



City of Ann Arbor

301 E. Huron St.
Ann Arbor, MI 48104
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Meeting Minutes City Planning Commission

Tuesday, July 2, 2013

7:00 PM

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

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1 CALL TO ORDER

Chair Westphal called the meeting to order at 7:10 pm.

2 ROLL CALL

Rampson called the roll.

Present 8 - Bona, Woods, Westphal, Giannola, Clein, Briere, Parekh, and Peters

Absent 1 - Adenekan

3 APPROVAL OF AGENDA

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

4 INTRODUCTIONS

Chair Westphal welcomed Commissioner Jeremy Peters and Commissioner Paras Parekh, requesting them to introduce themselves to the Commission.

Peters introduced himself as a resident of Ann Arbor, since 2000, noting that he came to study at the University of Michigan in 1998 and remained and works for a local company, Ghostly International and Ghostly Song, a recording label and music publishing company. He said he is happy to be here.

Parekh introduced himself as a more recent resident of Ann Arbor, adding that he grew up here for 20 years but moved away and is now glad to be back with his family. He said he works as the marketing director for the University of Michigan's Alumni Association. He expressed his excitement to be here.

Rampson introduced staff intern, Katy Ryan.

Ryan said she had just finished the first year at the University of Michigan's Master Planning Program, adding that she was originally from Massachusetts, but has family here in Michigan.

Chair Westphal honored former Commissioner Derezinski through presentation of the following Resolution of Appreciation.

Whereas, Tony Derezinski has served on the Ann Arbor City Planning Commission for 4 and 1/2 years, from November 2008 to June 2013, and

Whereas, Tony Derezinski also served as the representative of the Ann Arbor City Council during that time and has brought that experience to assist and inform the deliberations of the City Planning Commission, and

Whereas, Tony Derezinski has used his considerable knowledge of planning to provide leadership in the pursuit of community goals, in particular those which promote regional planning and collaboration and age-friendly communities, and

Whereas, Tony Derezinski has provided new ideas and energy to his approach to projects and issues being considered by the Ann Arbor City Planning Commission, and

Whereas, Tony Derezinski has provided legislative and legal expertise and tireless diligence to the City Planning Commission and the City of Ann Arbor in the interest of the City's planning efforts, and

Whereas, Tony Derezinski's collegiality, civility, and forward thinking will be missed by the Commission, be it therefore

RESOLVED, that the Ann Arbor City Planning Commission expresses its sincere gratitude and commends Tony Derezinski for his dedicated service to planning in the City of Ann Arbor on this 2nd day of July, Two Thousand and Thirteen.

*Kirk Westphal, Chair
Wendy Woods, Vice Chair
Bonnie Bona, Secretary
Sabra Briere
Eleanore Adenekan
Ken Clein
Diane Giannola
Paras Parekh
Jeremy Peters*

Derezinski thanked the Commission for his wonderful years on the Commission, commending the Commissioners as well as the wonderful Planning and City staff, stressing how fortunate the City is to have such talented and dedicated staff who work through collaborative and cooperative efforts. He expressed one of the most important roles he played while on the Commission was to try to manage change. He said his running motto of 'Let's making this wonderful City even better', is still good to

have. He thanked Chair Westphal and former chairs for their wonderful efforts in guiding the City and Commission. He thanked them for the Resolution of Appreciation and for their love.

Chair Westphal honored former Commissioner Mahler through presentation of the following Resolution of Appreciation.

Whereas, Eric Mahler has served on the Ann Arbor City Planning Commission for 6 years, from July 2006 to June 2013, and

Whereas, Eric Mahler also provided leadership as Chair to the Ann Arbor City Planning Commission for two years during that time, and

Whereas, Eric Mahler has used his considerable knowledge of planning to provide leadership in the pursuit of community goals, in particular those which promote economic development, sustainability and regional planning and collaboration, and

Whereas, Eric Mahler has provided a patient and pragmatic approach to moving the Ann Arbor City Planning Commission's work program forward, and

Whereas, Eric Mahler has provided legal and organizational expertise to the City Planning Commission and the City of Ann Arbor in the interest of the City's planning efforts, and

Whereas, Eric Mahler's common sense, commitment and focus will be missed by the Commission, be it therefore

RESOLVED, that the Ann Arbor City Planning Commission expresses its sincere gratitude and commends Eric Mahler for his dedicated service to planning in the City of Ann Arbor on this 2nd day of July, Two Thousand and Thirteen.

