



# City of Ann Arbor

## Formal Minutes

### Planning Commission, City

301 E. Huron St.  
Ann Arbor, MI 48104  
[http://a2gov.legistar.com/  
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Wednesday, July 5, 2017

7:00 PM

Larcom City Hall, 301 E Huron St, Second  
floor, City Council Chambers

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#### **1 CALL TO ORDER**

*Chair Clein called the meeting to order at 7:05 p.m.*

#### **2 ROLL CALL**

*Planning Manager Brett Lenart called the roll.*

**Present** 7 - Woods, Clein, Milshteyn, Gibb-Randall, Trudeau,  
Weatherbee, and Ackerman

**Absent** 2 - Briggs, and Mills

#### **3 APPROVAL OF AGENDA**

*Planning Manager Lenart explained that the Applicants for Agenda Item 9-d had requested a postponement due to a scheduling conflict on their behalf.*

*Granted*

**The Agenda was approved unanimously, as amended.**

#### **4 INTRODUCTIONS**

None

**5 MINUTES OF PREVIOUS MEETING**

None

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

**6-a City Council**

*Commissioner Zack Ackerman reported that the Holiday Inn Express project, the Circle K project, 904 South Main Street, and six annexations passed at Council. Ackerman added that the Medical Marijuana subcommittee requested an extension on their report. He added that Council has voted to continue to contribute their part to the Paris Agreement.*

**6-b Planning Manager**

*Lenart expressed appreciation for the applicant's flexibility regarding the date of their item coming to the Planning Commission. He explained that due to an administrative error in noticing, the meetings needed to be postponed to the following month. He noted the amount of communication received by the public to the Commissioners.*

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

*Weatherbee provided an Ann Arbor District Library game code.*

**6-d Written Communications and Petitions**

**17-1015** 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.)**

*Ethel Potts, 1014 Elder Boulevard, asked the Commission if there would be a continued public hearing if an item from the meeting's agenda is*

*postponed to a future meeting.*

**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 17-1016** 1140 Broadway Zoning and Planned Project Site Plan for City Council Approval- A proposal to develop three mid-rise residential buildings that provide a total of 620 residential units and 4,500-square feet of retail space on a vacant 6.4-acre site. A 451-space parking structure, an 85-space parking garage and 37 surface parking spaces are proposed. Access to the site is proposed from Broadway Street, Maiden Lane and Nielsen Court. Planned project modifications are requested to allow reduced setbacks on Broadway Street and Maiden Lane. Landscape Modifications are requested to waive requirements for stormwater infiltration. The site plan petition is submitted in conjunction with a rezoning petition from PUD (Planned Unit Development) to C1A/R with Conditions (Campus Business Residential, with the condition that a maximum height limit is established). A brownfield application has also been submitted separately. (Ward 1)  
Staff Recommendation: Approval

*City of Ann Arbor Planning Manager, Brett Lenart, presented the staff report.*

***PUBLIC HEARING:***

*Jeff Hayner, 1807 Pontiac Trail, explained that he worked near to the site for many years, and has lived in the neighborhood for 23 years. He*

*expressed support for postponing the project due to the zoning, traffic, and floodplain issues. He expressed support for rejection of the project due to it not aligning with the Master Plan, explaining that the project is not mixed use. He also disagreed with environmental aspects of the project, the proposed setbacks, and parking.*

*Nancy Stoll, 1314 Broadway Street, expressed dissatisfaction with the proposed 1140 Broadway site plan. She explained that developing the Lowertown lot is important and that the City of Ann Arbor can do better than the presented plans.*

*Traci Novar, 503 West Hoover, explained that she has lived in Ann Arbor for over 20 years, and expressed support for the project stating that it is vital to the community that the lot be developed.*

*Rose Cersonsky, 1213 Broadway, shared that where she lives is right along the site. She stated that she currently experiences a lot of foot traffic from pedestrians in her back yard; they are treating it like a public path instead of private property. She expressed concern with the possibility of increased traffic in her backyard.*

