1510 Various Correspondences to the City Planning Commission

Attachments: Comm to CPC 1.pdf, Comm to CPC 2.pdf, Comm to CPC 3.pdf, CPC Parking Memo to CPC.pdf

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.)

Seeing no speakers, Secretary Gibb-Randall closed Audience Participation.

8 PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING

Lenart explained that there are no new Public Hearings scheduled for the next meeting.

9 UNFINISHED BUSINESS

9-a **18-1513** Lockwood of Ann Arbor Site Plan for City Council Approval - A proposed 3-story senior independent living facility with 95 units and 65 vehicle parking spaces on 3.50-acre parcel located at 3365 Jackson Road. PUD (Planned Unit Development) zoning is requested to allow reduced parking and additional density. Public benefits include; minimum 20% affordable housing, public park area, and off-site public sidewalk improvements from the site to Wagner Road. Staff Recommendation: Approval

Attachments: Lockwood PUD & SP Staff Report w Attachments-Sept 5 2018.pdf

City Planner Matt Kowalski presented the Staff Report.

PUBLIC HEARING:

Roger Rayle, 3141 N Wagner Rd, Scio Twp, MI, Coalition for Action on the Remediation of Dioxane (CARD), provided details and expressed concern regarding the dioxane plume on the site of the project.

Robert Reynolds, 3459 Ferry Street, Ann Arbor, expressed opposition for the project and concern with infiltration and the effect the well will have on the plume and impact ground water.

Dennis Gala 1719 Winsted Blvd, Ann Arbor, expressed opposition for the project and concern for the future of drinking water in Ann Arbor.

Diane Scarpace, 3265 Lakewood Drive, Ann Arbor, expressed opposition for the project. She explained her experience and understanding regarding senior housing, and explained that she does not think that the benefits of the project outweigh the possible risks to the City of Ann Arbor.

Priscilla Cheever, 267 S Wagner Rd, Ann Arbor, encouraged the Commission to deny the rezoning. She explained that the concerns of the community have not been addressed, that staff is not looking at the big picture of the project. She also cited Master Plan noncompliance, project type, cost of proposed housing, and environmental impacts to support a denial of the project.

Anne Martin, 3412 Porter Rd, Ann Arbor, explained that she was lucky to purchase a house in Ann Arbor while she could afford it, and she explained that her home is part of her retirement plan, and expressed concern with the value of the property decreasing due to the development and the environmental and other impacts it could have.

Ethel Potts, 1014 Elder Blvd, Ann Arbor, stated that because a piece of land is vacant, that doesn't mean it is suitable for any type of development. She explained that the proposed plans do not have any relationship with existing natural features, that she has concerns about traffic, emergency access, and that the proposed project is not suitable for the proposed location.

Patricia Jessap, 3094 Lakewood, Ann Arbor, expressed opposition for the proposed project, and explained that the opinion and interpretation of City staff that the proposed project will not be detrimental to the surrounding property is incorrect. She explained that the proposed project would be detrimental to the people near by. She further explained that the development is not a good fit for the area.

Leslie Beemer, 143 Westover Street, Ann Arbor, expressed opposition for the project, explaining that noise pollution impacts the development of children, flooding issues in the neighborhood, conditions of roads in the area, Master Plan non-compliance, and quality of life impacts. She explained that there is not currently a park in her neighborhood.

Kathy Powell, 234 Westover Street, Ann Arbor, explained that the existing Master Plan recommendation is appropriate for the project site. She expressed opposition for the proposed project, citing possible negative impacts to the neighborhood and quality of life to support her request for denial.

Donna Pointer, 310 Graylake, Ann Arbor, expressed opposition for the project. She requested Planning Commission denial of the project due to the inappropriate scale of the project, Master Plan non-compliance, and inappropriate location.

Matt Wiebark, 248 Mason, Ann Arbor, expressed opposition for the project. He explained that the project would negatively impact the clay soils in the area, which could have negative environmental impacts. He explained that the project would result in large piles of snow and salt being dumped into the pond.

