

City of Ann Arbor

301 E. Huron St.

Ann Arbor, MI 48104

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Meeting Minutes - Final

Tuesday, May 21, 2019

7:00 PM

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

City Planning Commission

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. All persons 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; 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.

CALL TO ORDER

Chairperson Alex Milshteyn called the meeting to order at 7:02 pm.

ROLL CALL

Planner Manager Brett Lenart called the roll.

Present 9 - Woods, Briggs, Mills, Milshteyn, Gibb-Randall, Trudeau, Weatherbee, Ackerman, and Sauve

APPROVAL OF AGENDA

Commissioner Shannan Gibb-Randall explained that she would be excusing herself at 8:00 pm due to another appointment, returning to the meeting as soon as possible.

Moved by Sarah Mills, seconded by Shannan Gibb-Randall, to approve the agenda as presented. On a voice vote, the Chair declared the motion carried.

INTRODUCTIONS

Brett Lenart introduced Rod Arroyo and Jill Bahm, consultants from Giffels Webster, whom have been working on the City's proposed sign amendments.

MINUTES OF PREVIOUS MEETING

[19-1036](#) May 7, 2019 City Planning Commission Meeting Minutes

Moved by Shannan Gibb-Randall, seconded by Wendy Woods to approve the May 7, 2019 meeting minutes. The minutes were unanimously approved.

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

City Council

Councilmember Ackerman reported from last night's Council meeting; two annexations and zonings were approved; regrettably two reappointments to the City Planning Commission were denied. He thanked Commissioners Trudeau and Weatherbee for their exemplary, dedicated, and thoughtful service on the Commission for which he was most grateful. He reported that he was proud to have been a part of voting through a \$430,000,000 balanced budget last night, funding the City for fiscal year 2020, along with a budget plan for fiscal year 2021.

Planning Manager

No additional report.

Planning Commission Officers and Committees

No report.

Written Communications and Petitions

[19-1034](#) Various Correspondences to the City Planning Commission

Received and Filed

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.)

Ken Garber, 2387 Hilldale, Ann Arbor, thanked Commissioners Trudeau and Weatherbee for their service on the Commission, saying, "I think you are thoughtful and I've valued listening to you on the Commission. You've made an impact - I hope you feel good about that."

PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING

19-1035 Public Hearings Scheduled for the June 4, 2019 Planning Commission Meeting

Received and Filed

UNFINISHED BUSINESS

REGULAR BUSINESS – Applicant Project Introduction, Staff Report, Public Hearing and Commission Discussion on Each Item

(If an agenda item is postponed, it will most likely be rescheduled to a future date. If you would like to be notified when a postponed 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.)

19-1029 Sign Ordinance Amendments for City Council Approval - Proposed amendments to Chapter 55 - Unified Development Code, Section 5.24 Signs to update and modernize requirements for signage. Staff Recommendation: Approval

Jill Bahm, Giffels Webster Consultant, provided an overview presentation of the proposed sign changes.

STAFF REPORT:

City Planner Chris Cheng reviewed the staff report.

PUBLIC HEARING:

Jeff Crockett, 506 E Kingsley, Ann Arbor, thanked Scott Trudeau and Julie Weatherbee for their service on the Commission. He said, "I sent you all an email with some positive and negative points of the ordinance." (included in communications file) He spoke about his perspectives of the

process, which he believed began in 2016, with consultants Giffels Webster hired in 2017. He said, "they did a good job to get input, and I appreciated the great deal of time spent getting input". He expressed concern that once the staff report is released on the Friday before the public hearing the following week, there is insufficient time to review revisions and get questions answered. Crockett said he also had difficulty finding the ordinance and doesn't think that the use of Washtenaw Legal News is an authentic way to gain input. He concluded, "I came to the conclusion that this ordinance is complicated, and I'm hoping we can improve the process of engagement".

