



City of Ann Arbor

Meeting Minutes - Final

City Planning Commission

301 E. Huron St.
Ann Arbor, MI 48104
[http://a2gov.legistar.com/
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Tuesday, September 15, 2020

7:00 PM

Electronic Meeting

This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at a2gov.org/watchCTN

To speak at public comment call 206-337-9723 or 213-338-8477 or Toll Free 877-853-5247 or 888-788-0099 Enter Meeting ID: 962 3902 4427

1 CALL TO ORDER

Chair Sarah Mills called the meeting to order at 7:00 p.m. noting the Tuesday, September 15, 2020 electronic meeting of the Ann Arbor Planning Commission meeting was held in accordance with efforts to mitigate the spread of the COVID-19 virus. Public comment will be via telephone only. To speak during any of the public comment opportunities please call 206-337-9723 or 213-338-8477 and enter Meeting ID 962 3902 4427. This information is also available on the published agenda, in the public notices section of the city website, and on the broadcast of this meeting on CTN channel 16, AT&T channel 99, and online at www.a2gov.org/watchctn, select "government channel."

2 ROLL CALL

Planning Manager Brett Lenart called the roll.

Present 7 - Mills, Milshteyn, Gibb-Randall, Ackerman, Sauve, Abrons, and Hammerschmidt

Absent 1 - Briggs

3 INTRODUCTIONS

None

4 APPROVAL OF AGENDA

Moved by Alex Milshteyn, seconded by Sara Hammerschmidt, to Approve the Agenda as presented. On a voice vote, the Vice Chair declared the motion carried unanimously.

5 **MINUTES OF PREVIOUS MEETING**

5-a **20-1404** September 1, 2020 City Planning Commission Meeting Minutes

A motion was made by Ellie Abrons, seconded by Alex Milshteyn, that the September 1, 2020 Meeting Minutes be Approved by the Commission and forwarded to the City Council. 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**

Councilmember Zach Ackerman reported on the previous Council meeting; They banned non-owner-occupied short-term rentals in residential zoned districts (properties that are explicitly commercial, for the use of being used as Airbnb and/or similar short-term use companies). They are still allowed in multi-family zoned districts and other districts that allow for mixed uses. Ackerman explained that if you are a homeowner you are still allowed to leave and rent out your home for a week or on a short-term basis, but no property can be used exclusively for such purposes. He noted that regulations will go into effect in March of 2021. He reported that City Council had passed the proposed Sign Ordinance at First Reading; they had signed an agreement with 1140 Broadway Street development locking 15 units into affordable housing units; Home2 Hotel, proposed to be built on the south side of East Eisenhower between State Street and Ann Arbor-Saline Road was approved by Council; the Valhalla parcels were successfully annexed into the City.

Ackerman further reported that Council hired Tom Crawford as the new City Administrator. Tom has been the acting City Administrator, as well as long-time Chief Financial Officer for the City.

He added that Dr. Stults, from the City's Sustainability Office, provided an excellent presentation on the City's A2Zero progress since it was ratified just a few months ago.

6-b **Planning Manager**

Planning Manager Brett Lenart reported that the City will provide widespread communication on public participation for the proposed Floodplain Ordinance Amendments (in our Unified Development Code (UDC)) scheduled for October 8th, 2020, beginning at 5:00 pm, and held virtually given our current realities.

6-c Planning Commission Officers and Committees

6-d Written Communications and Petitions

[20-1405](#) Various Communication 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.)

No speakers.

8 PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING

[20-1411](#) Public Hearings Scheduled for the October 6, 2020 Planning Commission Meeting

Brett Lenart reported on upcoming agenda items for the next business meeting.

Received and Filed

9 UNFINISHED BUSINESS

9-a [20-1406](#) Lockwood of Ann Arbor Planned Unit Development (PUD) Zoning and Site Plan for City Council Approval - A proposed 3-story senior independent living facility with 154 units and 154 vehicle parking spaces on a 7.9-acre parcel located at 2195 East Ellsworth Road. PUD zoning is requested to allow reduced parking and additional density over the existing single-family zoning. Public benefits include: minimum of 40% affordable housing (65 units proposed on-site), reduced parking/impervious surface, increased open space and larger setbacks, and Dark Sky Compliant lighting. Staff recommendation: Approval

PROJECT PRESENTATION:

Mark Lockwood, Lockwood Companies, LLC., 27777 Franklin Road, Suite 1410, Southfield, Petitioner, provided the project presentation.