Kirk Westphal, Chair
Wendy Woods, Vice Chair
Bonnie Bona, Secretary
Sabra Briere
Eleanore Adenekan
Ken Clein
Diane Giannola
Paras Parekh
Jeremy Peters

Mahler thanked the Commission and stated that when one looks at the amount of work this Commission and staff accomplished during the six years he was on the Commission it is staggering. He said he could not have chosen a greater group of people with which to serve and thanked them all. He said while he will be moving on to the AATA board, he will still be watching the Commission meetings closely and will not hesitate to forward his opinions in the future. He thanked the Commission for the presented Resolution.

5 [13-0813](#) ORGANIZATION OF COMMISSION

Election of Officers (Article V of Bylaws)

4-a (1) Chair

Moved by Woods, seconded by Giannola, that Kirk Westphal be nominated as Chair. On a voice vote, the motion carried and Kirk Westphal was elected Chair.

4-b (2) Vice Chair

Moved by Bona, seconded by Clein, that Wendy Woods be nominated as Vice-Chair. On a voice vote, the motion carried and Wendy Woods was elected Vice-Chair.

4-c (3) Secretary

Moved by Giannola, seconded by Briere, that Ken Clein be nominated as Secretary. On a voice vote, the motion carried and Ken Clein was elected as Secretary.

4-d Reviews of Bylaws (Article XIV of Bylaws)

Rampson noted that there were no proposed substantive changes to the present Bylaws, and that staff proposes amending Article VII: Meetings, Section 16, regarding special accommodations to change the advance notice from 24 hours to 48 hours, consistent with recent changes adopted by the City Clerk's Office. Another staff-proposed amendment to Article X: Agendas and Order of Business, Section 3, regarding the order of items on the agenda would be needed to be consistent with recent City software implementation used for preparation of agendas and minutes.

Rampson explained that this would be the time for the Commission to make any proposed changes or amendments to the Bylaws, as they would vote on their adoption at the next meeting in two weeks.

Bona asked staff where the change to the advance notice originated from since it seemed to her that it was adding more burden to the public needing special accommodations.

Rampson replied that the change came from the Clerk's office and she would need to check with them on the reason, adding that she was aware of a shortage of qualified sign language interpreters readily available within such a short notice.

Bona asked for more information from the Clerk's office on their past experiences with the noted accommodations.

4-e Public Notice and Input Overview

Rampson stated that as part of the annual review, staff would like to refresh their documentation. She reviewed the 'Public Notice and Input Overview' handout with the Commission, noting that it is made available to the public at each meeting as well as on the City's website. She invited Commission-proposed changes, which could be made to the document at any time.

6 MINUTES OF PREVIOUS MEETING

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

7-a City Council

Briere reported that at the previous night's meeting, Council rejected the rezoning request for Capital Investments on South State Street. They postponed taking action on the South State Street Corridor Plan, and approved the down-zoning of the old Greek Orthodox Church site at 414 Main and 401 N. Fourth Avenue. Council re-appointed the R4C/R2A Advisory Committee, noting that advisory committee members had requested of Council to meet again, at least once, or however long it takes to make recommendations. She said Council didn't appoint exactly the same people that were on the committee earlier, and they appointed her to be the Council representative, but not a Planning Commissioner per se; theoretically someone from Planning Commission can be added.

7-b Planning Manager

Rampson reviewed the organization meeting material provided to the Commission and brought their attention to the July Meeting Calendar. She pointed out two back-to back-meetings on July 10th, starting at 6 pm, at the Downtown District Library, dealing with two new building additions proposed; one at the Running Fit location at 210-216 South Fourth Avenue and the other at 121-123 East Liberty Street.

7-c Planning Commission Officers and Committees

Bona gave an update on the North Main Huron River Corridor Vision Task Force. She reported that the last public meeting had been held, and they are working on the final report, and there would be at least one more committee meeting remaining where public input was possible to talk about the draft. She said the next meeting would be July 17th with the report due to Council by end of July.

Clein mentioned the study being conducted on the Municipal Center site landscaping, by the University of Illinois, and encouraged the Commission and the public to participate in the on-going survey. He said he was excited that the building and site were being studied for sustainable design since he had some input into that aspect of the project.