*Pat McCauley, 1418 Broadway, explained that he moved to the neighborhood in 2006. He shared that he likes living in his neighborhood and is not opposed to development, but is concerned with the lack of amenities for the community and the lack of public benefit.*

*Ethel Potts, 1014 Elder Boulevard, explained that the land parcel is important and needs development and encouraged creative planning for the space.*

*Carrie Chobanian, 1230 Broadway Street, shared that she lives near the site. She urged the Planning Commission to deny the project, explaining that it's not appropriate for the site because Building A is too tall, the setbacks aren't far enough away from the creek, the design is not mixed use enough, and the zoning is inappropriate.*

*Tom Blackwell, 1640 Broadway, expressed support for Laura Strowe's comment earlier in the public hearing. He discussed concern for increased pedestrian and motorized traffic.*

*Ken Garber, 2387 Hilldale, representing the Huron Highlands Neighborhood Association, explained that the neighborhood supports development of the site that aligns with the Master Plan.*

*Mark Hopkins, architect representing the petitioner, explained the design of the proposed buildings.*

*Steve Kaplan, 406 North Division, expressed support for development on the site, and explained that he is in favor of the project. He explained that it will help the City as a whole, despite the changes it will bring locally.*

*Cullen Legget, 1312 Broadway Street, explained the close proximity of his house to the development. He expressed concern for pedestrian and cyclist travel, safety, and service. He added that the intersection, as it stands, is subpar, and it will only get worse with the additional traffic. He added that he is comfortable with the density. He expressed concern for affordable housing in the area.*

*Mike Vander Bink, (Address Unknown) explained that the improvements made to the development will create a better traffic situation than what exists today.*

*Shannan Tatum, 1206 Broadway Street, explained that she is in favor of development; however, not the proposed development. She presented an illustration of the proposed buildings in comparison to neighboring properties.*

*Bill Rosemurgy, 1206 Broadway Street, requested the presented project be denied. He explained that the project does not align with the Master Plan.*

*Danielle (Surname unknown), 225 Buena Vista, expressed that affordable housing is hard to find in Ann Arbor. She encouraged affordable housing for new developments.*

*Anne Banister, 612 N. Main Street, expressed dissatisfaction with the proposed project and urged the Commission not to approve it. She explained that the project is too tall, too dense, and does not align enough with the Master Plan.*

*Randall Jacob, 1510 Jones Drive, expressed dissatisfaction with rezoning the property. He added that he has lived in Ann Arbor for 27 years. He also provided information about Traver Creek and shared that it is important for the public to have access to the creek.*

*Andrea Kinney, 1418 Broadway Street, explained that she moved to her*

home to avoid traffic and congestion. She inquired about affordability of the units and expressed dissatisfaction with the design of the project. She added that she would rather run past the existing Brownfield than see the proposed design.

Phil Stoll, 1314 Broadway Street, explained that he is supportive of affordable housing and mixed use development. He expressed dissatisfaction with the rezoning request and the claim that the development is student housing. He expressed concern with water quality in Traver Creek.

Chris Crocket, 306 East Kingsley Street, expressed that she misses the shopping district at the previous Kroger lot. She also shared that the developers are attempting to be considerate. She added that everyone wants thoughtful development at the location but the community does not feel that the proposed plan is right for the location.

Ray Detter, 120 North Division Street, on behalf of the Downtown Area Citizen's Advisory Council, explained the state of the site and that he is in favor of development of the site and he hopes a development can benefit the community.

Andrew Strowe, 1327 Broadway Street, urged the Planning Commission to deny the proposed development. He explained that the design and the zoning are not appropriate for the location.

Chuck Boltman, 1009 Broadway Street, explained that he lives across the street from the proposed development. He expressed concern with the density, height, and environmental aspects of the project. He expressed support for the project.

Peter Honeyman, 1234 South Main Street, (inaudible comment) ... inquired about environmental aspects of the project and expressed satisfaction with the affordable aspect of the project.