Steve Gabrys, Lockwood Companies, LLC., 27777 Franklin Road, Suite 1410, Southfield, Owner, was also present.

Joe Maynard, Washtenaw Engineering, LLC., 3526 W. Liberty Street, Suite 400, Ann Arbor, Project Engineer, was also present, as were the Architects, Terry Clark and Jordan London, 20750 Civic Center Dr, Suite 610, Southfield, MI.

Jerry Sosnowski was also available to respond to enquiries.

STAFF REPORT:

Matt Kowalski, City Planner, provided the staff report.

PUBLIC HEARING:

Susan Baskett, 3 Trowbridge Court, Ann Arbor, stated she lives in the Arbor Oaks subdivision, and is a member of the Southeast Coalition of Ann Arbor. She read from a prepared statement also submitted to the Commission and enclosed in this agenda communication file. Baskett said she attended both meetings held by the petitioner, which raised questions and concerns; some were addressed and some were not. She asked about the rationale for building on this site, when there are other facilities within five miles. She asked if the City's payment in lieu for providing affordable housing units might be the reason. She said, 'this violates the City's Master Plan, this commercializes the project, it should be a community space; the Bryant Community Center offers little benefit to the public. We are not opposed to affordable housing – we are affordable housing, more affordable than what is proposed here'.

Aiji K. Pipho, 2275 Shadowood, Ann Arbor, Secretary, Forest Hills Cooperative, stated she represents the Southeast Ann Arbor Coalition. She said, 'when the City applied for use of the City dump, the quarry became an unregulated dump site. They agreed to clean up the site and line the dump to protect the aquifer; the City did neither, and the ground water is unusable. The City proceeded to seek permission for further dumping but was denied by DNR (Department of Natural Resources). The last piece of land in this area that is available, is this property. The

community of Southeast Ann Arbor asks for the time to present alternatives and request investigations into the wrongdoing on these sites. The Bryant community center is not adequate. We look forward to working with the Planning Commission to resolve this matter’.

Ken Garber, 28 Haverhill Court, Ann Arbor said, ‘it’s good to see this proposal today, and this is a good proposal from a good company, and the City is in need of senior living and the need will only increase every year. The sustainability elements are lacking; the developer should make this development all-electric. Electrification should be the standard for approval, especially with the A2Zero Plan goals. It may cost developers slightly more to build (they expected a slight increase) but resident’s utility bills would not go up. You will find a list of electrical-only projects in the Bay Area, California, and if Lockwood thinks it is too expensive they should have to explain it’.

Tom Stulberg, 1202 Traver Street, Ann Arbor, stated, ‘I previously built subdivisions in Oakland County, and once I proposed a project that didn’t meet their Master Plan. So, I waited, and the community adjusted the Master Plan, then I was able to pass the zoning. I think the same thing applies here. The opportunity was there to approve the project on that site if the Master Plan were amended. If the vision has changed, then a master plan process should be considered. This conversation needs to happen. If this project, which has a lot of things going for it, would work within a revised Master Plan, it could work. We’re bypassing an entire step in the process’.

Ms. Reynolds, (no address provided) said she’s a member of University of Townhomes, said, ‘I’m against this Lockwood development. I think this should be denied and should be built elsewhere on commercial land. It will add traffic, and I’m curious as to what types of traffic control measures would be added. It seems that any such controls would be close to other controls. What would happen with leveling the land? I’m concerned with rain water on the site; I’m the neighbor down the hill, and I think that flooding on Ellsworth would get to me. During recent rainfalls, our parking lots have been flooded. I have some questions, would affordable housing units remain in perpetuity, or would they be temporary?’.

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

Moved by Lisa Sauve, Seconded by Alex Milshteyn, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve Lockwood of Ann Arbor

Development Planned Unit Development (PUD) Zoning District and Supplemental Regulations, PUD Site Plan, and Development Agreement with the following conditions:

- **An amended landscape plan, and any corresponding Supplemental Regulations amendments, being approved by City staff prior to scheduling for City Council.**

COMMISSION DISCUSSION:

The Commission took into consideration the presented petition and discussed the matter. [For a complete record of the discussion, please see available video format]

Zach Ackerman enquired about stormwater management on site, taxation on affordable housing units, perpetuity of affordable housing units, green space, project layout options, on-site lighting, and several other matters to which the Petitioner and Staff provided responses.

