



# City of Ann Arbor

## Meeting Minutes - Final

### City Planning Commission

301 E. Huron St.  
Ann Arbor, MI 48104  
<http://a2gov.legistar.com/Calendar.aspx>

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Tuesday, June 2, 2020

7:00 PM

Electronic Meeting

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This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at [a2gov.org/watchCTN](http://a2gov.org/watchCTN)

To speak at public comment call: 877 853 5247 (Toll Free) or 888 788 0099  
Meeting ID: 926 3370 3308

**1**      **CALL TO ORDER**

*Meeting called to order at 7:00 p.m.*

**2**      **ROLL CALL**

**Present**    9 -    Woods, Briggs, Mills, Milshteyn, Gibb-Randall, Ackerman, Sauve, Abrons, and Hammerschmidt

**3**      **INTRODUCTIONS**

*None.*

**4**      **APPROVAL OF AGENDA**

**Moved by Briggs, seconded by Woods, approved unanimously as presented.**

**5**      **MINUTES OF PREVIOUS MEETING**

**5-a**      **20-0782**    City Planning Commission Meeting Minutes - May 19, 2020

**Moved by Ackerman, seconded by Abrons to postpone approval of the minutes to a future meeting. The minutes were unanimously postponed.**

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

**6-a City Council**

Councilmember Zach Ackerman reported on a sidewalk gap mileage, explaining that language will be available for the mileage in July, and that the A2Zero Carbon Neutrality Plan was approved, he explained the seven main strategies of the plan. Ackerman Reported that City Council approved a resolution to close downtown streets to allow outdoor dining, explaining that soon more plans will be released.

**6-b Planning Manager**

*Planning Manager Brett Lenart shared the Healthy Streets input opportunity, explaining that it's available online at a2gov.org/healthy streets, where residents can provide specific input. He reported that the upcoming working session will have several items on the agenda, including Healthy Streets, the Capital Improvement Plan, and the Transportation Plan.*

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

*None.*

**6-d Written Communications and Petitions**

[20-0783](#) Various Communication to the City Planning Commission

**Received and Filed**

**7 AUDIENCE/PUBLIC 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.)**

*Seeing no speakers, Chair Milshteyn closed Audience Participation.*

**8 PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING**

**8-a** [20-0784](#) Public Hearings Scheduled for the June 16, 2020 Planning Commission Meeting

**Received and Filed**

**9**      **UNFINISHED BUSINESS – Project Presentation, Staff Report, Public Hearing and Commission Discussion on Each Item**

- 9-a**      **20-0785**      Valhalla Ann Arbor Site Plan, Annexation, and Rezoning for City Council Approval - Proposed multiple-family residential project containing 454 units and townhomes with parking located under the buildings and along the private drives. Project includes annexation of parcels from Pittsfield Township and petitioner is requesting a conditional R4E multiple-family zoning designation of this 9.8-acre site, located at 31-163 Valhalla Drive and 2065, 2099 South Main Street.

*Brad Moore, Architect representing the developer, presented the proposed project.*

*Brad Strader, representing the developer, further explained the proposed project.*

*City of Ann Arbor City Planner Matt Kowalski explained the proposed project and summarized the Staff Report. He explained that staff supports the annexation, staff recommends R1D zoning, and does not recommend approval at this time.*

**PUBLIC HEARING**

*Michael O’Keefe, 105 Golfview Lane, Ann Arbor, explained that he is not against development in his neighborhood, that he has lived in the area for approximately 20, expressed concern with the project, explained that the citizen participation report did not include the questions from the residents regarding density, and requested denial of the project as it is currently designed.*

*Caller ending in 094, explained that they had trouble calling. Explained that they have lived on the other side of the driving range for 17 years. Expressed concern with the aesthetics, density, and parking.*

*Jean Holland, 111 Golf View Lane, Ann Arbor explained that they live adjacent to the UM property and just across the proposed area of development, explained that they are supportive of development at the site, but not high density zoning.*