Karen Hart, 1233 Broadway Street, explained that the location of the development is perfect for transit oriented development. She shared that so many things are exciting to her about the project and that she's in favor of the development.

Jim Moran, 611 Longshore Drive, explained that he has concerns regarding the project, and that he is supportive of the project. He shared that it is beneficial to the community to have development on the

*Brownfield site.*

*Jacob Schmader, 506 West Keech Avenue, expressed support for the project.*

*Ryan Dibble, 1216 Broadway Street, explained that the building will shade much of his house during the winter. He expressed concern for the character and materials used on the proposed development and the height of the building. He expressed desire for community use and entertainment centers suggesting a park where events could be held. He explained that the building is not affordable.*

*Dave Barber, 1638 Broadway Street, opposed rezoning the Broadway site. He expressed a desire for there to be space between the development and the creek.*

*Dave Hollenden, 1605 Harbal, urged the Commission to deny the zoning request.*

**MOTION I: Moved by Woods, seconded by Weatherbee, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 1140 Broadway Rezoning Petition to C1A/R (Campus Business Residential) district and accept the condition that the maximum building height is limited to four stories and 60 feet within 70 feet of Traver Creek and eight stories and 100 feet everywhere else in the district, subject to executing a Conditional Zoning Statement of Conditions, and**

**MOTION II: Moved by Woods, Seconded by Weatherbee, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 1140 Broadway Site Plan with Planned Project Modifications and Landscape Modifications, and Authorization of Activity in the Natural Feature Open Space, subject to granting of variances, and Development Agreement.**

*DISCUSSION ON MOTION I AND MOTION II:*

*Ackerman commented on the current PUD (Planned Unit Development) zoning, explaining that it is a good tool, but is highly individualized to the site. He added that it is unlikely that the current PUD will be developed. Addressing a comment during the public hearing, he inquired about distances permitted from an eight foot fence in a residential neighborhood.*

*Lenart answered that an eight foot fence would typically be in the rear yard.*

*Ackerman noted that one of the public benefit items listed for this project is to provide a smooth transition to a residential setting, and that the rear setback of building A is also inconsistent with what would be allowed in a typical residential neighborhood. He inquired about traffic improvements and easements for Broadway and Maiden lane.*

*Mucha explained that there are proposed turning lanes in the right of way. He added that the sidewalks at Plymouth Park will be connected to the intersection of Maiden Lane and Plymouth, which requires an easement.*

*Ackerman inquired about the distances from Building A to the creek.*

*Mucha explained that there are three wings facing the creek and that the average setback from the property line is 67 feet, 52 feet, and 62 feet.*

*Ackerman inquired about the reasoning behind staff's recommendation to not allow public access along the creek.*

*Lenart noted that staff recognizes the value of the creek, and that a 25 foot natural buffer is required to reduce use, encourage plant growth, and avoid compaction and litter. He explained that a pathway near the creek would compromise the protection of the creek.*

*Ackerman encouraged the developer to create a path within the limits of the buffer.*

*Mucha commented that there is currently a significant amount of foot traffic along the creek, and he suspects that there will still be a lot of foot traffic near the creek if there is a path 25 feet away.*

*Ackerman inquired about the mixed use aspect of the project.*

*Mucha explained that they will build what there is a demand for. He mentioned the history of unsuccessful retail at the location and explained the circumstances of the current existing retail. He added that retail will be constructed in the third phase of the project, allowing flexibility depending on the demand for retail, explaining that they will be able to add retail space if it is needed. He explained that there would be an ongoing survey to determine demand for retail space.*



*Ackerman stated that he wants to see mixed use on the site. He expressed concern with the locations of the retail.*

*Mucha explained that they want to create as much retail as possible.*

*Ackerman commented on affordability, stating that increasing the supply of housing will drive down rental prices.*

*Mucha explained that it was staff's recommendation to create more units of a smaller size to allow it to be affordable.*