Ryan (not signed in) 540 Thompson Street, Ann Arbor, said he was curious how the draft had changed from the April 16th version, including the language that lights should be fully cut-off and if that modification is included in this draft. He asked if there was any change about the ambient lighting, and that it is too much to address the lighting from daytime to lighting and if the language is preserved to not exceed a certain amount during the day, versus a different amount at night.

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

Moved by Wendy Woods, seconded by Julie Weatherbee, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the amendments to Chapter 55 Unified Development Code, Section 5.24.

COMMISSION DISCUSSION:

The Commission took into consideration the presented petition and discussed the matter. [For a complete record of the discussion, please see available video format]

Commissioner Briggs asked for clarification on the lighting enquiry by the public speaker.

Lenart explained that staff foresaw challenges on the measurement on lighting, as was previously brought out during the 'Dark Skies' discussion. He said set measurement tools such as 'foot candles' on electronic message boards are easily measured while lighting on older historic signage are not so easy to measure.

Moved by Wendy Woods, seconded by Sarah Mills, that the agenda item be postponed. On a voice vote, the Chair declared the motion carried. Vote: 9-0 Item Postponed

Yeas: 9 - Wendy Woods, Erica Briggs, Sarah Mills, Alex Milshteyn, Shannan Gibb-Randall, Scott Trudeau, Julie Weatherbee, Zachary Ackerman, and Elizabeth Sauve

Nays: 0

Shannan Gibb-Randall excused herself at 8:00 pm due to another appointment.

19-1030 The Garnet Rezoning and Site Plan for City Council Approval - A proposal to rezone 325 East Summit Street from C1B (Community Convenience Center) to C1A (Campus Business) and construct a 10-unit condominium building with fourteen lower-level parking spaces on this 0.20-acre site. Staff Recommendation: Approval

PROJECT PRESENTATION:

Brad J. Moore, Architect, provided the project overview.

STAFF REPORT:

City Planner Jill Thacher provided the staff report on the petition application.

PUBLIC HEARING:

Nebel or Ibrheem Shunnar (?) resident of 18 Heather Ridge Avenue, Ann Arbor, stated there is no place for a car to stop by at this location, which would be an issue for Uber and Lyft during pick-up and drop-off. They said whenever they pick up their daughter on East Huron, there is no place for a car to stop for the passenger transfer.

Brad Moore, J. Bradley Moore and Associates, 4844 Jackson Road, Suite 150, Ann Arbor, Architect for the project, believed that the alley or Amtrak Railway Station could be used for Uber or similar pick-up.

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

MOTION I:

Moved by Sarah Mills, seconded by Scott Trudeau, that the Ann

Arbor City Planning Commission hereby recommends that the Mayor and City Council approve The Garnet Rezoning Petition to C1A (Campus Business District) based on the proposed zoning and recommended commercial-office land use designation and accept these conditions:

- **The maximum building height is four stories and 65 feet.**
- **The highest elevation is limited to elevation 850.00 feet.**
- **The parcel is limited to a floor area ratio (FAR) of 199%.**

The approval is subject to executing a Conditional Zoning Statement of Conditions.

MOTION II:

Moved by Sarah Mills, seconded by Scott Trudeau, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve The Garnet Site Plan and Development Agreement.

COMMISSION DISCUSSION:

The Commission took into consideration the presented petition and discussed the matter. [For a complete record of the discussion, please see available video format]

Councilmember Ackerman thanked the applicant for working with the neighbors. He liked the design of the project and appreciated the use of the alley way for entry and exit to the proposed development. He enquired about the width of the alley way and if a United Parcel Service (UPS) or Federal Express (FedEx) truck could fit in the alley for deliveries to the site.

Moore said he believed they could fit in the alley way.

Commissioner Mills, agreed with Councilmember Ackerman that the style of the proposed building was pleasant. She said this building will be highly visible from the lower elevations, so it will be nice to see when approaching. She asked if the contaminated site will be cleaned up by developer, without any taxpayer funding.