7-d Written Communications and Petitions[13-0814](#)

Various Correspondence to the Planning Commission

Received and Filed

8 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

9 PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING[13-0815](#)

Glendale Condominiums Site Plan for City Council Approval - A proposal to construct 8 two-family dwellings and 26 parking spaces on this 2.64 acres site zoned R4B (Multiple-Family Dwelling District)

located at 312 Glendale Drive. Two single-family dwellings will be demolished. Ward 5

Shell / Tim Horton's Revised PUD Zoning and PUD Site Plan for City Council Approval - A Proposal to revise the Planned Unit Development (PUD) supplemental regulations for this 1.44 acres parcel located at 2679 Ann Arbor Saline Road, to allow drive-thru restaurant uses and to construct a 109 square foot drive-thru window addition and access driveway on the north side of the existing building. Ward 4

Glacier Hills Parking Addition Amended Planned Project Site Plan for City Planning Commission Approval - A proposal to construct 31 new parking spaces along the north driveway for this senior living community located at 1200 Earhart Road. The minimum required open space of 67.5% of the 31.47 acres site will be maintained. Ward 2

UNFINISHED BUSINESS

- 9-a [13-0816](#) Hampton Inn and Suites Planned Project Site Plan for City Council Approval - A proposal to construct a new four-story, 72,000 square foot hotel on the west side of this 8.8 acres site located at 2910 Jackson Road, which contains an existing hotel. A planned project modification is requested to allow the new hotel building to exceed the maximum setback of 50 feet; the building is proposed to be located on the previously constructed foundation, which is 72.5 feet from the Jackson Road right-of-way. A landscape modification is requested to provide the required bio-retention in one large area south of the building. A total of 337 parking spaces are proposed for the two hotels. Ward 5. Staff Recommendation: Approval

Katy Ryan presented the staff report.

PUBLIC HEARING:

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

Moved by Giannola, seconded by Clein, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Hampton Inn Planned Project Site Plan and Amended Development Agreement, subject to staff review of the June 28, 2013 revised plans for landscape and storm water compliance prior to City Council consideration, and

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the proposed modifications to the interior landscape island bioretention requirements of Chapter 62 (Landscape and Screening Ordinance) for the Hampton Inn Planned Project Site Plan, because the standards contained in Section 5:608 (Modifications) have been met.

COMMISSION DISCUSSION:

Bona explained to the public and the new commissioners that a Planned Project is a

request to deviate from the ordinance and to provide a public benefit. She said in this case it is the front setback that has changed, since their original approval was granted and buildings are now required to be set close to the street. She commended the petitioner for their efforts and enhancements made since they first saw the plans, noting that the pedestrian connectivity had greatly improved with the revised plans. She said the changes to the Clarion Hotel were icing on the cake from her perspective and she appreciated the changes.

Peters agreed with Bona on the revised plans, noting that they mitigated the setback issue greatly, and he appreciated the efforts from the petitioner.

Clein thanked the petitioner for their rapid responsiveness to the Commission's previous comments and suggestions. He felt the petitioner had done a good job on the pedestrian connectivity, given the location being in such an auto-centric area.

Westphal echoed the Commission's sentiments, adding that the project adhered to the standards for a Planned Project and the amenities provided enhance the pedestrian orientation and the reduced need for infrastructure. He noted that the request was not self-imposed but rather due to code changes that occurred during the course of the development.

Briere asked if the City had received any response from MDOT on the crossing at the tip of the neighboring Weber's property, that leads to the bus stop, making it an amenity of this project.

Rampson said she would have to go back to the file, but believed MDOT reviewed the plan and accepted it when it was originally planned and had accepted it this time around as well. She noted that this detail was included in the Development Agreement between the petitioner and the City.

Before the close of the meeting, Rampson shared review comments from staff and MDOT with the Commission, clarifying that there were no significant changes to the original MDOT approval.

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

Yeas: 8 - Bonnie Bona, Wendy Woods, Kirk Westphal, Diane Giannola, Kenneth Clein, Sabra Briere, Paras Parekh, and Jeremy Peters

Nays: 0

Absent: 1 - Eleanore Adenekan

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** [13-0817](#) U-Haul Moving and Storage of Ann Arbor Site Plan for City Council Approval - A proposal to construct a 1,246 square foot addition to the front of the existing showroom building located at 3655 South State Street, and to construct two new storage buildings at the rear of this 4.68 acres site; a 4,994 square foot warehouse and a 11,696 square foot building containing individual storage units. The detention basin at the rear of the site will be expanded. Ward 4. Staff Recommendation: Postponement

Kowalski presented the staff report.

PUBLIC HEARING

Samantha Keating, representing U-Haul International, 2727 North Central Avenue, Phoenix, AZ, said they are improving the site to provide more options for customers, and making upgrades to the site with landscaping and detention.

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

Moved by Briere, seconded by Giannola, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the U-Haul Site Plan, subject to approval of the plan by the Washtenaw County Water Resources Commissioner prior to City Council action on the site plan.