*Commissioner Wendy Woods added that due to the likelihood of postponing the item, it would be beneficial to begin discussing what might be needed for the Commission to grant approval.*

*Chair Clein inquired about the zoning choice for the project. He commented that the zoning is one with the highest allowable floor area, and asked Mucha how critical that is to the project.*

*Mucha answered that the project before the Commission is a complete package, and if different components get eliminated or switched around then it will impact other areas of the plan. He added that the entire FAR (Floor Area Ratio) is not being used. He added that they are voluntarily asking for conditional zoning. Adding that C1A/R zoning is what will create the most viable plan at this location.*

*Commissioner Scott Trudeau commented on the zoning of the project, stating that the zoning of the project doesn't bother him due to being so near to various University of Michigan medical centers.*

*Commissioner Gibb-Randall inquired about the intent of the C1A/R zoning district.*

*Lenart answered that it was designed to be a campus-centric zoning, and that it was intended to provide an urban experience on campus. He added that C1A/R is one of many districts that emerged from wanting to implement more mixed use spaces.*

*Chair Clein inquired about the number of beds at the proposed development as well as the placement of the largest proposed building.*

*Mucha answered that the majority of the units will be studio and one*

*bedrooms. Mucha answered that due to the physical constraints of the site the buildings are in the locations that make the most sense.*

*Weatherbee inquired about shade studies and requested further information regarding how the neighborhood would be impacted.*

*Mark Kurensky, Land Planner representing the petitioner, responded that that information can be brought to the next meeting.*

*Weatherbee also commented on the contrast between the proposed buildings and the surrounding areas and opportunities to change the design of the building.*

*Hopkins answered that after working with the physical constraints of the site and developing the best use of the space, an architectural theme was applied. He added that visual interest was intentional, and that the design was created specifically for the location. He added that he is listening to comments regarding design.*

*Weatherbee commented on the sustainability, affordability, and public benefit of the project.*

*Chair Clein inquired about the roofs of the buildings and fan cooled units and other mechanical equipment. He also inquired about sustainability beyond just meeting code.*

*Hopkins answered that there will be a parapet wall with mechanicals on the roof. He added that the roof will pitch internally for draining, as well as solar panels, noting that no specific system has been decided on yet.*

*Mucha answered that although he didn't have the sustainable plan with him it could be provided to the Commission. He also stated that they are not seeking LEED certification.*

**Moved by Ackerman, seconded by Milshteyn to extend the meeting until 12:00 a.m.**

*DISCUSSION ON MEETING EXTENSION:*

*None*

**VOTE ON MEETING EXTENSION:**

**On a voice vote, the Chair declared the motion passed unanimously.  
Vote: 7-0**

*DISCUSSION ON MOTION I AND MOTION II CONTINUED:*

*Gibb-Randall encouraged the developer to look at reworking the river access and building height to accommodate the public comments.*

*Milshteyn expressed support for Gibb-Randall's comments and expressed satisfaction for the design of the buildings. He added that a wider sidewalk on Maiden Lane would be beneficial. He also inquired about the traffic report for the area. He suggested relocating the pool.*

*Woods inquired about plans to slow traffic within the development. She also inquired about the claim that the development will not be for families. She also shared that she likes the black brick on the exterior of the proposed buildings.*

*Mucha answered that there will be plenty of parking on the site, as well as emphasized sidewalks, and signage as methods to manage traffic. Mucha explained that it has been his experience that in developments like this one, the typical residents are not families.*

*Commissioner Scott Trudeau inquired about parking on the site. He commented that in the plans there is a plaza type area, and he expressed support for expanding that area.*

*Mucha answered that the parking provided will be for residents of the development, excluding the parking allotted for retail.*

*Gibb-Randall inquired about the walls around the parking area, as shown on the site plan. She encouraged re-design of the condominium buildings.*

*Kurensky answered that the wall is intended to create human scale and define the space.*

