



City of Ann Arbor

301 E. Huron St.
Ann Arbor, MI 48104
<http://a2gov.legistar.com/Calendar.aspx>

Meeting Minutes City Planning Commission

Wednesday, August 3, 2011

7:00 PM Ann Arbor Municipal Center, 301 E. Huron Street, 2nd Flr.

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. Accommodations, including sign language interpreters, may be arranged by contacting the City Clerk's Office at 734-794-6140 (V/TDD) at least 24 hours in advance. 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 5th 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 at the top of 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 Mahler called the meeting to order at 7:00 PM.

2 ROLL CALL

Mahler called the roll.

Present 8 - Bona, Pratt, Mahler, Derezhinski, Briggs, Westphal, Giannola, and Adenekan

Absent 1 - Woods

3 APPROVAL OF AGENDA

A motion was made by Bona, seconded by Giannola, that the agenda be approved as presented. On a voice vote, the Chair declared the motion carried.

Yeas: 8 - Bonnie Bona, Evan Pratt, Eric A. Mahler, Tony Derezhinski, Erica Briggs, Kirk Westphal, Diane Giannola, and Eleanore Adenekan

Nays: 0

Absent: 1 - Wendy Woods

4 **INTRODUCTIONS**

5 **MINUTES OF PREVIOUS MEETING**

5-a [11-0934](#) June 7, 2011 City Planning Commission Meeting Minutes

A motion was made by Briggs, seconded by Giannola, that the minutes be approved by the Commission. 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**

Derezinski reported that the City has hired a new Administrator, Steve Powers, who will be joining the City in mid September. He said Powers has been the administrator for Marquette County for 16 years. Derezinski noted that the City had received 61 applications for the position.

Derezinski reported that the elections resulted in three incumbents winning their respective primaries, with two Council members being challenged in the general election.

6-b **Planning Manager**

None

[11-0937](#) August Meeting Calendar

Received and Filed

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

None

6-d **Written Communications and Petitions**

[11-0938](#) Correspondence 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.)**

None

8 **PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING**

- 8-a [11-0939](#) Public Hearing and Action on Hofmann Annexation and Zoning - A request to annex the two parcels totaling 0.058 acres at 1643 and 1645 South State Street into the City and zone them C3 (Fringe Commercial District).
Public Hearing and Action on Scio Township Parcels Annexation and Zoning; 545 Allison Drive, 427 Barber Avenue, 3225 Dexter Road, 3249 Dexter Road, 3313 Dexter Road and vacant adjacent lot, 305 Pinewood Street. - A request to annex seven parcels totaling approximately 2.94 acres into the City and zone them R1C Single-Family Residential Use-.
Public Hearing and Action on Clark Rezoning - A request to rezone the 0.13 acre parcel at 1712 South State Street from "O" Office District to "C1" Local Business District and waive the Area Plan Requirement.
- Pittsfield Retail Site Plan for City Council Approval - A proposal to demolish an unenclosed canopy and construct a 9,500 sq ft addition to the east of the existing retail building at 3590 Washtenaw Avenue and reconfigure the parking lot to add bio-swales for detention.
- Mahler read the Public Hearing Notice as published in the newspaper.*

- 9 **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.)

- 9-a [11-0936](#) Verizon Temp Wireless Facility Site Plan for Planning Commission Approval - A proposal to allow a "cell on wheels" communication tower to be located on the Ann Arbor Golf and Outing property, located at 400 East Stadium Boulevard, for four months. Staff Recommendation: Approval
- Kowalski presented the staff report.*
- Jonathan Crane, 1126 W. Main Street, Rochester Hills, attorney and civil engineer,*

was available to answer the Commission's questions on behalf of Verizon Wireless.

Public Hearing closed at 7:14 PM.

Motion made by Derezenski, seconded by Adenekan that the Ann Arbor City Planning Commission, after hearing all interested persons and reviewing all relevant information, finds the petition to substantially meet the standards contained in Chapter 55 (Zoning Ordinance), Section 5:82 (Wireless Communication Facilities), and, therefore, approves the Verizon Temporary Wireless Facility Site Plan for a monopole designed without the ability to co-locate additional antennae.

COMMISSION DISCUSSION:

Bona asked staff if the parking spaces that will be taken up by the proposed "cell on wheels" were necessary and part of their required parking requirements.

Kowalski responded, no.

Bona asked if the petitioner plans on returning next year.

Crane responded that Verizon is in the process of upgrading their service throughout the whole campus and stadium areas. He explained that they are aiming for a digital nodes system, which is experimental, so they aren't sure exactly how it will work at this time but they are hopeful for a positive outcome; however, if it doesn't function as planned then they would be returning before the Commission next year again.

Westphal asked about possible noise nuisance from the generator that would be running during operation, as well as fuel storage on site.

Kowalski said the generator would be used strictly as emergency back-up during the game only with the decibel levels at 65, measured at 23 feet from the center of the generator. He said that the diesel fuel would be stored in a double-walled sealed tank that is monitored for spill detection.

Westphal asked if the equipment would be powered down after the games were over.

Crane said that the equipment could be running a couple of hours before the games and a couple of hours after the game, and that it was strictly for emergency back-up usage only. He added that the back-up power was a part of their civil defense obligation as part of their license. He said that they wouldn't be powered on during the game, except in the event of an emergency.

Mahler moved to amend the motion to add "to be in place from August 15, 2011 until December 15, 2011", seconded by Briggs. On a roll call, the vote on the amendment was as follows with the Chair declaring the amendment carried.

Yeas: 8 - Bonnie Bona, Evan Pratt, Eric A. Mahler, Tony Derezenski, Erica Briggs, Kirk Westphal, Diane Giannola, and Eleanore Adenekan

Nays: 0

Absent: 1 - Wendy Woods

The motion, as amended, reads the Ann Arbor City Planning Commission, after hearing all interested persons and reviewing all relevant information, finds the petition to substantially meet the standards contained in Chapter 55 (Zoning Ordinance), Section 5:82 (Wireless Communication Facilities), and, therefore, approves the Verizon Temporary Wireless Facility Site Plan for a monopole

designed without the ability to co-locate additional antennae.

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

9-b [11-0935](#) Adoption of the City Planning Commission Bylaws

Mahler noted that the Bylaws had been reviewed by the Commission at their previous meeting, with the addition of one amendment on the work program.

A motion was made by Adenekan, seconded by Pratt, that the Ann Arbor City Planning Commission hereby adopts the amended Planning Commission Bylaws, subject to Council review and approval. On a roll call, the vote was as follows with the Chair declaring the motion carried.

Yeas: 8 - Bonnie Bona, Evan Pratt, Eric A. Mahler, Tony Derezinski, Erica Briggs, Kirk Westphal, Diane Giannola, and Eleanore Adenekan

Nays: 0

Absent: 1 - Wendy Woods

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

None

11 **COMMISSION PROPOSED BUSINESS**

Briggs wanted the public to be aware that the pedestrian crossings ordinance had been revised and motorists are now required to stop for pedestrians that are approaching a crosswalk, not only for those in a crosswalk. She added that police enforcement would be starting in September with warnings, followed by ticketing in October.

Derezinski added that notices have been mailed out to all residents of the City notifying them of the changes made to the ordinance.

12 **ADJOURNMENT**

A motion was made by Bona, seconded by Pratt, that the meeting be adjourned. On a voice vote, the Chair declared the motion carried.

Meeting was unanimously adjourned at 7:24 PM.

Eric Mahler, Chair
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