



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, October 20, 2015

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. Persons with disabilities 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

Chair Woods called to the meeting to order at 7:00 p.m.

2 ROLL CALL

Senior Associate Planner Ben Carlisle called the roll.

Present 8 - Woods, Clein, Briere, Franciscus, Mills, Bona, Milshteyn,
and Gibb-Randall

Absent 1 - Peters

3 APPROVAL OF AGENDA

Moved by Mills, seconded by Milshteyn, that the Agenda be Approved as presented. On a voice vote, the Chair declared the motion carried.

4 INTRODUCTIONS

5 MINUTES OF PREVIOUS MEETING

[15-1288](#)

September 9, 2015 City Planning Commission Meeting Minutes

Moved by Bona, seconded by Milshteyn, that the Minutes be Postponed to the next meeting. On a voice vote, the Chair declared the motion carried.

6 REPORTS FROM CITY ADMINISTRATION, CITY COUNCIL, SENIOR ASSOCIATE PLANNER, PLANNING COMMISSION OFFICERS AND COMMITTEES, WRITTEN COMMUNICATIONS AND PETITIONS

6-a City Council

6-b Senior Associate Planner

6-c Planning Commission Officers and Committees

6-d Written Communications and Petitions

[15-1289](#) 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

[15-1290](#) Public Hearings Scheduled for November 4, 2015 City Planning Commission Meeting

Chair Woods read the public hearing notice as published.

Received and Filed

9 UNFINISHED BUSINESS

9-a [15-1291](#) 2250 Ann Arbor-Saline Road Site Plan and Wetland Use Permit - A proposal to construct one building containing 75 dwelling units, exercise room, community room and indoor pool on this vacant 5.34 acre parcel. The proposal includes constructing 84 exterior parking spaces and 70

parking spaces under the structure. A storm water detention basin will be located in the rear of the site. The basin will be oversized to accommodate additional offsite water runoff from the north. (Ward 4) Staff
Recommendation: Approval

Moved by Briere, seconded by Franciscus, that The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 2250 Ann Arbor-Saline Road Site Plan and Development Agreement, subject to preliminary plan approval by the Washtenaw County Water Resources Commissioner, and

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 2250 Ann Arbor Saline Road Wetland Use Permit, to remove up to 1,728 square feet of wetland area, and mitigation plan, including construction of at least 2,735 square feet of new wetland, restoration and monitoring of the remaining wetland area.

Friendly amendment made by Clein, seconded by Franciscus, to remove "subject to preliminary plan..."

Friendly amendment made by Briere, seconded by Mills, to strike paragraph P-6 from the Development Agreement.

On a voice vote, the vote was as follows with the Chair declaring the amended motion carried. Vote: 8-0

Yeas: 8 - Wendy Woods, Kenneth Clein, Sabra Briere, Sofia Franciscus, Sarah Mills, Bonnie Bona, Alex Milshteyn, and Shannan Gibb-Randall

Nays: 0

Absent: 1 - Jeremy Peters

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 [15-1292](#) 220 West Ann Street Addition Site Plan for City Council Approval - A proposal to add a second story to the rear of the existing building, construct a front porch facing North First Street and construct a covered exterior stairwell at the northeast corner of the building located on this 0.1 acre parcel. (Ward 1) Staff Recommendation: Approval

Moved by Clain, seconded by Milshteyn, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 220 West Ann Site Plan.

On a voice vote, the vote was as follows with the Chair declaring the motion carried. Vote: 8-0

Yeas: 8 - Wendy Woods, Kenneth Clein, Sabra Briere, Sofia Franciscus, Sarah Mills, Bonnie Bona, Alex Milshteyn, and Shannan Gibb-Randall

Nays: 0

Absent: 1 - Jeremy Peters

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

12 COMMISSION PROPOSED BUSINESS

13 ADJOURNMENT

Moved by Franciscus, seconded by Milshteyn, that the meeting be Adjourned at 9:24 p.m. On a voice vote, the Chair declared the motion carried.

Wendy Woods, Chair
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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).

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.