Craig Molbey, 75 Park Lake, Ann Arbor, explained his work as a park steward, and expressed concern for the environmental impacts of the proposed development. He opposed the project. He requested additional City Staff review of the project's impacts.

Lawrence Dolph, expressed concern regarding the environmental impacts of the proposed project. He expressed opposition for the project.

Elizabeth Collins, address unknown, explained that she lived over the plume and she expressed concern for negative environmental impacts that would result from the development.

(Name unknown), 342 Mason, explained that his brother lives in another part of the country and a similar project was proposed near his home. He explained that his brother's property value and quality of life were impacted by the project.

Seeing no further speakers, Secretary Gibb-Randall closed the Public Hearing.

Moved by Briggs, seconded by Weatherbee, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve Lockwood of Ann Arbor Planned Unit Development (PUD) Zoning District and Supplemental Regulations, PUD Site Plan, and Development Agreement.

COMMISSION DISCUSSION:

Commissioner Ackerman discussed the Gelman Plume asked questions regarding the Gelman Plume, the role of the City in managing it, infiltration, proposed plants to manage storm water, water quantity, quality, snow run off, salt entering the lakes, fire safety access, and additional noise at the site caused by deliveries. He explained that single family homes built on the project site would be not affordable, large, and also likely intrusive. He explained the need for affordable housing in Ann Arbor, and that the affordable housing offered by the proposed project is

valuable to the community.

Gibb-Randall inquired about the depth of the plume in the area as well as the nearby rain garden.

Commissioner Briggs inquired about flooding in the area as well as the proposed plans in relation to EPA regulations as well as salt and snow impacts on the area. She also inquired about a hydrogeological study, and if it's required by other communities. She discussed that the benefits of the project outweigh the potential downsides, and that with adjustments to the development agreement, she would feel comfortable voting.

Commissioner Trudeau inquired about the level of stormwater review for a by-right project at the site. Trudeau also discussed the Master Plan as it relates to the proposed project, and that low intensity uses are considered by the Master Plan at the site. He explained that any single family home developed at the site will not be affordable, because brand new single homes are not cheap in Ann Arbor. He further explained that this is an opportunity to get more than the minimum amount of 15% affordable units, and that the developer is requesting 40% affordable units, which is a significant public benefit to the city. He also discussed the park contribution, and further that a claim that the project does not align with the Master Plan is not true. He requested more information salt and pesticide usage, and also considered placing additional dark sky or lighting conditions on the project.

Gibb-Randall provided information on City of Ann Arbor stormwater requirements.

Kowalski explained that if the area was developed by-right, stormwater detention would need to be provided, but it would be only planned for the surface that is known such as a road or driveways, and that the requirements are different for smaller developments. He further explained that an alternatives analysis are required by the City of Ann Arbor, and than analysis is referenced in staff review. Kowalski stated that the Fire Marshall has reviewed the plans and has approved them.

Commissioner Sauve inquired about the difference in impervious surface for the proposed development compared to to 12 to 22 single family homes at the site. She discussed the potential environmental impacts of different types of development at the site. She also discussed snowfall and snow removal, lighting at the site, and the importance and benefit of sidewalk connectivity. Suave added that her assessment of the site is that

a fire truck could reach the site by access from Jackson road.

Commissioner Weatherbee inquired about the possibility of making specific recommendations to the developer about substances like fertilizer, salt, and similar items. She also inquired about the scope of the Gelman Plume. Weatherbee explained her experience with living in a neighborhood where many rental units were added, and she stressed the importance of thinking about renters as real people, and that not everyone can or wants to live in a single family home, and that housing is needed in Ann Arbor.

Commissioner Woods discussed the type of development, explained that although some aspects of the proposed development are commercial in nature, and that humans will live there. She expressed concern with salt usage, the potential pollution at the site, as well as traffic issues. Woods requested that a hydrogeological study be conducted.