**Moved by Ackerman, seconded by Milshteyn, to postpone decision on the 1140 Broadway Street Conditional Rezoning and Site Plans with Planned Project and Chapter 62 Landscape Modifications to the August 15, 2017 meeting.**

*DISCUSSION ON MOTION TO POSTPONE:*

None

**VOTE ON MEETING EXTENSION:**

**On a voice vote, the Chair declared the motion passed unanimously.**

**Vote: 7-0**

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

**Yeas:** 7 - Wendy Woods, Kenneth Clein, Alex Milshteyn, Shannan Gibb-Randall, Scott Trudeau, Julie Weatherbee, and Zachary Ackerman

**Nays:** 0

**Absent:** 2 - Erica Briggs, and Sarah Mills

- 9-b**      [17-1017](#)      Ann Arbor Distillery Private Hall Rental Special Exception for City Planning Commission Approval - A request to allow the existing space at 220 Felch Street to be used as a private rental hall for social occasions and stage productions, associated with the Ann Arbor Distillery. Zoned M1. (Ward 1)  
Staff Recommendation: Denial

*City of Ann Arbor Planning Manager, Brett Lenart presented the staff report.*

**PUBLIC HEARING:**

*Rob Cleveland, Managing Director of Ann Arbor Distilling Company, explained his intention for hosting events and gave examples of the events that will take place, which include, 'The Moth Hour', local musicians, and other community events. He added that it is free to the artist to use the venue. Cleveland explained the community impacts of having events at Ann Arbor Distillery.*

*Jon Britton, Head Distiller at the Ann Arbor Distilling Company, explained his connection with the company, adding that it is where he found a sense of home and community in Ann Arbor. Britton commented on the walkability of the location and mentioned that there is a parking structure two blocks away.*

*Patricia Wheeler, 1720 Orchard Street, Michigan Producer of 'The Moth Radio Hour', explained the radio program, noting there is a huge demand*

*for affordable arts programming in Ann Arbor. She added that over 200 people a month can be turned away from performing. Wheeler further stated that she has not heard of parking being an issue, and that if The Moth cannot be hosted by Ann Arbor Distilling Company, the shows will have to take place in another city. Wheeler also added that there is a parking structure two blocks from the venue.*

*Annie (Surname Unknown), doctoral student at the University of Michigan, explained that when moving to Ann Arbor four years ago she found that she felt very at home. She shared that she finds purpose in sharing music with others outside of the music school. She stated that Ann Arbor needs more affordable venues for artists. She mentioned that there is a parking structure two blocks from Ann Arbor Distilling Company.*

*Amir Gaghdadchi, 9923 Galatian Drive, explained that he is the host of the Ann Arbor Moth Story Slam. He stated that there are many places in Ann Arbor to see great artists, but when people come to the Moth Story Slam at Ann Arbor Distilling Company, the Ann Arbor community is coming to listen to local people. He stressed the importance of the atmosphere and the environment that is created there.*

*Anna Foster, 618 Gott Street, explained the walkability of the distillery location and added that many local people benefit from having access to the distillery as a venue.*

*Brenden Quinn, 307 Hiscock Street, explained that he lives near Ann Arbor Distilling Company and that most people who attend events there walk.*

*Jonathan Beels, 120 ½ West Liberty Street, explained that he walks to the distillery often because he lives only four blocks away, he added that there is a parking structure only two blocks away. He shared that he and his fiancé were planning to have their wedding at Ann Arbor Distilling Company.*

*Maisie Woodford, 9922 Lorraine Place, explained that she is on the organizing committee of the Ann Arbor Jazz festival and has lived in Ann Arbor for 40 years, she added that parking in general is a problem in Ann Arbor, but people make it work. She shared that the parking issue is trivial compared to all of the positive impacts that are made by hosting events at Ann Arbor Distilling Company.*

? (Name and Address Unknown) explained that she is also on the organizing committee for the Ann Arbor Jazz Festival and an international graduate student. She explained to the Commission that there is a need for students to have a community outside of campus. She explained that Ann Arbor Distilling Company is a quick walk from Blake Transit Center and those who choose to drive can park in the parking structure nearby.

