



# City of Ann Arbor

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

## Meeting Minutes City Planning Commission

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Thursday, September 6, 2012

7:00 PM

City Hall, 301 E. Huron Street, 2nd Flr.

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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 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 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](http://www.a2gov.org)).

### 1 CALL TO ORDER

*Vice Chair Wendy Woods called the meeting to order at 7:05 pm.*

*Enter Westphal.*

### 2 ROLL CALL

*Rampson called the roll.*

**Present** 9 - Bona, Pratt, Mahler, Woods, Derezinski, Westphal, Giannola, Adenekan, and Clein

### 3 APPROVAL OF AGENDA

**Moved by Giannola, seconded by Bona, that the agenda be approved. On a voice vote, the Chair declared the motion carried.**

### 4 INTRODUCTIONS

### 5 MINUTES OF PREVIOUS MEETING

[12-1167](#)

City Planning Commission Meeting Minutes July 17, 2012

**Moved by Adenekan, seconded by Clein, that the 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**

*Derezinski reported that at the previous Council meeting, the Council approved the Knight's Market rezoning and site plan. He said that there were comments about the floodplain that were addressed by the architect. He noted that the Speedway Site Plan was approved and that the rezonings of 922-926 Catherine Street and the public land parcel next to the Speedway site were approved at first reading.*

*Derezinski reported that Council approved the purchase of 2 lots of land through the Greenbelt program. He said that there was also much discussion about funding the contract for the Connector Study, which was voted down.*

**6-b**      **Planning Manager**

*Rampson called the Commission's attention to the Meeting Calendar in their packets. She reported that staff had held their first ZORO office hours today, where the public were welcome to come and meet with staff and get their questions answered about the zoning reorganization draft. She said there would be another opportunity on September 11.*

*Rampson reported that there would be a Planning Commission Working Session immediately following today's meeting for a presentation and discussion on the PEV [Public Electric Vehicle] Ready Michigan Plan.*

*She said at the September 18 Planning Commission meeting, they would be starting the process to review and recommend to City Council the distribution of the 2012 Sustainability Framework, which will then be forwarded to neighboring jurisdictions for their review and comment.*

*Rampson reported that Kristin Baja, the project manager of the State Street Corridor Plan, would be making a presentation about the draft plan to the Commission on September 18.*

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

*Bona reported the North Main Huron River Corridor Task Force has held three meetings, and the fourth meeting is next week. She asked if any Commissioners could substitute for her at next week's meeting. She encouraged those interested to go to the Planning web page for details of the meeting.*

*Pratt reported that the Master Plan Revisions Committee met earlier in the day and heard about the South State Corridor Plan, in addition to getting a sneak peak at the Sustainability Framework Plan. He said the committee is seeing a good fit between the two, moving beyond the traditional land use plan. He said he believes the result will be something pretty robust.*

*Westphal reported that the next Ordinance Revisions Committee meeting has been confirmed for September 17, at 5 pm. with the discussion focusing on the R4C/R2A area.*

**6-d**      **Written Communications and Petitions**

[12-1169](#) September 2012 Meeting Calendar

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**

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](http://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 [12-1168](#) Amendments to Chapter 61 (Signs and Outdoor Advertising) to dissolve the Sign Board of Appeals and shift its responsibilities to the Zoning Board of Appeals.

*Rampson presented the staff report.*

*PUBLIC HEARING:*

*Noting no speakers, the Chair declared the public hearing closed.*

**Moved by Pratt, seconded by Derezinski, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve amendments to Chapter 61 (Signs and Outdoor Advertising), Section 5:517, to shift the responsibilities of the Sign Board of Appeals to the Zoning Board of Appeals.**

*COMMISSION DISCUSSION:*

*Bona asked about previously discussed amendments to the sign ordinance and if they would make it less restrictive or create more appeals.*

*Rampson said they do not anticipate a large increase in appeals due to the current sign ordinance, but that could change in the future as changes to the ordinance*

occur.

Rampson explained that two years ago they had drafted changes to the sign ordinance and received public, but due to staff limitations the amendments hadn't gone beyond that. She said during the ZORO process, staff has been able to look at best practices in sign ordinance regulations and realized they need to start from the ground up to create a sign ordinance that the community feels that they want and is enforceable. She said that as a part of ZORO they have been able to make some minor changes to correct obvious mistakes.

Clein asked if the only change, with this proposed text amendment, would be that the applicant would be going before a different Board than earlier.

Rampson said that is correct; it would be the same Planning staff administering the process, adding that even fees would stay the same.

Mahler asked if there is a definition of 'practical difficulty and unnecessary hardship'.

Rampson said there is a substantial body of case law on practical difficulty and unnecessary hardships. She said when the text amendment is approved, the Zoning Board of Appeals would be receiving training on case law dealing with signage regulation as well as variances.

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

**Yeas:** 9 - Bonnie Bona, Evan Pratt, Eric A. Mahler, Wendy Woods, Tony Derezinski, Kirk Westphal, Diane Giannola, Eleanore Adenekan, and Kenneth Clein

**Nays:** 0

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

None.

**11 COMMISSION PROPOSED BUSINESS**

**12 ADJOURNMENT**

The meeting was unanimously adjourned at 7:30 p.m.

Kirk Westphal, Chair  
mg

**WORKING SESSION IMMEDIATELY FOLLOWING REGULAR MEETING**

Community Television Network Channel 16 live televised public meetings are also available to watch live online from CTN's website, [www.a2gov.org/ctn](http://www.a2gov.org/ctn), on "The

*Meeting Place” page (<http://www.a2gov.org/livemeetings>).*

*Live Web streaming is one more way, in addition to these listed below, to stay in touch with Ann Arbor City Council and board and commission actions and deliberations.*

- *Video on Demand: Replay public meetings at your convenience online at [www.a2gov.org/government/city\\_administration/communicationsoffice/ctn/Pages/VideOnDemand.aspx](http://www.a2gov.org/government/city_administration/communicationsoffice/ctn/Pages/VideOnDemand.aspx)*
- *Cable: Watch CTN Channel 16 public meeting programming via Comcast Cable channel 16.*

*The complete record of this meeting is available in video format at [www.a2gov.org/ctn](http://www.a2gov.org/ctn), on “The Meeting Place” page (<http://www.a2gov.org/livemeetings>), or is available for a nominal fee by contacting CTN at (734) 794-6150.*