Matt Naud, Environmental Coordinator at the City of Ann Arbor, discussed the plume as it relates to the proposed development. He explained that he does not have the depth data at this time, but the First Sister lake is not contaminated, and is testing at below one part per billion, and that the shallow contamination at the site is not getting into First Sister Lake. He also explained that yes, the City has a goal to infiltrate, but if contamination due to infiltration would occur, other management systems are pursued. He explained that he has not looked at the impacts of salt as part of his review, but the use of salt in the neighborhoods near the Sister Lakes has been reduced and at this time a mixture of sand and salt is used. He explained that more information on salt use can be provided. Naud explained that the City of Ann Arbor is progressive with banning and limiting potentially harmful substances from use, and that the City Attorney would have to be consulted if an agreement with a developer to not allow certain substances like salt or fertilizer. He explained that water from the rain garden moves directly into the lake. Naud explained that the Gelman Plume effects four to five thousand parcels. Naud explained that a hydrogeological study has not been completed and is not required, and costs one hundred thousand dollars.

Peter Stephens, Land Development Coordinator at the City of Ann Arbor, explained that the stormwater plans for this project were reviewed to the same standards that all other projects are, and that when possible he does typically recommend infiltration, and that based on the sand and clay data that exists it is his finding that infiltration at the site would not

have a grand impact on the Gelman Plume. He explained that with the elevations at the site and the proposed water maintenance system, the same amount of water that enters the lake at this time would enter the lake if the proposed development exists. He explained that the water quality would be improved with the proposed system due to the filtration systems proposed. Stephens also explained that at the site at this time, there is no storm water detention due to being undeveloped, and that after development there would be a storm water detention system that would provide detention for a 100 year storm and provide infiltration, meaning that stormwater management in the area would be improved. He explained that he has not looked at the impacts of salt as part of his review.

Name unknown, Natural Area Preservation, added that he does not look at salt as part of his review.

Mark Cornic, Lockwood, explained that he met with a large snow removal company and received a recommendation to have the snow removed from the site instead of stored on the site, he explained that he is aware of the concern with snow and salt contaminating the site and that the developer is receptive to methods to mitigate that. He explained that due to people living in the proposed development, that an excess of noise would not exist, and that deliveries would take place twice a week during the late morning or early afternoon. He explained that he can inquire with delivery companies if they can determine a window.

Terry Clark, with the Petitioner, explained that several studies were completed before the proposed project was submitted, and that the project has evolved to address the requests of the community. He explained that the three landmark trees that are proposed to be removed are being removed due to their location, that any development at the site would likely require removal of the trees.

Lenart summarized the concerns of the Commission.

A complete video recording of the Commission Discussion is available online at: <http://a2gov.legistar.com/Calendar.aspx>

MOTION TO POSTPONE:

Moved by Woods, seconded by Ackerman to postpone Lockwood of Ann Arbor Site Plan for City Council Approval to a date uncertain.

COMMISSION DISCUSSION ON POSTPONEMENT:

Trudeau and Gibb-Randall expressed that they feels the Commission has enough information to vote at this time.

On a roll call vote, the vote was as follows with Planning Manager Brett Lenart declaring the motion passed.

Yeas: 5 - Wendy Woods, Erica Briggs, Shannan Gibb-Randall, Julie Weatherbee, and Zachary Ackerman

Nays: 2 - Scott Trudeau, and Elizabeth Sauve

Absent: 2 - Sarah Mills, and Alex Milshteyn

- 9-b [18-1505](#) 2019 W Stadium Boulevard Site Plan and Special Exception Use for City Planning Commission Approval - A request to allow the existing space at 2019 W. Stadium to be used as a Medical Marijuana Provisioning Center by issuance of a Special Exception Use Permit, with an accompanying ALTA Survey that demonstrates no physical development changes, in accordance with City requirements. 1.90-acre parcel zoned C3 (Fringe Commercial) and C2B (Business Service) District. Staff Recommendation: Approval with Conditions

Attachments: 2019 W. Stadium SEU MMJ Staff Rpt 2.pdf

Cheng presented the Staff Report.

PUBLIC HEARING:

Seeing no speakers, Secretary Gibb-Randall closed the Public Hearing.