*Ken Garber, address unknown, discussed sustainability, and expressed appreciation for meeting the Silver LEAD Standard. He discussed electrification requirements relating to utilities. Encouraged the developer to transition to fully electric.*

*Chris Pesco, (Address Unknown), explained that he grew up on 98 Valhalla drive, went to local high schools and then to the University of Michigan, expressed appreciation for the proposed project, and discussed the benefits of high density development. Stephanie (Last name and address unknown) inquired about the density at the site, relating to the master plan recommendation. Expressed opposition for the proposed project.*

*Seeing no further speakers, Chair Milshteyn closed the Public Hearing*

## **MOTION I**

**Moved by Ackerman, seconded by Gibb-Randall that:**

**The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the annexation and the Valhalla Ann Arbor Rezoning Petition to R4E (Multiple-Family District) based on the proposed zoning and accept these conditions:**

**The density not to exceed 50 units per acre.**

**The maximum height of any building will be 79 feet.**

**The inclusion of nine affordable housing units as described in Statement of Conditions.**

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

**The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Valhalla Ann Arbor Annexation and R1D (Single-Family Dwelling District) Zoning.**

**The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve Valhalla Site Plan and Development Agreement.**

## **COMMISSION DISCUSSION**

*Ackerman inquired about the conditions, discussing that they are loose, and inquired about what staff would consider an appropriate contribution. Ackerman also inquired about unit requirements per acre.*

*Kowalski explained that considering the whole picture, there is value in*

*the proposal, and that staff was able to negotiate, considering aspects that support the Master Plan. Kowalski explained that the site with the unit requirement change is not the site being discussed at this time.*

*Lenart explained that the City has considered balancing a variety of goals with the Master Plan and explained that balancing those goals is often challenging.*

*Commissioner Shannon Gibb-Randall inquired about the Master Plan process with the proposed parcels not yet annexed. Gibb-Randall also inquired about the R1D zoning.*

*Kowalski and Lenart explained that the township parcels were identified in the Master Plan as single family, but that considering changing factors is something to consider when determining an appropriate zoning for the parcels.*

*Commissioner Lisa Sauve clarified that the Master Land Use Plan did an overlay zoning for the township parcels, calling for them to be single-family, and inquired if providing overlay zoning for township parcels is common practice. Sauve also inquired about the transportation and traffic aspects. She inquired about the feasibility of full electrification of the building. Sauve also inquired about the developer providing 15 affordable units at 60% AMI.*

*Kowalski answered that parcels within the City's annexation boundaries are considered.*

*Cynthia Redinger, City of Ann Arbor Civil Engineer, discussed the traffic situation at the site, and discussed the desire for public input. Redinger explained that the traffic changes would occur due to the proposed project but would take place in the public right-of-way. Redinger explained that the street improvement would be funded by the developer.*

*Kowalski answered that the right-of-way improvements will be a part of the development agreement.*

*Moore explained that he is open to having a conversation with the energy consultant and/or the ownership group regarding full electrification of the building and the number of affordable units.*

*Commissioner Erica Briggs discussed the proposed zoning, inquired about a PUD as an option. Briggs expressed apprehension about traffic*

*at the site and inquired about a roundabout.*

*Kowalski explained that a PUD was not submitted by the developer.*

*Moore explained that based on discussions with the ownership group, that it is very unlikely that the project will pursue a PUD at the site.*

*Redinger explained that she is not aware of any design considerations for a roundabout. And that if there was a roundabout, it would need to be no less than two lanes.*

*Moore explained that there are other opportunities for residents to exit the site, rather than making a left turn only.*

*Commissioner Sara Hammerschmidt inquired about the number of bedrooms in the townhomes, and about the affordable unit type make up.*

*Robert Lamkin, representing the developer, explained that each townhome has two bedrooms.*