Shannan Gibb-Randall followed up on stormwater enquiries, explaining that there are so many safety factors built into the stormwater management standards and requirements (Washtenaw County Water Resource Commissioners Office) along with this site having the best type of infiltration soils available, she said the infiltration on this site will be far better than the conservative calculations estimated, noting that these soil types could filtrate 40-50 inches per hour, while the standards will only allow you to list a maximum of 10 inches per hour. She said stormwater was her least concerning issue for this project and site; she said the back of the site would remain the same as it is now, and with the petitioner planting a bunch of new trees to the north, she was totally comfortable with the stormwater plan. She was also comfortable with the fire hydrant plan. She requested that wherever Lockwood build retaining walls, that some types of vines be planted to grow on the walls. She was glad to see that invasive trees would be removed and suggested they dig out the roots of the invasive species so they don't just spring back. She asked about the history of the site and if Staff were aware of any contaminants on this site.

Matt Kowalski responded that he had searched records going back to the 1940s and nothing was found regarding this site. He explained that when the neighboring site, to the west, did their soil sampling and began their digging they did not find any contaminants on their adjacent site either. He said he believed the public speaker was speaking about the landfill, which is across the street.

Brett Lenart explained that contaminants and pollutants are managed by the State of Michigan and Staff could follow-up on this enquiry if the Commission felt the need.

Lisa Sauve asked for clarification on the AMI (Average Medium Income) as it related to the affordable housing units, to which Steve Gabrys responded the correct percent was 60. Sauve also asked if the development offered a bus stop as an amenity. Gabryn said yes. She asked if the developer did a cost analysis for an all-electric development, to which the Jordan London replied, no. He clarified that the mechanical system had not yet been designed. Sauve asked about possible shared green space or garden or kitchen with the neighboring school property and site, to which Gabrys said they continue to discuss various options that would be beneficial to the school, the school children, as well as their future residents.

Alex Milshteyn asked about the cost to the residents of Ann Arbor in relation to the tax reduction provided on each affordable housing unit, to which Mark Lockwood responded they would need to work with the City Assessor on establishing that figure since it will depend on how the units are rated (market rate or other). He asked about the span of time that these affordable housing units would remain as such, to which Matt Kowalski said, the first 99 years according to the Supplemental Regulations of the Planned Unit Development Agreement.

Milshteyn addressed the public caller, Tom Stulburg, regarding the Master Plan process, saying that he, along with every Planning Commissioner agrees with him that the Master Plan review process needs to get back on track. Milshteyn explained that the Commission and Staff undertook a year long process to find a company to help the City with this process, and a group of dedicated residents got together to review and decide on the consultant; however, the City Council has unfortunately postponed (tabled) this effort indefinitely. Milshteyn said we desperately need to start that process again, because we will unfortunately keep running into these scenarios because our Master Plan is decades old and it is time for a re-write. He encouraged everyone with friends on City Council to tell them to get the Master Plan process back on track.

Sara Hammerschmidt asked about clarification on total units as listed in the Supplemental Regulations, to which Matt Kowalski explained how it relates to the specific zoning. She asked about the sidewalk gap in front

of the school parcel, to which Brett Lenart explained the schools are governed under the State of Michigan, and they have just as much concern with safety as we do. She also asked about parking allocation, to which Mark Lockwood responded they don't allocate parking unless it becomes a problem. She asked about adding a staircase, given the Covid-19 pandemic, to which London responded most of their senior population don't use stairs and staff will often find that stairs can be more of a hazard than helpful.

Ellie Abrons expressed feeling conflicted about the public benefits of the project, when the residents in the area really have expressed really wanting a community center. She suggested the possibility of having a communal space that would be open to the neighborhood and not just the residents of this private development.

Sarah Mills asked if the Office of Sustainability had reviewed the plans, to which Matt Kowalski said no. She felt it would have been helpful to have them weigh in on what is the right balance in this situation. She asked about the electrical metering of the plan, to which Gabrys explained individual apartments would be separate while all common areas would be metered together. Mills said she understands that it becomes more difficult to have the whole project powered by solar when it's separated into multiple metered units. She strongly encouraged the developer to make sure their electrical service is sized to where they can have more an 1-2 electrified parking spaces in the future. She reiterated the need for clarification on the AMI percentages as they relate to this project.