Moore said yes, without any Brownfield funding. He reviewed the exterior of the building, noting there will be lots of outdoor balconies so residents can benefit from the morning sun.

Commissioner Weatherbee also liked the proposed design of the building. She expressed the need for more bicycle parking near the front entrance, since people won't walk any major distance to find parking. She asked for the plan to manage refuse, which was explained by Moore and project Engineer, Kathy Keinath. Weatherbee asked staff about sidewalk gaps in the vicinity of North Division and Carey Streets, stating that she felt there should be continuous sidewalk connections. She encouraged the developer to work hard at finding a solution to the tricky locations.

Commissioner Sauve asked about the clean-up funding and how that cost would affect the proposed housing units for the site.

Moore explained that while Detroit Edison (DTE) is paying to clean up the contaminants to an industrial standard, it will still require considerable cost to cap and seal the soils before the 10 residential units could be built.

Victoria Pebbles, member of development team, explained that they had also considered pursuing tax increment financing (TIF) to help cleanup the contaminants, but didn't want to burden the taxpayer; they then learned that the historic owner who caused the contamination, DTE, has some responsibility under Act 381, and they are currently in negotiations as to how much DTE will help fund the clean-up.

Commissioner Suave asked if there was any plan to protect the existing Honey Locust trees on the corner. She expressed concern with the proposed tight configuration of the 3 proposed bike racks, and suggested they verify the setup.

Moore explained that the removal of the Honey Locust trees was part of the clean-up remediation since their roots were holding a lot of contaminants. He said they would be replaced with new trees.

Commissioner Woods asked about the alley ownership and the current condition.

Moore explained that per City legal staff, the alley belongs to the City; he said they will photo document the current conditions and if their construction deteriorates it, they would repave it.

Commissioner Briggs said it's exciting to see a project like this in this location, and she's happy to hear discussion over bicycle parking. She

suggested any additional parking should be for bicycles instead of cars, unless there was space enough on site for both. She said this area in Ann Arbor is definitely a destination location, where people walk and bike. She expressed that bicycle parking should be in easy accessible locations, where it doesn't become a challenge to access one's bike. She asked about the timeframe of construction. Briggs commented that it would be beneficial to get modest improvements to the area added to the Capital Improvements Plan (CIP) that might correspond with construction of this project.

Moore said they would like to get the environmental remediation completed towards the end of this summer, with foundation work happening in the fall, and having all earthwork completed before the winter (likely a 12-16 month period he estimated) and move-in planned for the end of 2020.

Commissioner Trudeau said he believed this building would fit in nicely at this location and he liked the proposed design. He expressed support for added bicycle parking that was easy accessible. He asked staff for further description of the proposed C1A (Campus Business District). Trudeau said he was comfortable with the location of this type of building on this site, and he felt it met the Master Plan's context as well as the character of the area. He looks forward to seeing more of this size and quality of projects throughout the City; projects that meld smart adaptive reuse of smaller parcels with gentle density. Trudeau said this is a great example of what we could get if we think carefully in the future in reworking the City's Master Plan, and how current setback and required parking rules don't allow for incremental infill.

Thacher noted it can be argued whether this location can be considered to be close to the University of Michigan Central Campus, while it is within walking distance. She explained that all of the C1 districts (C1, C1A, C1A/R, C1B) are designed to allow mixed uses to serve the residents within and nearby to that particular district location, and all forms of residential, including single and two-family, townhouses, and multiple-family apartments are permitted. She said staff is recommending approval of this project, with the voluntary conditions placed on the rezoning, and would not support it without these conditions.

Chair Milshteyn asked about the heating and cooling system, exterior facade and proposed brick materials. He said there would be considerable noise from the Broadway bridges as well as the railway line nearby; he encouraged them to look into the possibility of using full brick

on the whole building to help insulate from noise as much as possible. Milshteyn asked about the proposed brick color.