*Kowalski explained that the affordable units are listed as “studio”.*

*Hammerschmidt explained that she would like to see a more of a mix of units as available for affordable units. Hammerschmidt also inquired about pedestrian safety for connectivity to the Bush’s site.*

*Moore described the implementation of the proposed pedestrian crossing and pathways. He also described that the proposed development is intended to be market rate, and although not a student apartment, that many who live there will be affiliated with the university. Moore also explained that there are parks close by to the site.*

*Commissioner Ellie Abrons discussed using a 30-year-old Master Plan that may not have the same priorities identified today. Abrons further discussed the proposed density, relating to what may be appropriate at the site. Further discussed affordable housing, sustainability.*

*Commissioner Wendy Woods requested a comparison of R1D and the proposed R4 zoning. She discussed the opportunity to provide more affordable housing.*

*Milshiteyn inquired about the volume of traffic created at the proposed site and inquired about whether or not existing infrastructure can handle it.*

*He expressed concern about the quality of the road and about existing parking behavior at the driving range and how that would impact traffic or safety.*

*Redinger explained that the street discussed is a public street.*

*Julie Kroll, representing the developer, explained that the peak traffic volume is approximately 100.*

*Milshiteyn discussed supporting electrification, the master plan, expressing concern with the density and resulting traffic implications.*

*Lenart explained that the Planning Commission's discussion is appropriate, and that it's important for the Planning Commission to be discussing like transportation and sustainability. He explained that the Planning Commission can decide on the project in front of them.*

*Ackerman expressed discomfort with how much is offered by the developer at this time. Concern with traffic, density, massing, and aesthetics.*

*Briggs expressed concern due to concerns from residents and the staff recommendation of denial. And inquired about the appropriate zoning for the site. Briggs explained that multifamily along a transit corridor is the correct direction to move in. Explained that she did not like the portion of the application that described the proposed project as not "neighborhood like".*

*Kowalski explained it was staff's opinion that not enough elements of the masterplan were satisfied. He explained that it's possible that staff's opinion could change with another proposal.*

*Eric Doyle, representing the developer, discussed that multifamily projects are more sustainable and consume less energy than single family projects, carbon neutrality issue, affordability issue, utilities are cheaper in multifamily, which relates to affordability, the denser, the more efficient, fewer exterior walls. The location efficiency, transit and walkability, so many resources, increase savings of energy consumption and cost of energy consumption.*

*Gibb-Randall inquired about what is possible if the developer were to max the site and make a commitment to matching the City's goals. Gibb-Randall explained that the site is unique for what the city's goals*

are, and encouraged the developer to offer more in terms of sustainability. . Gibb-Randall explained that she would be comfortable with the density if there was more solar offered on the roof, or if another goal was met.

Doyle explained that the current solar array could provide about 20% of the projects total use as designed, and that would increase if the project looks at complete electrification. He explained that it would be possible to fit more solar panels on the roof.

Sauve expressed support for the proposed project, discussed parking spacing to accommodate for covered parking. Expressed postponing the project to allow the petitioner to respond to planning commission comments.

Abrons inquired about the project exceeding the parking requirement.

Moore answered that the mortgage underwriting entities require parking availability, explaining that it makes the building financeable.

## **MOTION II**

**Moved by Woods, seconded by Sauve, that decision on item 9-a be postponed.**

### *COMMISSION DISCUSSION ON MOTION II*

*Lenart clarified the aspects that the Planning Commission would like the developer to respond to for the next meeting:*

*Possibility of the developer providing additional sustainability elements to the site.*

*-Complete electrification*

*- Solar*

*- Provide more affordable housing*

*Increased mix of unit type, other than only studio*

*Consider reducing the scale of the SE corner*

*Renderings of traffic situations*

*Possibility of less density*

**On a roll call vote, the vote was as follows with the Chair declaring MOTION II passed. Item postponed.**



**Yeas:** 9 - Wendy Woods, Erica Briggs, Sarah Mills, Alex Milshteyn, Shannan Gibb-Randall, Zachary Ackerman, Elizabeth Sauve, Ellie Abrons, and Sara Hammerschmidt