**Moved by Weatherbee, seconded by Milsteyn to extend the meeting to 12:45 a.m.**

*DISCUSSION ON MEETING EXTENSION:*

None

**VOTE ON MEETING EXTENSION:**

**On a voice vote, the Chair declared the motion passed unanimously.  
Vote: 7-0**

*PUBLIC HEARING CONTINUED:*

*Chuck Boltman, 1009 Broadway Street, shared that he is an architect who works to convert old buildings to fit a use that they were not originally intended for. He added that it's important to find a way to use the space because the old buildings are at stake. He described that there will be needs and uses for old buildings that the zoning code did not account for. He stated that the zoning code has to be more than an instrument for saying no.*

*David Hegg, (Address Unknown) shared that he is a builder and is familiar with working with codes. He explained that there is parking available and that it is important to allow Ann Arbor Distilling Company to keep functioning the way it is.*

*Lucas Grant, 1699 Broadway Street, explained that when he drives to the distillery and he parks in the parking structure. He stated that as a young independent artist, the Ann Arbor Distilling Company is one of the only places available to him to share his work.*

*Sandy Smith, 515 N. Ashley, explained that she lives about half a block away from the distillery. She added that she was not aware of large gatherings happening so near to her house, and only became informed when her neighbor discussed it with her. She explained that if she didn't*

*know there were events happening, then they likely aren't creating a problem.*

*Peter Littlejon, 335 East Anne Street, explained that he is on the board of Threads, an art festival that is scheduled to take place at the distillery in August 2017. He explained the benefits that local artists will receive if the festival is able to be held there.*

*Phil (Last Name Unknown) 102 Felch, event coordinator for the Ann Arbor Distilling Company, explained that there was never a plan to create an event space. He added that it was a great way to keep in the community. He explained that the community as a whole is promoting walking and biking and that it doesn't make sense to add parking spaces to a place that serves alcohol.*

**MAIN MOTION:**

**Moved by Ackerman, seconded by Milshteyn, that the The Ann Arbor City Planning Commission, after hearing all interested persons and reviewing all relevant information, finds the petition to substantially meet the standards in Chapter 55 (Zoning Ordinance), Section 5:104 (Special Exceptions) and, therefore approves the Ann Arbor Distillery at 220 Felch Street for private rental hall use.**

**COMMISSION DISCUSSION ON MAIN MOTION:**

*Commissioner Zach Ackerman thanked staff for the accuracy of the report. He expressed support for Ann Arbor Distilling Company because of the benefits it gives to the community.*

*Commissioner Alex Milshteyn expressed concern about fire code within the building.*

*Cleveland explained that there are changes that would need to be made to become compliant with building and fire code.*

*Milshteyn inquired about amending the motion to include a time limit for events at the distillery.*

*Cleveland stated that he would adhere to a 10 p.m. limit for rental hall events.*

*Ackerman added that the time limit would run with the land and not the*

*use, and explained that he would prefer to regulate the use.*

*Cleveland inquired about the time limit being set on the exterior or the interior of the rental hall space.*

*Milshteyn answered any space that is being occupied by rental hall use would be subject to the time limit.*

*Weatherbee gave examples of other businesses that close at 10:00 p.m. She also added that there haven't been any complaints from the community and there is parking close by. Weatherbee commented on the current popularity of the space for events and inquired about plans for long term success of the business.*

*Cleveland answered that although Ann Arbor Distilling Company does host events it is primarily a distillery.*

*Trudeau inquired about holding weddings at the distillery.*

*Cleveland answered that in some cases they will hold weddings, however not often because they are challenging to host.*

*Commissioner Wendy Woods commented on the close proximity to the parking structure and on the need for a fire hydrant. She inquired about the cost of a fire hydrant falling on the City of Ann Arbor, as well as inquiring about the layout of the event space.*