Moore explained the heat-pump system and they are proposing a single-brick type on the exterior, just in varying thicknesses (full 4-inch brick where building is ground supported, and a thinner veneer brick on others) similar to what they did on 'The Mark' building, using full brick along the side where noise comes from, and engineering it to make it possible to help insulate from noise. Moore explained that the choice of brown brick color on many of the existing buildings is climate preference as well as the availability of bricks that come in a full 4-inch width as well as a veneer, which limits one's selection.

Chair Milshteyn asked about the one-way alley signage, the green roof and how water will be managed on the site.

Kathy Keineth, Engineer for the project, explained that the majority of the roof will be a green roof system, and the required amount of first-flush will be stored on the roof, with roof drains coming down and leading out to a control structure containing a backflow that controls the release rate before flowing into the storm-system in the public right-of-way.

Moore explained they are asking for the additional 5 feet on the height restriction because they don't want to go over with the solar panels.

Commissioner Mills asked Moore what is considered 'storage' on the parking detail of the site plan, noting it was confusing and she would like to see bicycle parking in that location, to make sure they are making the most out of the location.

Moore said it would be up to the condominium association to use as parking or for guest parking.

Commissioner Sauve said she would rather see one area designated for bicycle storage to make the most out of the area.

Thacher responded the three spaces are marked differently because their size doesn't meet code, on the aisle widths and turning radius'. Thacher clarified that a 9 x 16-foot parking space is perfect size for 8, Class-B bicycle parking spots.

Moore stated they voluntarily offer to give up those 2 parking spaces. Moore said the applicant is willing to offer up the southeastern most

vehicle storage spot as well as the striped area next to it for bicycle parking. Thacher noted that 8 bicycle parking spots fit comfortably into 1 vehicle parking spot.

Commissioner Woods said given the high pedestrian area of this location, she is glad to see interior space designated for bicycle storage where there might be less possibility of bikes being stolen from an outside hoop.

AMENDMENT TO MOTION I:

Moved by Sarah Mills, seconded by Lisa Sauve, to add the following, a fourth condition:

The addition to at least 10 Class-B, or better, bicycle spaces, and 4 Class-C bicycle spaces, outside, in the front of the building, in addition to the 2 required Class-A bicycle parking.

DISCUSSION OF AMENDMENT I:

Commissioner Briggs reminded the Commission they would like to see the Class-C bicycle spaces in front of the building where guests would like to use them.

Commissioner Mills said it was important to make sure the conditions are followed through on, in case the site becomes re-zoned, but the site plan doesn't become built.

The Commission asked staff for suggested language.

Lenart suggested the following; The addition of a 4th bullet in the Conditional Zoning, to add at least 10 Class-B bicycle spaces, and 4 Class-C bicycle spaces, outside, in the front of the building, and the site plan motion consider the condition that the site plan be amended to alterations to the northeast portion of the garage area to reflect a larger bicycle storage area to accommodate the Class-B bicycle parking. Lenart explained upon such voluntary condition, the City would require an updated site plan reflecting the changes before the project moves on to City Council.

Moore offered that the discussed 10 bicycle spaces could be either Class-A or Class-B spaces and they could put them either in the north or southeastern part of the building wherever they can fit in the most.

VOTE ON AMENDMENT I:

On a voice vote, the Chair declared the amendment carried.

AMENDMENT ON MOTION II:

Moved by Sarah Mills, seconded by Erica Briggs for the motion to read, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve The Garnet Site Plan and Development Agreement, conditioned upon, the amendment to the plan and to reflect the addition of bicycle parking in the garage level consolidated Class-B or better bicycle parking in the garage level.

DISCUSSION OF AMENDMENT II:

Commissioner Trudeau said he felt this detail could be worked out by the condominium association, and he supported the project.