**Nays:** 0

**10** **REGULAR BUSINESS – Project Presentation, Staff Report, Public Hearing and Commission Discussion on Each Item**

- 10-a**      **20-0786**      Liberty Townhomes Site Plan for City Council Approval - A proposed plan to develop nine 3-story buildings of townhouse apartments on this 4.60-acre site located at 2658 West Liberty Street. Access is proposed from a driveway to West Liberty Street. Each townhouse is proposed to have a two-car garage, some additional guest parking spaces are also proposed. Zoned R4B (Multiple-Family Dwelling District). Staff Recommendation: Postponement (as revised)

*Jon Curry, representing the Developer, presented the proposed project.*

*City of Ann Arbor City Planner Alexis DiLeo presented the Staff Report.*

***PUBLIC HEARING***

*Seeing no speakers, Chair Milshteyn closed the Public Hearing.*

*Ackerman inquired about postponement.*

*Milshteyn encouraged discussion prior to possible postponement. Milshteyn also inquired about previous approved projects at the site.*

*DiLeo explained that a similar project was before the planning commission in 2016.*

*Briggs inquired about the turning movements at the site, Briggs also discussed accessibility at the site, discussing that all entrances being stairs may be problematic.*

*Redinger explained that the driveway cannot support left turn movements and described traffic within the area.*

*Curry explained that an island would be implemented to only allow drivers to make a right turn.*

*Sauve discussed the possibility of the park across the street for a u-turn,*

*and suggested shifting the driveway to prevent that. Sauve also requested that the lighting at the site be changed to be Dark Skies compliant. Also inquired about stacked parking, and how that relates to meeting the code.*

*Hammerschmidt inquired about a stop light at the entrance area.*

*Redinger answered that this intersection does not warrant a stop light.*

*Woods inquired about possible connectivity for residents to the near by businesses.*

*Curry explained that there have been conversations with the owners of the nearby business, not reaching an agreement.*

**Moved by Sauve, seconded by Hammerschmidt, to postpone decision on item 10-a to the July 7, 2020 Planning Commission Meeting.**

*Commission Discussion of Postponement:*

*Briggs encouraged connectivity at the site.*

**On a roll call, the Chair declared the item postponed.**

**Yeas:** 9 - Wendy Woods, Erica Briggs, Sarah Mills, Alex Milshteyn, Shannan Gibb-Randall, Zachary Ackerman, Elizabeth Sauve, Ellie Abrons, and Sara Hammerschmidt

**Nays:** 0

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

*Chad (Last Name Unknown), 2343 West Liberty, Ann Arbor, Blue Heron Pond, explained that they would like to submit a public comment for Liberty Townhomes project, explained that he pulls onto Liberty on Blue Heron Pond, explaining that turning left is really challenging, and that cars move very quickly.*

**12 COMMISSION PROPOSED BUSINESS**

*The Commission discussed virtual meetings.*

**13      ADJOURNMENT****Unanimously adjourned at 10:13 p.m.**

Alex Milshteyn, Chairperson  
/mg

eComments for the Commission may be left via our Legistar calendar page (column to the very right)  
<http://a2gov.legistar.com/Calendar.aspx>

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](mailto:cityclerk@a2gov.org) ; or by written request addressed and mailed 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>). 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.

(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 contact Planning staff. 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. 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.)

These meetings are typically broadcast on Ann Arbor Community Television Network Comcast 16 / AT&T 99 live at 7:00 p.m. on the first and third Tuesdays of the month and replayed the following Saturdays at 8:00 PM. Recent meetings can also be streamed online from the CTN Video On Demand page of the City's website <https://a2gov.org/watchctn>. The complete record of this meeting is available in video format at <https://a2gov.org/watchctn>, or is available for a nominal fee by contacting CTN at (734) 794-6150.