Mills asked about the sidewalk section promised to be completed by the developer could be included in the Development Agreement or Supplemental Regulations; Gabrys clarified they would complete the sidewalk gap, tying it into the new, proposed bus stop. He said the sidewalk would also include the gap left by the neighboring parcel on the east side. Kowalski added this public benefit was shown on the site plan and could be added into the appropriate agreements.

Mills reviewed the setbacks, area, height and placement of proposed Planned Unit Development site plan with the Supplemental Regulations, determining they were clearly outlined. Mills felt it was necessary for the Supplemental Regulations to clearly include language stating public benefits of this project included providing affordable, senior housing, and the specific percentage of open-space, and that in Section G, providing 1 parking space per unit was not interpreted as either minimum or maximum (having the availability to defer parking). She suggested that

the proposed EV (Electric Vehicle) ordinance language be included if it becomes enacted before the project is approved. She said if the developer decides to go above and beyond our current requirement on this matter, it should be considered as providing a public benefit as part of this project. Mills also suggested that the proposed lighting levels (Dark Skies) be included in Section 4 of the Agreement.

Mills spoke to public input on the need for public space, a community center, or park, noting the nearby parks in this area, saying that Ellsworth Park, is her family's favorite park, with the City Dog-park across the street, and on the other corner of that intersection there is a County or Township park. She explained that all parks and public spaces are included in the City's Parks and Recreation Open Space Plan (PRO's Plan) where the City reviews funding for them and management of them throughout the City and this review is done every few years. Mills said in biking throughout the City she doesn't feel that this area is left one when it comes to having parks and amenities nearby.

Gibb-Randall explained that every project has its limitation on budget, and she asked that the Commission do a reality check on what items they felt were the most important priorities as benefits of this development, because every added request means added expense to the developer and not all projects are able to cover added wishes and expenses and could mean the difference between getting the project built or not.

Milshiteyn agreed, noting that Ann Arbor has a reputation of how lengthy and costly it is to go through the review process and then build here. He said this project is something Ann Arbor really needs, and he doesn't want Ann Arbor to miss this opportunity to get this great project with so many affordable housing units.

Lisa Sauve expressed that her priority on this project was getting the added senior living housing stock in Ann Arbor with the benefit of so many being affordable senior housing units.

The Commission reviewed complaints heard from neighbors.

Sara Hammerschmidt said the fact that the current hilly site will be flattened out, thereby reducing stormwater runoff to the neighborhood was a benefit itself.

Architect London explained that they held two public meetings with the neighbors and changed design layout to address their requests, adding

there were some neighbors that just don't want anything built on this site, ever. London said given that this project is dedicating so many affordable housing units, they have a limited budget in which to work and if they were to install the EV charging stations that cost would be passed along to the residents, whom could quite honestly not afford it. He said committing to go with all-electric appliances might be something his client is willing to commit to; however, electric heat will cost more than gas. He said he's also not sure that there are enough sunny days in Ann Arbor to keep the building cooled in the summer and warmed in the winter. London said affordable housing is a public benefit to the public as a whole and not necessarily to the direct neighbors.

Gabrys said that they continue to have open dialog with the neighboring school and have made it clear to them that any and all open space on their site is available to the neighboring school and since the school would need to go through several various boards before being able to finalize any agreement with Lockwood, this discussion has already been made and will be finalized as time allows.

Shannan Gibb-Randall added that this affordable senior housing is really needed now in Ann Arbor and is a huge community benefit to all. She said she'd like to stress the importance of installing the underground electrical conduit during construction in order to save on upgrading when the need comes in the future. She said while she wishes every development could provide a community center to the neighborhood, the reality is they cannot, and they don't have to. She expressed the need to move the project forward.

Ellie Abrons said the Commission discussion was most helpful for her. She clarified that discussion on what fuel type of appliances (electric vs gas) isn't something that the Commission gets involved in. She clarified the sidewalk on the neighboring property to the west of this site would not be completed as part of this development. She said she would look towards some mechanism on a right-to-first-refusal with the Ann Arbor Public School's (AAPS) neighboring parcel or something similar given the complexities of the situation.

Matt Kowalski said it would be tricky in determining exactly what type of agreement would work best for AAPS as well as the developer; possibly obtain an easement that would allow for limited public access or however best formulated for the need would need to come from the parties directly involved.