Commissioner Briggs said she appreciated the voluntary conditions, and knows that bicycles are expensive, so she believes residents whom can afford to live in these units would be able to invest in more expensive bicycles, and she felt it important to recognize the fact that this building is really built for them.

VOTE ON AMENDMENT II:

On a voice vote, the Chair declared the amendment carried.

VOTE ON MAIN MOTION I & II AS AMENDED:

On a voice vote, the vote was as follows with the Chair declaring the motion carried. Vote: 8-0

Yeas: 8 - Wendy Woods, Erica Briggs, Sarah Mills, Alex Milshteyn, Scott Trudeau, Julie Weatherbee, Zachary Ackerman, and Elizabeth Sauve

Nays: 0

Absent: 1 - Shannan Gibb-Randall

Commission Break at 9:40 pm.

Commissioner Shannan Gibb-Randall rejoined the meeting in the Chambers at 9:40 pm.

19-1031 Ann Ashley Parking Structure Expansion for City Council Approval - A proposal to add three levels of parking to the existing structure located at 120 West Ann Street a 0.30-acre site. The project includes adding

light-emitting diode (LED) lighting, storm water management, additional bike parking, and electric vehicle chargers. It also includes a new elevator, improved pedestrian amenities, landscape and facade updates. D1 Downtown Core Zoning with Main Street Character Overlay Zoning District.
Staff Recommendation: Approval

PROJECT PRESENTATION:

Susan Pollay, Executive Director, Ann Arbor Downtown Development Authority (DDA), together with Amber Miller, provided an overview of the City proposed project.

STAFF REPORT:

City Planner Jill Thacher provided the staff report on the petition application.

PUBLIC HEARING:

Charlotte MacDonald, 137 Ashley Mews, Ann Arbor, said when she looks out from the 5th floor, she sees lights, particularly at night. MacDonald said, "There is a lot of air pollution and noise from the cars coming and going in that location".

Joy Stevens (not signed in) spoke about MacDonald's situation, pointing out that her condominium unit has all of their windows facing the hotel; the other view for the units on the floors is of the hotel across the street. She said, "I love the cultural things I can do, I can walk anywhere. We have a City parking lot across Huron that will probably have a building some day, since someone has purchased the land and has shown a picture of two highrises between the properties on North Ashley, and we can be totally shut out of any sights from our windows".

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

Moved by Sarah Mills, Seconded by Julie Weatherbee:

WHEREAS, the City Administrator is directed to obtain comments and suggestions from the appropriate City departments with regard to certain public projects meeting private development regulations; and

WHEREAS, such projects are to be reviewed by the City Planning Commission prior to City Council approval;

RESOLVED, that the Ann Arbor City Planning Commission finds that the Ann Ashley Parking Structure Expansion adheres to City private development standards with the following exceptions:

- **Stormwater:** The petition does not meet stormwater infiltration requirements.
- **Zoning:** The petition exceeds the floor area ratio maximum requirements of 400% or 700% with premiums by proposing a 791% floor area ratio.
- **Zoning:** No streetwall is proposed on any street frontages.

COMMISSION DISCUSSION:

The Commission took into consideration the presented petition and discussed the matter. [For a complete record of the discussion, please see available video format]

Councilmember Ackerman asked if there was any possible way of breaking up the massing, as recommended by the City's Design Review Board. Ackerman asked about proposed lighting in the tunnel above West Ann Street, stormwater, and charging stations.

Susan Pollay said they went back to the Design Review Board a couple of times, and as a result tried to break up the massing of the structure by adding metal loovers or veils, which was unsuccessful. She said they also tried adding 'fins', of sorts, along the Ann Street facade, but that was also unsuccessful. They felt it more important to focus on the pedestrian experience, than the massing issue, when prioritizing where design elements could be implemented. It was discussed that after the project moved on to City Council, they could send out Response for Proposals (RFPs) to possibly get an artist to paint on the structure something that would enhance the pedestrian experience along the building on both Ashley Street as well as the Main Street sides.