COMMISSION DISCUSSION:

Woods asked about the lighting and windows in the proposed addition. She said if there are interior passageways, she wonders about fire safety and egress.

Kowalski said the petitioner is submitting a revised photometric plan. He pointed out a gate with card access on the site plan and mentioned U-HAUL would be providing 24-hour access. He said interior plans are reviewed in detail at the building permit stage and referred questions to the petitioner.

Keating asked for clarification on which building the questions pertained to.

Woods said mostly the new building in the back of the site.

Keating said all hallways will be lit with overhead lighting, and lighting is on motion activated sensors, for energy efficiency. She explained that users would need a card swipe to access the building and all buildings meet code for exits.

Woods asked for a plan of the hallway details and widths.

Keating said she could provide this to the Commission.

Woods asked about the sidewalks; she referenced communication received from a neighbor concerning the sidewalks. She noted that the site has not been as well maintained as expected, given its location to be an entryway to the City. Woods asked staff where they were in helping the petitioner understand the conditions they would like to see on this site.

Kowalski expressed concern over temporary signage issues that the petitioner is expected to deal with, adding that the petitioner will be investing quite a lot of money in upgrading the landscaping on the site that will need to be kept up in the future. He noted that the sidewalk is in fairly good shape and upkeep would be a matter of enforcement, since the location is a very visible site.

Woods asked if there will be shrubbery added along the front.

Kowalski responded that currently there are 2-3 trees that will be removed, and there will be 8 additional trees added to the front landscape islands. He said the additions to the berm in the front will also help mitigate.

Briere said she was trying to reconcile recommendations of the State Street Corridor study, which recommends office use for this site, while this parcel is zoned M1A. She asked staff to help her try to reconcile how one could envision this area for office use in the future.

Kowalski noted that the Master Plan Land Use Element references M1 and light industrial uses for this site. He said what he believes they can take away from the South State Street Corridor study is the intended office use for this site, if it ever turns over; however those recommendations are not intended to push out existing uses, but are intended for re-development uses. He pointed out the proposed pedestrian and façade improvements that can be used with this project.

Briere said the site is currently not pedestrian friendly, and she asked if the grassy area will be significantly and visibly changed.

Kowalski said he believed they would be removing the existing trees and planting new trees, and with the continuous row of added shrubs on the berm it will be significantly improved.

Briere asked the petitioner where users would be accessing the new building, adding that she didn't see marked parking on the plan.

Keating said they can set aside marked parking if that is a requirement, but added that typically people don't visit their units often and when they do, they try to park close to the front door to load or unload.

Briere asked about the purpose for Building F.

Keating said it is a warehouse building that will be used for storage of boxed items for employee-only access and not self-storage.

Peters asked the petitioner if the request was postponed, would it be possible to get elevation plans that include the envisioned landscaping as seen from State Street.

Keating said definitely. She said that working with staff in looking at the South State Street Corridor Plan in relation to their site, they can try to add additional landscaping in front of the retail area to address the vision.

Westphal asked about the request from staff for more permanent materials such as masonry on the buildings.

Keating said they can look at it; however given the current architectural features, it would make it look like it's not a cohesive element of the existing building but scabbed on at a later time. She also pointed out that they have a bottom line they need to be working in.

Giannola asked about permanent signage.

Keating said the existing sign will be relocated to the new landscape island.

Clein asked about the previous history of site plans that have not come to fruition.

Keating said while she could not speak to previous site plans, she said one of the issues they were challenged with was bringing the site up to code, and with the project being budgeted for the next fiscal year, they are anxious to get started.

Clein said he does not have an issue with metal materials, given that the rest of the building is metal. He felt the addition of minimal masonry touches on the front will not help; rather, nicely finished metal and detail will be appropriate. He expressed concern over the proposed walkway across the entry drive, and suggested it be moved closer to the building. He felt such a change would also benefit the street presence and bringing it closer to creating a street-friendly design and in looking at the project as becoming part of the long-term community planning efforts.

Westphal clarified that there was a difference in the Commission paper packets and those shown on the slides.

Kowalski said the latest version of the plan is what is shown on the screen, since he received revised plans after the paper packets were created for the Commission. He explained they have struggled with how to make the plan work, and the previously proposed walkway constrained the driveway. He noted that they have to be able to deal with trucks on the site as well.

Clein described how the addition could be revised to allow for the walkway along the southern part of the addition.

Parekh asked staff if they had concerns with the signage.

Kowalski said the existing temporary signs are a concern. He explained that he does not know if the existing permanent sign is code compliant.