Zach Ackerman said he will be supporting this project for the benefit of the neighboring community on the off-set of stormwater run-off, as well as the berm on the east side of the parcel, that the developer is providing detention and retention on site, that traffic during rush hour will not be negatively impacted, and the benefit of the necessary senior affordable housing in the City.

Sarah Mills said it would have been helpful to have input from the Office of Sustainability on this project and other projects that come before the Commission in the future. She said this project ticks the boxes on providing benefits and the elements of this project are contained in our Master Plan and what the City has been asking for on so many levels and she supports it.

Friendly Amendments agreed upon by Lisa Sauve and Alex Milshteyn:

The Commission agreed to recommend approval of the project with amendments to the Supplemental Regulations that specify ‘senior affordable housing’; correct staff report error of 50% AMI to 60% AMI; in addition investigate a variety of sustainability aspects for, at a minimum, inclusion of, or at least informational service benefits as this petition makes its way to City Council; specifying the minimum percentage of open space; let the Supplemental Regulations state the number (instead of a percentage of units) 65 senior affordable units at 60% AMI of which 2 units at will be at 50% AMI or more.

VOTE ON MAIN MOTION AS AMENDED:

On a roll call vote, the Chair declared the motion carried unanimously. Vote: 7 - 0

Yeas: 7 - Sarah Mills, Alex Milshteyn, Shannan Gibb-Randall, Zachary Ackerman, Elizabeth Sauve, Ellie Abrons, and Sara Hammerschmidt

Nays: 0

Absent: 1 - Erica Briggs

10 REGULAR BUSINESS – Project Presentation, Staff Report, Public Hearing and Commission Discussion on Each Item

REGULAR BUSINESS – Project Presentation, Staff Report, Public Hearing and Commission Discussion on Each Item

Commission break at 10:33 pm.

Commission returned at 10:43 pm.

- 10-a** **20-1407** Annexation and Zoning of 1290 Dhu Varren Road - Gretchen's House - for City Council Approval - A request to annex this 2.52-acre parcel from Ann Arbor Township and zone it R1A (Single-Family Dwelling) to allow a childcare center. Staff recommendation: Approval

STAFF REPORT:

Jeff Kahan, City Planner, provided the staff report; since the public notice and staff report reference different zoning districts, staff recommends approval of the annexation portion of this petition so it can proceed while postponing action on the zoning to the October 6, 2020 meeting.

PUBLIC HEARING:

Gretchen Preston, 4660 W Ellsworth Road, Ann Arbor, said the main reason for her asking to annex this property into the City is to allow her to create this childcare center that will be a satellite to the one she already operates on Dhu Varren Road. She said she's aware that she will also need a Special Exception Use approval for this use and has been through the process many times with her others centers in Ann Arbor.

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

Moved by Alex Milshteyn, Seconded by Sauve, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Annexation of 1290 Dhu Varren Road.

COMMISSION DISCUSSION:

The Commission took into consideration the presented petition and discussed the matter. [For a complete record of the discussion, please see available video format]

Jeff Kahan explained that Since the public notice and staff report reference different zoning districts, staff recommends approval of the annexation portion of this petition tonight so it can proceed while postponing action on the zoning to the October 6, 2020 meeting.

Lisa Sauve asked for an explanation in density between R1A and R1D Zoning Districts, which Kahan reviewed with the Commission.

Jeff Kahan explained that the petitioner is requesting annexation and zoning to obtain approval for a child care center in the existing house on this 2.5-acre parcel at the southwest corner of Dhu Varren Road and Pontiac Trail. The site must be annexed before the City can act on the zoning and Special Exception Use (SEU) petition. The petitioner had submitted a zoning petition for R1A zoning. Since this would be the first annexed parcel in a large area of township islands, staff discussed the proposed zoning and determined that an R1D zoning district for the area would still allow the petitioner to propose an SEU for a child care center but would help establish a zoning district that would encourage smaller, more affordable parcels in the neighborhood, increase housing diversity, better support transit, and use land and infrastructure more efficiently.

The Commission briefly discussed density in this area, with several of them stating they are in favor of a higher density along this corridor, as well as mixed uses to service all the housing that is coming in this area. They looked forward to seeing the rezoning request as well as the Special Exception Use.

Milshteyn asked if all residents, even those in the Township had received the required public hearing notice about the annexation, to which Kahan responded yes. Milshteyn asked if the City had received other annexations from this general vicinity of the Township, to which Kahan responded, not to his knowledge.