*Cleveland answered that he has met with the Fire Marshall and discussed the course of action to make the space compliant with fire code. He also described the event space.*

*Chair Klein inquired about the number of people attending 'The Moth Hour' events. He also inquired about the number of restrooms available to people who come to events.*

*Cleveland answered that 'The Moth events bring in over 100 people and for the future they would need to find a way to keep attendance under 100. Cleveland stated that there are two sets of restrooms available to guests and it is likely that they will have to build another one. Cleveland explained that if it becomes too expensive to accommodate for an event space then they will not be able to hold events.*

*Chair Klein suggested that Cleveland make it known to customers that*



*parking is limited and encourage them to use alternative forms of transportation.*

*Cleveland acknowledged and agreed.*

**AMENDMENT I:**

**Moved by Milshteyn, seconded by Gibb-Randall that the main motion be amended to add "private rental hall use until 10:00 p.m. daily"**

*COMMISSION DISCUSSION ON AMENDMENT I:*

*None*

**VOTE ON AMENDMENT I:**

**On a voice vote, the vote was as follows with the Chair declaring the motion carried:**

**Vote: 7-0**

**Yeas:** 7 - Wendy Woods, Kenneth Clein, Alex Milshteyn, Shannan Gibb-Randall, Scott Trudeau, Julie Weatherbee, and Zachary Ackerman

**Nays:** 0

**Absent:** 2 - Erica Briggs, and Sarah Mills

**VOTE ON AMENDED MOTION:**

**Moved by Ackerman, Seconded by Milsteyn that the motion be approved as amended. On a voice vote, the vote was the following with the chair declaring the motion carried.**

**Vote: 7-0**

**Yeas:** 7 - Wendy Woods, Kenneth Clein, Alex Milshteyn, Shannan Gibb-Randall, Scott Trudeau, Julie Weatherbee, and Zachary Ackerman

**Nays:** 0

**Absent:** 2 - Erica Briggs, and Sarah Mills

- 9-c**      [17-1028](#) Szocik Annexation and Zoning (1427 Warrington) for City Council Approval - A request to annex this 1.260 acre single family parcel into the City of Ann

Arbor from Ann Arbor Township to obtain public utilities. If approved, the parcel with existing house will be zoned R1A (Single-Family Dwelling).  
 (Ward 1) Staff Recommendation: Approval

*Lenart explained the staff report.*

**PUBLIC HEARING:**

*None.*

**BOARD DISCUSSION:**

*Chair Klein commented that this case seems consistent with other annexations and that he supports it.*

**Moved by Weatherbee, seconded by Milshteyn, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Szocik Annexation and R1A (Single-Family Dwelling District) Zoning (1427 Warrington Circle).**

**On a voice vote, the vote was the following with the Chair declaring the motion carried.**

**Vote: 7-0**

**Yeas:** 7 - Wendy Woods, Kenneth Clein, Alex Milshteyn, Shannan Gibb-Randall, Scott Trudeau, Julie Weatherbee, and Zachary Ackerman

**Nays:** 0

**Absent:** 2 - Erica Briggs, and Sarah Mills

- 9-d      [17-1030](#)      Sprint Temporary Cellular Facility (trailer) for City Planning Commission Approval - A proposed temporary cellular tower trailer to be located at 214 E. Madison Street for a three-month period from August 28, 2017 to November 28, 2017. (Ward 4) Petitioner Has Requested Postponement  
*Petitioner Has Requested Postponement*

*Granted*

**10      UNFINISHED BUSINESS**

*None*

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

*None*

**12      COMMISSION PROPOSED BUSINESS**

*None*

**13      ADJOURNMENT**

**Moved by Milshteyn, seconded by Trudeau, that the meeting be adjourned at 12:31 a.m. On a voice vote, the chair declared the motion carried.**

Ken Klein, Chair  
/mg

The complete record of this meeting is available in video format at [www.a2gov.org/ctn](http://www.a2gov.org/ctn), or is available for a nominal fee by contacting CTN at (734) 794-6150.