Parekh said it is challenging to know that the site is a U-HAUL location, adding that it is currently not attractive in any way. He asked if there were plans to change the signage.

Keating said they will keep the existing ground sign, and she believed the improved streetscape will give more of an identity to the site.

Parekh asked if the petitioner had read the comments from the neighboring property

owner.

Keating said she had spoken to him after the citizen participation meeting and his concerns dealt mostly with the highest and best use of property, indicating that he felt they should sell the property for a re-development of the site. Keating said U-HAUL has owned this property for 30-40 years and plans on staying and therefore have come before the Commission to make improvements to the site.

Parekh asked about comments of the existing site conditions.

Keating said they have had to look at the whole site and how they can make improvements in an organized fashion.

Giannola asked if the new landscaping would hide the signage and make it even more difficult to find the location.

Westphal clarified that the existing evergreens will be coming out.

Rampson said the sign ordinance tries to keep things esthetically pleasing, adding that if the existing signage is touched it would have to meet the current sign regulations.

Bona observed that the proposed front lawn looks to be smaller than existing.

Keating said the parking is being moved closer to the street with approximately 20 feet remaining.

Bona asked that the revised plans reflect the changes.

Bona said she agreed with Clein on the tightness around the addition and they don't want building that close to the driveway, since they are dealing with people who are not used to driving trucks. She said she would like to have them explore shifting away from the driveway. She said she likes the earlier version of the sidewalk, off the parking lot. She agreed with Giannola on the need for better signage, in the best interest of the owners, she felt it needed to be moved closer to the street. Bona commented on the letter from neighbor, Mr. Youssef, adding that she felt the image of the site can be improved by lining up the trucks in front and could therefore act as part of the signage. She also felt that brick would not help and would rather see the building reshaped.

Clein asked about the truck parking area in the front and if it is treated as general parking area.

Kowalski said yes.

Clein asked if screening requirements are met.

Kowalski said in reviewing the most recent plan, it appears to.

Clein asked about lighting for the new lot and requested to see the plan if item was postponed.

Kowalski said it looks like new lighting will comply and he can provide a more detailed lighting plan which has been recently submitted.

Woods asked about concern for parking on the grass and if they plan on using

parking blocks to hinder this from happening.

Keating said they use parking blocks or a solid curb.

Woods asked about the handicapped parking location, shown to be in the middle of the parking area rather than closer to the building.

Keating said there is a significant grade difference at that building and would not work for ADA accessibility. She explained that the building steps down at an angle as well, and there is currently one handicapped parking that will remain close to the other building.

Woods asked if there is a problem with trucks crossing the site.

Keating said there are not a lot of people going in and out of the site at the same time.

Briere asked about how much of current grassy area is being replaced by parking and how much detention is making up for it. She asked to see a rendering in context, to be able to see the elevation with slope.

Westphal asked if the existing temporary signage is allowed.

Rampson said, No, because it is in the Right-of-Way area.

Westphal asked if the City had received any written complaints on the signage.

Kowalski said, No, he had not seen a written complaint.

Westphal asked if the signs in the right-of-way area had been removed since photos of the site were taken.

Kowalski said he didn't know.

Westphal asked about regular detention inspections.

Rampson said the City's Systems Planning Unit has been working on initiating a detention inspection program and has worked on inventorying the facilities, but the inspection program is not yet in place.

Kowalski clarified that the approved 1991 site plan for the site showed a detention site, but not all the proposed buildings were built.

Westphal asked about the proposed retail showroom and if it met the standards.

Kowalski said yes, the showroom must be limited to 10% of the floor area of the building.

Moved by Bona, seconded by Briere, that this item be postponed. On a voice vote, the Chair declared the motion carried.

Yeas: 8 - Bonnie Bona, Wendy Woods, Kirk Westphal, Diane Giannola, Kenneth Clein, Sabra Briere, Paras Parekh, and Jeremy Peters

Nays: 0

Absent: 1 - Eleanore Adenekan

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

None

12 COMMISSION PROPOSED BUSINESS**13 ADJOURNMENT**

Adjourned at 9:30 pm.

A motion was made by Clein, seconded by Bona, that the meeting be Adjourn at 9:30 p.m. On a voice vote, the Chair declared the motion carried.

Kirk Westphal, Chair
mg

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- *Video on Demand: Replay public meetings at your convenience online at www.a2gov.org/government/city_administration/communicationsoffice/ctn/Pages/VideoOnDemand.aspx*
- *Cable: Watch CTN Channel 16 public meeting programming via Comcast Cable channel 16.*

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