



City of Ann Arbor

Meeting Minutes - Draft

City Planning Commission

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

Tuesday, May 7, 2019

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**

Meeting called to order at 7:02 p.m.

2 **ROLL CALL**

Councilmember Ackerman arrived at approximately 7:08, between items 5-c and 6-a.

Present 9 - Woods, Briggs, Mills, Milshteyn, Gibb-Randall, Trudeau, Weatherbee, Ackerman, and Sauve

3 **APPROVAL OF AGENDA**

Moved by Trudeau, seconded by Woods, unanimously approved as presented.

Yeas: 8 - Wendy Woods, Erica Briggs, Sarah Mills, Alex Milshteyn, Shannan Gibb-Randall, Scott Trudeau, Julie Weatherbee, and Elizabeth Sauve

Nays: 0

Absent: 1 - Zachary Ackerman

4 **INTRODUCTIONS**

5 MINUTES OF PREVIOUS MEETING

5-a [19-0946](#) March 5, 2019 City Planning Commission Meeting Minutes

Moved by Gibb-Randall, seconded by Mills, approved by the Commission as presented and forwarded to the City Council.

Yeas: 8 - Wendy Woods, Erica Briggs, Sarah Mills, Alex Milshteyn, Shannan Gibb-Randall, Scott Trudeau, Julie Weatherbee, and Elizabeth Sauve

Nays: 0

Absent: 1 - Zachary Ackerman

5-b [19-0948](#) March 19, 2019 City Planning Commission Meeting Minutes

Moved by Gibb-Randall, seconded by Mills, approved by the Commission as presented and forwarded to the City Council.

Yeas: 8 - Wendy Woods, Erica Briggs, Sarah Mills, Alex Milshteyn, Shannan Gibb-Randall, Scott Trudeau, Julie Weatherbee, and Elizabeth Sauve

Nays: 0

Absent: 1 - Zachary Ackerman

5-c [19-0949](#) April 2, 2019 City Planning Commission Meeting Minutes

Moved by Gibb-Randall, seconded by Mills, approved by the Commission as presented and forwarded to the City Council.

Yeas: 8 - Wendy Woods, Erica Briggs, Sarah Mills, Alex Milshteyn, Shannan Gibb-Randall, Scott Trudeau, Julie Weatherbee, and Elizabeth Sauve

Nays: 0

Absent: 1 - Zachary Ackerman

ROLL CALL

Enter Zach Ackerman at 7:08 p.m.

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

6-a City Council

Councilmember Zach Ackerman provided a summary of the previous night's City Council meeting, discussing Accessory Dwelling Units, 309 S Ashley Site and Brownfield Plan, Bristol Ridge, an annexation, parking district amendments, and food truck amendments.

6-b Planning Manager

Lenart reported the upcoming working session will have the proposed Dark Skies ordinance, the upcoming year's work program, and sustainability framework on the agenda.

6-c Planning Commission Officers and Committees

Commissioner Mills explained that at the previous Ordinance Revisions Committee meeting R4C amendments were discussed.

6-d Written Communications and Petitions

[19-0944](#) 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.)

Mary Stewart Adams, 3794 Portway in Harbor Springs, discussed the outdoor lighting ordinance, explaining that what the sign ordinance should refer to the lighting ordinance for matters of sign lighting.

Seeing no further speakers, Chair Milshteyn closed Audience Participation.

8 PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING

[19-0945](#) Public Hearings Scheduled for the May 21, 2019 Planning Commission Meeting

Received and Filed**9 UNFINISHED BUSINESS****10 REGULAR BUSINESS - Staff Report, Public Hearing and Commission Discussion of Each Item**

(If an agenda item is postponed, it will most likely be rescheduled to a future date. If you would like to be notified when a postponed 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** **19-0941** Amendments to these sections of Chapter 55 (Unified Development Code) are proposed to correct errors or amend the current language: Sections 5.15, 5.17 and 5.37 to correct errors in the permitted uses table, consideration of parkland donations in lot area calculations, and the R5 district maximum front setback requirement, and to amend the definition of front lot line. Staff Recommendation: Approval

City Planner, Alexis DiLeo presented the Staff Report.

PUBLIC HEARING:

Seeing no speakers, Chair Milshteyn closed the Public Hearing.

Moved by Mills, seconded by Trudeau, that the The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the amendments to Chapter 55 Unified Development Code, Sections 5.15, 5.17 and 5.37 to correct errors in the permitted uses table, consideration of parkland donations in lot area calculations, the R5 district maximum front setback requirement, and to amend the definition of front lot line.

COMMISSION DISCUSSION:

Commissioner Scott Trudeau proposed removing the second "and" from the motion.

Commissioner Julie Weatherbee inquired about alley type areas in residential zonings where houses front onto a narrow alley-like street, and inquired about the impact to those types of situations.

DiLeo explained that those narrow areas do not meet the definition of alley because they are the primary ingress and egress to the properties.

Ackerman inquired about the history of the code updates.

Commissioner Sarah Mills discussed support for the amendments due to the intention of the zoning reorganization was to make corrections to reflect interpretation.

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

Yeas: 9 - Wendy Woods, Erica Briggs, Sarah Mills, Alex Milshteyn, Shannan Gibb-Randall, Scott Trudeau, Julie Weatherbee, Zachary Ackerman, and Elizabeth Sauve

Nays: 0

10-b [19-0942](#) 614 Riverview Drive - Wilson-Barry Annexation and Zoning for City Council Approval - A request to annex this 0.50-acre single family parcel from Ann Arbor Township into the City for connection to utilities, and zone it R1B (Single Family Dwelling). Staff Recommendation: Approval

DiLeo presented the Staff Report.

PUBLIC HEARING:

Seeing no speakers, Chair Milshteyn closed the Public Hearing.

Moved by Mills, seconded by Woods, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Wilson-Barry Annexation and R1B (Single-Family Dwelling District) Zoning (614 Riverview Drive).

COMMISSION DISCUSSION:

None.

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

Yeas: 9 - Wendy Woods, Erica Briggs, Sarah Mills, Alex Milshteyn, Shannan Gibb-Randall, Scott Trudeau, Julie Weatherbee, Zachary Ackerman, and Elizabeth Sauve

Nays: 0

10-c **19-0943** 2019-2020 City Planning Commission Meeting Schedule Approval

Chair Milshteyn suggested canceling the July 2, 2019 meeting.

Commissioner Erica Briggs explained that she will not be present at the July 2, 2019 meeting.

Ackerman suggested that any proposed major site plans be placed on a meeting agenda after July 2, 2019 to allow for members of the public attend.

Lenart proposed that the meeting be canceled due to Commissioner attendance.

Mills inquired about turning the July working session into a public hearing.

Chair Milshteyn discussed the Labor Day holiday as it relates to the meeting schedule.

Moved by Mills, seconded by Gibb-Randall to approve the Planning Commission Meeting Schedule as amended to remove the July 2, 2019 meeting.

Approved unanimously as amended.

Yeas: 9 - Wendy Woods, Erica Briggs, Sarah Mills, Alex Milshteyn, Shannan Gibb-Randall, Scott Trudeau, Julie Weatherbee, Zachary Ackerman, and Elizabeth Sauve

Nays: 0

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

AUDIENCE PARTICIPATION

Seeing no speakers, Chair Milshteyn closed Audience Participation.

12 **COMMISSION PROPOSED BUSINESS**

None.

13 **ADJOURNMENT**

Unanimously adjourned at 7:27 p.m.

Alex Milshteyn, Chairperson
/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 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.