Moved by Sauve, seconded by Trudeau that the Ann Arbor City Planning Commission, after hearing all interested persons and reviewing all relevant information, including an accompanying site plan, finds the petition substantially meet the standards in Chapter 55 (Unified Development Code), Section 5.29.5.D (Special Exceptions) and Section 5.16.3.G (Medical Marijuana Facility), and therefore approves the 2019 W. Stadium Special Exception Use for a medical marijuana Provisioning Center. And that the Ann Arbor Planning Commission approves the attached Site Plan which demonstrates compliance with the applicable Special Exception Use standards as no physical development of the property is proposed. This approval is based on the following findings:

1. The proposed use will be consistent with the C3 (Fringe Local

Business District) and C2B (Business Service District), which provides for commercial activities including retail establishments, offices, and personal services.

2. The proposed use will not adversely impact traffic, pedestrians, bicyclists, circulation, or road intersections based on the location. West Stadium provides access to the site, and the proposed use is consistent with other surrounding uses' traffic impact.

3. Through documentation submitted by the petitioner regarding waste disposal, inventory tracking, security, and other methods of operation of the facility, the provisioning center will be operated in a manner that will not have an adverse impact on the neighboring properties or area, and will not have a detrimental impact on natural features. This Special Exception Use approval is based on the following conditions:

1. The petitioner obtaining and maintaining both a State of Michigan Medical Marijuana License and a City of Ann Arbor Medical Marijuana Permit, and providing documentation to Planning Services within three years of the City Planning Commission approval date of this petition.

2. The petitioner operating a medical marijuana business at this address within three years of the City Planning Commission approval date of this petition.

3. The petitioner will install 6 Class B and 5 Class C bicycle parking hoops as shown on sheet 4. The parking spaces must be installed before Certificate of Occupancy is issued.

4. The special exception use may occupy no more than 2,200 square feet of the entire building.

5. Hydrant(s) shall be located such that all buildings and structures on site will be included in a 250-foot radius drawn around each hydrant before issuance of a Certificate of Occupancy.

6. The petitioner will maintain the operating hours of 9:00 am to 8:00 pm Monday thru Sunday.

And that the Ann Arbor Planning Commission approves the

attached Site Plan which demonstrates compliance with the applicable Special Exception Use standards.

COMMISSION DISCUSSION:

Sauve discussed the locations of the bicycle hoops.

Woods inquired about the hours of operation.

Name Unknown, Petitioner, explained that the hours of operation were selected because the hours selected are what ordinance allows.

Ackerman and Trudeau expressed that he is comfortable with the proposed hours.

On a roll call vote, the vote was as follows with the Secretary declaring the motion passed.

Yeas: 7 - Wendy Woods, Erica Briggs, Shannan Gibb-Randall, Scott Trudeau, Julie Weatherbee, Zachary Ackerman, and Elizabeth Sauve

Nays: 0

Absent: 2 - Sarah Mills, and Alex Milshteyn

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 **18-1506** 2861 Stone School Road Annexation and Zoning for City Council Approval

- A request to annex a 0.96 acre parcel containing one single-family home from Pittsfield Township and zone it for single-family use (R1C). Staff Recommendation: Approval

Attachments: 2861 Stone School Rd A & Z Staff Report w Attachments 9-5-2018.pdf

Cheng presented the Staff Report.

PUBLIC HEARING:

Sue Bower, 2853 Stoneschool Road, Pittsfield Twp, expressed support for the annexation and rezoning, inquired about her property needing to be annexed into the City of Ann Arbor.

Seeing no further speakers, Secretary Gibb-Randall closed the Public Hearing.

Moved by Sauve, seconded by Weatherbee that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 2861 Stone School Road Annexation and R1A (Single-Family Dwelling District) Zoning.

COMMISSION DISCUSSION:

Trudeau thanked Bower for her question and directed it to Cheng.

Cheng and Kahan answered that a parcel being annexed into the City does not trigger neighboring parcels needing to be annexed.

Ackerman welcomed the property owner into the City of Ann Arbor.