The Architects for the project explained that the new lighting would have the capability of changing colors. They explained that stormwater on site will continue to drain into the City's stormwater system, with the addition of a small roof garden. They explained that they are proposing to add 20 electric vehicle spaces, where the City hopes to charge their own electric vehicles.

Commissioner Mills said she believed there would be a need for far more

than 20 electric charging stations. She asked for details on how a green roof as well as solar work together. Mills encouraged Pollay to quantify the number of ground-lot surface parking spaces lost, showing, this addition is not intended to create new parking, rather replace existing. Mills asked about lighting and the importance of being careful not to pollute via City owned property.

The Architects explained that the green roof will be in an area different from the solar panels. They also explained that all existing lighting will be changed to LED lighting that is both dimmable as well as motion sensitive.

Commissioner Gibb-Randall challenged the DDA to look at ways they can be creative in handling stormwater on City owned properties. She mentioned looking at some successful ways the City has managed to do this on other sites, because it had worked on the Fourth Avenue street project.

Commissioner Briggs requested the DDA look carefully at the lighting and do their best to pull back wherever possible, while still keeping the structure safe. She mentioned that the City's draft lighting ordinance is now available, and hoped that could soon become a part of City code.

Chair Milshteyn asked about construction timing and if the structure would remain open during construction. Milshteyn asked when Ashley and First Streets will become two-way directional for vehicular traffic.

The Architect replied, yes, the structure would be expanded during approximately ten different phases, with a minimum of 500 parking spaces available, and with pedestrian walkways covered for safety.

Susan Pollay said they are planning to open them to two-way traffic at the end of 2020.

On a voice vote, the Chair declared the motion carried unanimously.

Vote: 9-0

Yeas: 9 - Wendy Woods, Erica Briggs, Sarah Mills, Alex Milshteyn, Shannan Gibb-Randall, Scott Trudeau, Julie Weatherbee, Zachary Ackerman, and Elizabeth Sauve

Nays: 0

19-1032 Material Recovery Facility (The MRF) City Project for City Council Approval - A proposal to remove the existing scale at the MRF and install two scales

with associated communication systems, ramps, and pavement, at the Platt Road entrance to the 173-acre site located at 4150 Platt Road. Access to the scales continues off Platt Road. Staff Recommendation: Approval

PROJECT PRESENTATION:

Chris Elenbaas, City Public Works Department, W.R. Wheeler Center, 4251 Stone School Road, introduced the petitioner's agents:

Tim Walther, The Mannik & Smith Group, Inc., 2365 Haggerty Road S., Canton, Engineers for the project, explained the scope of the project.

STAFF REPORT:

Chris Cheng, City Planner, provided the staff report, noting there would be a net decrease in impervious surface on this project.

PUBLIC HEARING:

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

Moved by Sarah Mills, seconded by Wendy Woods:

WHEREAS, the City Administrator is directed to obtain comments and suggestions from the appropriate City departments with regard to certain City projects meeting private development regulations prior to recommending that City Council approve funding for them; and

WHEREAS, such projects are to be reviewed by the City Planning Commission prior to City Council approval;

RESOLVED, that the Ann Arbor City Planning Commission finds the City of Ann Arbor Landfill Scale and Entrance Improvements Project generally adheres to City private development standards.

COMMISSION DISCUSSION:

The Commission took into consideration the presented petition and discussed the matter. [For a complete record of the discussion, please see available video format]

Councilmember Ackerman thanked staff for their presentation, noting that when the project comes before City Council for funding, there would likely be enquiries as to the current condition of the City's Material Recovery

Facility (The MRF).

Commissioner Gibb-Randall asked hypothetically, if a County facility ends up becoming the dominant force for recycling, would this facility still be utilized.

