



# 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)

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Tuesday, June 2, 2015

7:00 PM

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

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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 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](mailto: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 the meeting to order at 7:00 p.m.*

#### **2 ROLL CALL**

*City Planner Jill Thacher called the roll.*

**Present** 7 - Woods, Adenekan, Clein, Briere, Franciscus, Mills, and Bona

**Absent** 2 - Peters, and Milshteyn

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

**Moved by Adenekan, seconded by Mills, that the agenda be approved as presented. On a voice vote, the Chair declared the motion carried.**

#### **4 INTRODUCTIONS**

#### **ROLL CALL**

*Enter Milshteyn at 7:02 p.m.*

**Present** 8 - Woods, Adenekan, Clein, Briere, Franciscus, Mills, Bona, and Milshteyn

**Absent** 1 - Peters

**5 MINUTES OF PREVIOUS MEETING**

[15-0693](#) City Planning Commission Meeting Minutes of April 7, 2015

**The minutes were unanimously approved by the Commission and forwarded to the City Council.**

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

**6-a City Council**

*Briere reported that at the previous night's meeting, Council postponed the South Pond Village site plan because the agenda was quite full and they would be requiring the residents and the developer to stay past midnight before getting to the project. She also reported that Re-Imagine Washtenaw resolution was approved with a 10-1 majority, which was good considering it was a challenging issue, and the final compromise being the removal of the two words, "all of". She said she also had an opportunity to attend a conference at the Kettering Institute in Ohio along with staff. She said they learned how other communities are dealing with citizen participation and community engagement and she offered to share with those interested in learning more.*

**6-b Planning Manager**

*Thacher reviewed the meeting calendar with the Commission and requested that the Commission take the time to review the draft report from ENP Associates before their next working session meeting on June 9th.*

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

*Mills reported that the Ordinance Revisions Committee met last Tuesday, where ENP Associates gave a presentation of their draft recommendations, which were also included as a handout to the full Commission.*

**6-d Written Communications and Petitions**

**15-0694** 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**

**9 UNFINISHED BUSINESS**

**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](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.)

**10-a 15-0695** FitPoint Fitness Center Special Exception Use - A request to allow an indoor fitness facility as a special exception use in an existing building in the O [Office] Zoning District, located at 250 West Eisenhower Parkway. Ward 4. Recommendation: Approval  
*Jill Thacher provided the staff report.*

***PUBLIC HEARING:***

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

**Moved by Clein, seconded by Milshteyn, that 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 FitPoint Fitness Center Special Exception Use for an indoor recreation facility, subject to installation of three Class B bicycle parking spaces prior to the issuance of a certificate of occupancy for the use.**

*COMMISSION DISCUSSION:*

*Clein said he felt this was a no-brainer, in that it was putting a fitness place in an underutilized facility such as this, and he was fine with the request as proposed.*

*Franciscus agreed with Clein.*

*Woods asked about the bicycle covers and how they work.*

*David Wozniak, 86 Valhalla Drive, Ann Arbor, explained the lock system and how the bicycle cover worked.*

*Bona asked if the parking requirements had changed since the building was built.*

*Thacher said she didn't believe so, but that maybe the uses had changed since they could have planned for more intense uses originally. She said the FitPoint Fitness Center use would require 1 parking space per 200 square feet of building floor area.*

*Bona asked how the other uses in the building compare to the FitPoint requirement.*

*Thacher said the medical office use requires one parking space for 220 square feet of floor area, so this use is more parking intense by 20 square feet.*

*Bona said she is very supportive of fitness centers throughout town so people don't have to drive far to get to one. She asked if guest attendance would be spread throughout the day.*

*Wozniak said they anticipate the high use to occur in the early evening and early morning as opposed to the middle of the day.*

*Bona said it was great with a use that would allow the parking spaces to be shared.*

*Mills asked about the intended activities at FitPoint, noting that it is interesting to learn the definition of fitness center.*

*Dominika Wozniak said there will be group classes and personal training as well as yoga. The group classes will have 8 to 12 people, and they will offer pilates, cross fit and a variety of fitness training opportunities.*

*Woods asked about potential noise that would be generated by the activities at the center, and if they intended to have music.*

*Wozniak said there would be as little equipment as possible and no big weights; she said they intend to have balls and yoga mats. She said the sound system will be centered so that it does not disturb the neighboring businesses and her training classes are focused on her as the instructor and the music is more so in the background.*

*Adenekan asked if all the activities will be held inside.*

*Wozniak said yes.*

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

**Yeas:** 8 - Wendy Woods, Eleanore Adenekan, Kenneth Clein, Sabra Briere, Sofia Franciscus, Sarah Mills, Bonnie Bona, and Alex Milshteyn

**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 Milshteyn, seconded by Franciscus, that the meeting be**

**adjourned at 7:31 p.m. On a voice vote, the Chair declared the motion carried.**

Wendy Woods, Chair  
mg

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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.