On a roll call vote, the vote was as follows with Secretary Gibb-Randall declaring the motion passed.

Yeas: 7 - Wendy Woods, Erica Briggs, Shannan Gibb-Randall, Scott Trudeau, Julie Weatherbee, Zachary Ackerman, and Elizabeth Sauve

Nays: 0

Absent: 2 - Sarah Mills, and Alex Milshteyn

10-b **18-1507** 3720 Washtenaw Avenue Site Plan and Special Exception Use for Planning Commission Approval - The petitioner proposes to use an

existing 833-square foot commercial building as a Medical Marijuana provisioning center. Four parking spaces are proposed with a new solid waste storage area, and new landscape areas. One of the two curb cuts is proposed to be closed on Washtenaw Avenue and the gas station canopy removed. 0.34-acre parcel is zoned C3 (Fringe Commercial). Staff Recommendation: Approval with Conditions

Attachments: 3720 Washtenaw SEU MMJ & SP Staff Report.pdf

City Planner Jeff Kahan presented the Staff Report.

PUBLIC HEARING:

Brian Fenech, representing the project, explained that he is available to answer any questions that the Commission might have.

Seeing no further speakers, Secretary Gibb-Randall closed the Public Hearing.

MAIN MOTION:

Moved by Ackerman, seconded by Sauve that the Ann Arbor City Planning Commission hereby approves the 3720 Washtenaw Site Plan for Planning Commission subject to the petitioner recording a utility easement as shown on the approved site plan.

The Ann Arbor City Planning Commission, after hearing all interested persons and reviewing all relevant information, including an accompanying site plan, finds the petition to substantially meet the standards in the Unified Development Code (Chapter 55), Section 5.29.5 (Special Exceptions) and Section 5:16.3G (Medical Marijuana Facility), and therefore approves the 3720 Washtenaw Avenue Special Exception Use for a Medical Marijuana Provisioning Center. This approval is based on the following findings:

- 1. The proposed use will be consistent with the C3 (Fringe Commercial) District, which allows for commercial, office and residential uses.**
- 2. The proposed use will not adversely impact traffic, pedestrians, bicyclists, circulation, or road intersections based on the location. Washtenaw Avenue and Yost Boulevard provide access to the site, and the proposed use is consistent with other surrounding uses.**
- 3. Through documentation submitted by the petitioner regarding**

waste disposal, inventory tracking, security, and other methods of operation of the facility, the provisioning center will be operated in a manner that will not have an adverse impact on the neighboring properties or area, and will not have a detrimental impact on natural features.

This Special Exception Use approval is based on the following conditions:

1. The petitioner obtaining and maintaining both a State of Michigan Medical Marijuana License and a City of Ann Arbor Medical Marijuana Permit, and providing documentation to Planning Services within three years of the City Planning Commission approval date of this petition.
2. The petitioner operating a medical marijuana business at this address within three years of the City Planning Commission approval date of this petition.
3. The special exception use may only occupy the existing 833 square foot building at 3720 Washtenaw Avenue.
4. Approval of the Special Exception Use is subject to the petitioner providing site improvements as shown on the site plan including removal of gasoline pumps and canopy, closing a curb cut on Washtenaw Avenue, providing new bicycle parking, a utility easement, new dumpster screen, new landscaping, and new parking spaces including a barrier free parking space.
5. Hours of operation will be limited to Monday-Sunday: 9am to 8pm. And that the Ann Arbor Planning Commission approves the Site Plan which demonstrates compliance with the applicable Special Exception Use standards.

FRIENDLY AMENDMENT TO MAIN MOTION:

A friendly amendment to the Main Motion was made to add the following condition:

" 6. That the signage meet the current sign ordinance"

COMMISSION DISCUSSION:

Ackerman inquired about the right-of-way as it relates to Reimagine Washtenaw.

Kahan explained that the goals Reimagine Washtenaw have been met at that area.

Briggs inquired about the parking lot and discussed alternatives.

Kahan explained the conditions of the parking lot and described the landscape plans.