Milshteyn asked if this parcel is included in the list of parcels that is within the City's service areas and can be annexed at any time (as previously agreed upon between the Townships and the City jurisdictions), to which Kahan responded yes.

Sarah Mills said then this annexation is more of a timing issue and could have happened anytime.

On a roll call vote, the Chair declared the motion carried unanimously. Vote: 7 - 0

Yeas: 7 - Sarah Mills, Alex Milshteyn, Shannan Gibb-Randall, Zachary Ackerman, Elizabeth Sauve, Ellie Abrons, and Sara Hammerschmidt

Nays: 0

Absent: 1 - Erica Briggs

11 OTHER BUSINESS

11-a 20-1408 City Planning Commission FY 2021-2022 Work Program

Postponed Indefinitely

11-b 20-1409 Committee Membership

Moved by Alex Milshteyn, Seconded by Ellie Abrons to take up Agenda item 11-b after 11:00 pm. Passed unanimously.

STAFF REPORT:

Brett Lenart reviewed the suggested changes on the various subcommittees.

COMMISSION DISCUSSION:

The Commission took into consideration the presented petition and discussed the matter. [For a complete record of the discussion, please see available video format]

Moved by Milshteyn, seconded Zach Ackerman, that the Ann Arbor Planning Commission approves the Planning Commission Subcommittee and designee assignments as presented.

On a roll call vote, the Chair declared the Motion Approved. Vote: 7 - 0

Moved by Alex Milshteyn, seconded by Zach Ackerman, to take up Agenda item 11-c after 11:00 pm. Passed unanimously.

Yeas: 7 - Sarah Mills, Alex Milshteyn, Shannan Gibb-Randall, Zachary Ackerman, Elizabeth Sauve, Ellie Abrons, and Sara Hammerschmidt

Nays: 0

Absent: 1 - Erica Briggs

11-c 20-1410 Resolution to Approve Commissioner Attendance at the Michigan Association of Planning Conference

Moved by Alex Milshteyn, seconded by Zach Ackerman, that the Ann Arbor City Planning Commission hereby approves the attendance of Commissioners Abrons, Hammerschmidt, and Sauve at the 2020 Michigan Association of Planning Annual Conference on October 7-9, 2020 to be held virtually, and further approves associated expenses from the Planning Services conference and training budget.

No discussion.

On a roll call vote, the Chair declared the Motion Approved. Vote: 7 - 0

Yeas: 7 - Sarah Mills, Alex Milshteyn, Shannan Gibb-Randall, Zachary Ackerman, Elizabeth Sauve, Ellie Abrons, and Sara Hammerschmidt

Nays: 0

Absent: 1 - Erica Briggs

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

Ken Garber, 28 Haverhill Court, Ann Arbor, thanked the Commission for their thoughtful discussion on the Lockwood project. He said it sounded as though the petitioner was referring to PTAC (package terminal air conditioners) units, which are individual units often seen in hotel rooms that can also heat the room when the flow is reversed. He said while he isn't an expert on this subject he doesn't believe this is the type of electrification units we want. Garber said he believes we want VRF (variable refrigerant flow) units that are much more efficient and quieter, and he hoped that the petitioner would use the correct type in any comparisons they provide related to energy efficiency.

Garber said he was impressed, as always, by the Commission's stamina, and their great service to this community.

13 COMMISSION PROPOSED BUSINESS

Brett Lenart asked that the Commission review the proposed Workplan.

14 ADJOURNMENT

Moved by Shannan Gibb-Randall, Seconded by Lisa Sauve, to adjourn the meeting at 11:11 pm. Without objection the meeting was

adjourned.

Sarah Mills, Chairperson
/mg

eComments for the Commission may be left via our Legistar calendar page (column to the very right)
<http://a2gov.legistar.com/Calendar.aspx>

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 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>). 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.

(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 contact Planning staff. 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. 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.)

These meetings are typically broadcast on Ann Arbor Community Television Network Comcast 16 / AT&T 99 live at 7:00 p.m. on the first and third Tuesdays of the month and replayed the following Saturdays at 8:00 PM. Recent meetings can also be streamed online from the CTN Video On Demand page of the City's website <https://a2gov.org/watchctn> . The complete record of this meeting is available in video format at <https://a2gov.org/watchctn>, or is available for a nominal fee by contacting CTN at (734) 794-6150