



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, May 6, 2015

7:00 PM **Arcom City Hall, 301 E Huron St, Second Floor, City Council chambers**

10-a 15-0541

Master Plan Review - Once a year, the Ann Arbor City Planning Commission and Planning & Development Services Unit review the City Master Plan. The City Master Plan is a collection of plans, or "elements," that work together to describe a vision for the City's future and guide decisions about its land use, transportation, infrastructure, environment, housing, and public facilities. The adopted plan elements can be found on the City's website at www.a2gov.org/masterplan

<<http://www.a2gov.org/masterplan>>. As part of its annual review, the Planning Commission is seeking comments about the City Master Plan, including elements that should be studied for possible change or new elements that should be added to the master plan. This information is important to the Planning Commission in setting its work program for the upcoming fiscal year. Staff Recommendation: Postponement

Rampson presented the staff report.

PUBLIC HEARING:

Christine Crockett, 506 E. Kingsley Street, Ann Arbor, said she wanted to bring up the lack of progress on the R4C zoning amendments. She said when she came out from voting on Tuesday evening, she saw two more houses on Main Street boarded up, which from what she understands, are slated for demolition to be replaced with condos. She said since the houses are right next to each other, one can surmise that the lots might be combined. She said there has been just far too much dragging on the R4C revisions that were supposed to have been done a long time ago. She asked how long it is going to take and how much more of Ann Arbor are we going to lose because of foot-dragging. She asked when changes will be made, adding that people will be alarmed at the loss of built fabric of Ann Arbor. She noted that North Main Street is not a historic district, but it would be a shame to lose more of the historic African American neighborhood because of foot-dragging. She urged the Commission to do something and do it quickly.

Noting no further speakers, the Chair declared the public hearing closed unless the item is postponed.

Moved by Mills, seconded by Franciscus, that the Ann Arbor City Planning Commission hereby approves the “City of Ann Arbor Master Plan Resolution” and the “City of Ann Arbor Resource Information In Support Of The City Master Plan Resolution.”

COMMISSION DISCUSSION:

Mills asked for clarification on the resolution language and if an item was not specifically listed in the Master Plan it didn't mean that they were not working on it, such as the R4C.

Rampson clarified the Commission's aspiration goal setting and envisioning documents and their implementation process. She said one of those implementation efforts is the R4C as well as the Accessory Dwelling Units, which will also be discussed in the course of the Commission's Work Program. She said the Work Program will come before the Commission in June along with the Master Plan Review which will include the implementation features.

Mills asked about the presumed timing of the ZORO process and future land use review.

Rampson explained that the Commission has been asked to look at the Allen Creek Greenway, as a Master Plan component, as noted in the City's budget review. She said if Council says that, they will provide resources for consulting, then the Master Plan update for the entire City would be delayed until after that process is complete, since they would not be able to do both at the same time.

Mills asked about the possibility of adding the Corridor Improvement Plan and the Street Design Manual to the resource list.

Woods said typically once a plan is completed it either goes to Council or to the Planning Commission first, where it is voted on, and then the Commission would separately decide whether or not to include it in the Resource List.

Mills said she would be recommending adding the Affordable Housing Needs Assessment to the list in the future.

Franciscus said she was in agreement with the noted items suggested to be added to the Resource List. She asked how Capital Improvements work with the Master Plan and if the Master Plan decides how they move

forward with items listed in the Capital Improvements Plan (CIP).

Rampson said yes, the Master Plan is a document that the Capital Improvements Plan is intended to implement.

Clein said the Commission really appreciated the public commentary and that the Master Plan annual review does not involve approving zoning ordinances. He said many on the Commission would like to see R4C amendments and other things implemented but that is not what this particular Master Plan review involves, so they would not be taking that up as part of this review.

Moved by Briere, seconded by Fransiscus, that the petition be postponed to allow the Commission to consider comments provided at the public hearing and to establish its work program priorities. On a voice vote, the Chair declared the motion carried.

Yeas: 7 - Wendy Woods, Eleanore Adenekan, Kenneth Clein, Sabra Briere, Sofia Franciscus, Sarah Mills, and Bonnie Bona

Nays: 0

Absent: 2 - Jeremy Peters, and Alex Milshteyn