Rob Wagner, Midwestern Consulting, representing the Petitioner explained that the amount of impervious surface was decreased as much as possible.

Fenech provided information on curb-cuts at the proposed project.

Lenart inquired about the removal of the tanks at the site.

Wagner explained that the dumpsters are on the lower right hand side.

Woods and Ackerman discussed the Victory Inn Hotel.

Weatherbee inquired about the gas tanks at the proposed site.

Wagner explained that the MDEQ will be involved in the removal of the gas tanks.

Woods inquired about the use of land at a property to the south.

Fenech explained that the Victory Inn is to the south of the proposed center.

Trudeau discussed the hours of operation compared to other businesses.

The Commission further discussed what the hours of operation of the proposed center.

AMENDMENT I:

Moved by Trudeau, seconded by Suave, to amend Condition 5 of the Main Motion to read as follows:

" 5. The petitioner will maintain the operating hours of 9:00 am to 9:00 pm Monday thru Saturday and 10:00 am to 8:00 pm Sunday.

COMMISSION DISCUSSION ON AMENDMENT I:

The Commission discussed the hours as they relate to the hours of other approved provisioning centers.

VOTE ON AMENDMENT I:

On a voice vote, the vote was as follows with Secretary Gibb-Randall declaring the motion failed.

Yeas: 2 - Wendy Woods, and Scott Trudeau

Nays: 5 - Erica Briggs, Shannan Gibb-Randall, Julie Weatherbee, Zachary Ackerman, and Elizabeth Sauve

Absent: 2 - Sarah Mills, and Alex Milshteyn

VOTE TO EXTEND THE MEETING:

Moved by Ackerman, seconded by Trudeau, to extend the Planning Commission meeting until 11:20 p.m.

Unanimously approved.

VOTE ON MAIN MOTION:

On a roll call vote, the vote was as follows with Secretary Gibb-Randall declaring the motion passed.

Yeas: 7 - Wendy Woods, Erica Briggs, Shannan Gibb-Randall, Scott Trudeau, Julie Weatherbee, Zachary Ackerman, and Elizabeth Sauve

Nays: 0

Absent: 2 - Sarah Mills, and Alex Milshteyn

- 10-c** [18-1508](#) 617 Packard Street Special Exception Use Permit and Site Plan for City Planning Commission Approval - A request to allow the existing building at 617-619 Packard Street to be used as a Medical Marijuana Provisioning Center by issuance of a Special Exception Use Permit, with an

accompanying site plan that demonstrates no physical development change, in accordance with City requirements. 0.04-acre parcel zoned C1A (Campus Business). Staff Recommendation: Postponement

Attachments: 617 Packard SR.pdf

Lenart explained that the staff recommendation for the item is postponement.

PUBLIC HEARING:

Seeing no speakers, Secretary Gibb-Randall closed the Public Hearing.

Moved by Woods, seconded by Trudeau, to postpone 617 Packard Street Special Exception Use Permit and Site Plan for City Planning Commission Approval to a date uncertain.

COMMISSION DISCUSSION:

None.

On a roll call vote, the vote was as follows with Secretary Gibb-Randall declaring the motion approved.

Yeas: 7 - Wendy Woods, Erica Briggs, Shannan Gibb-Randall, Scott Trudeau, Julie Weatherbee, Zachary Ackerman, and Elizabeth Sauve

Nays: 0

Absent: 2 - Sarah Mills, and Alex Milshteyn

10-d Motion to Approve the Attendance of Commissioner Briggs at the Michigan Planning Conference

Moved by Trudeau, seconded by Sauve to authorize Commissioner Erica Briggs to attend the Michigan Planning Conference.

Unanimously Approved.

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

Seeing no speakers, Secretary Gibb Randall closed Audience Participation.

12 COMMISSION PROPOSED BUSINESS

None.

13 ADJOURNMENT

**Moved by Woods, seconded by Trudeau, and adjourned
unanimously.**

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 Thursdays at 8:00 AM and Saturdays at 8:00 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.

Alex Milshteyn, Chair
mg