Elenbaas explained that the discussion has been had, and the proposed improvements will only help with any increase in traffic and use since this site is key regardless of future direction regionally.

On a voice vote, the vote was as follows with the Chair declaring the motion carried. Vote: 9-0

Yeas: 9 - Wendy Woods, Erica Briggs, Sarah Mills, Alex Milshteyn, Shannan Gibb-Randall, Scott Trudeau, Julie Weatherbee, Zachary Ackerman, and Elizabeth Sauve

Nays: 0

Meeting Extension

Moved by Sarah Mills, seconded by Scott Trudeau, to extend the meeting until 11:20 pm. On a voice vote, the Chair declared the motion carried.

19-1033 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. Staff Recommendation: Approval

STAFF REPORT:

Brett Lenart provided the staff report.

PUBLIC HEARING:

Ken Garber, 2387 Hilldale, Ann Arbor, expressed being impressed by the Commission's intelligence, attention to detail, and stamina. He spoke as

a representative of the Huron Highlands Neighborhood, saying they felt the 32-acres, Barton Green, parcel, should be studied for possible changes in the Master Plan, as noted in written communication to the Commission (see included in Communications to City Planning Commission). He said he realized that the Commission might not feel comfortable reviewing this site due to on-going litigation; however, their recommendations are outside of any litigation and they believe possible changes could better guide whatever comes next on this site.

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

Moved by Sarah Mills, seconded by Julie Weatherbee:

RESOLVED, 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:

The Commission took into consideration the presented petition and discussed the matter. [For a complete record of the discussion, please see available video format]

Commissioner Mills thanked Mr. Garber for his input to the Commission; she expressed it would be most appropriate for the parcel mentioned, together with every other parcel to be studied during a comprehensive update to the City's Master Plan. She supported the resolution as read along with the stated factors.

Commissioner Trudeau said one of the element's of relying on our Land Use element is that it gets extremely specific in certain circumstances, in ways that isn't particularly helpful; it sets up expectations we can't necessarily meet, articulating goals and values, and how policy decisions should be made, which in turn sets up expectations of the plan, so he hoped, in going forward through this process, we can get something that does a better job of that. He agreed with the factors, as presented, that now is the time, and he's glad that it's happening, but also sad that he won't be on the Commission to be a part of the process.

On a voice vote, the Chair declared the motion carried unanimously.

Vote: 9-0

Yeas: 9 - Wendy Woods, Erica Briggs, Sarah Mills, Alex Milshteyn, Shannan Gibb-Randall, Scott Trudeau, Julie Weatherbee, Zachary Ackerman, and Elizabeth Sauve

Nays: 0

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

None

COMMISSION PROPOSED BUSINESS

Commissioner Mills said she felt it would be helpful to know when staff reports become available. She requested the process to be explained at a future Planning Commission Working Session.

Commissioner Woods said she too, along with others in the community, was extremely disappointed with the vote on reappointing the two Planning Commissioners, Julie Weatherbee and Scott Trudeau, who will no longer be with us. She said she thinks it sends a bad taste to the community, when it is often very difficult to find people willing to put in the time it takes to do a good job on a Commission like this, because you have to realize it is purely volunteering, without compensation, and people are doing this out of their love for the community. Woods said indeed, you'll probably end up with more of an enemy list than those revering you out in the community. Woods said she was going to miss her colleagues terrible and she hopes they will find other ways to continue to be involved in the community, and she will miss their voices here on the Commission, and it's not just the Commission's loss but the loss of the whole community. She thanked them and saluted their service.

ADJOURNMENT

Moved by Lisa Sauve, seconded by Julie Weatherbee, to adjourn the meeting. Without objection the meeting was adjourned at 11:10 pm.

Alex Milshteyn, Chairperson
/mg

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 Thursdays at 8:00 AM and Saturdays at 8:00 PM. Recent meetings can also be streamed online from the CTN Video On Demand page of the City's website (www.a2gov.org).

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