



City of Ann Arbor

Formal Minutes - Final

City Planning Commission

301 E. Huron St.
Ann Arbor, MI 48104
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Wednesday, August 3, 2022

7:00 PM

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

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difficulties that prevent your participation. For the greatest assurance that your comments will be heard,
submit them in writing ahead of the meeting or attend in person.

1. CALL TO ORDER

*Chair Shannan Gibb-Randall called the meeting to order at 7:00 PM, in
Council Chambers of the City Hall of Ann Arbor.*

2. ROLL CALL

Matt Kowalski, City Planner, called the roll.

Present 8 - Mills, Gibb-Randall, Sauve, Abrons, Hammerschmidt,
Disch, Lee, and Wyche

Absent 1 - Clarke

3. APPROVAL OF AGENDA

**Moved by Donnell Wyche, seconded by Ellie Abrons, to approve the
Agenda. The Agenda was unanimously approved as presented.**

4. MINUTES OF PREVIOUS MEETINGS

4-a. [22-1243](#) June 7, 2022 City Planning Commission Meeting Minutes

Attachments: 6-7-2022 CPC Approved Meeting Minutes.pdf

Moved by Sarah Mills, seconded by Ellie Abrons, to Approve the June 7, 2022 City Planning Commission Meeting Minutes. Unanimously Approved and forwarded to the City Council.

4-b. [22-1244](#) July 6, 2022 City Planning Commission Meeting Minutes

Attachments: 7-6-2022 CPC Approved Meeting Minutes.pdf

Moved by Sarah Mills, seconded by Ellie Abrons, to Approve the June 7, 2022 City Planning Commission Meeting Minutes. Unanimously Approved and forwarded to the City Council.

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

5-a. **City Council**

Councilmember Disch reported she had nothing to report as Council didn't meet last night due to the Primary Elections being held.

5-b. **Planning Manager**

No report.

5-c. **Planning Commission Officers and Committees**

Commissioner Sarah Mills reported that the Ordinance Revisions Committee (ORC) had met; discussing various options of sustainability as well as stormwater changes (in response to a letter from the State, asking for changes). She believed both of these items would be coming before the full Commission for discussion and feedback.

5-d. **Written Communications and Petitions**

[22-1335](#) Various Communications to the Planning Commission

Attachments: Abrego and Kilmury.pdf, Clark.pdf, Enache.pdf, Garber.pdf, Resident - The George.pdf, The George - Petition.pdf, Wyche.pdf, Abramson.pdf, Bishop.pdf, Blanshard .pdf, Derry.pdf, Fein.pdf, Fetter.pdf, Fleischmann.pdf, Flessel .pdf, Garton.pdf, Gillon.pdf, Gurk.pdf, Horn.pdf, Jeff w attach.pdf, Lentz.pdf, Lutzeier.pdf, Maki.pdf, Marcus.pdf, McCall.pdf, Mirsky.pdf, See.pdf, Shifrin.pdf, Stone.pdf, Trudeau w Attach.pdf,

Wang.pdf, Wright.pdf, Yax.pdf, Marcus2.pdf, Dendrios.pdf, Eschman.pdf, Greca.pdf, Lowe2.pdf, Wright2.pdf, Adams.pdf, Blake.pdf, Des Jardins.pdf, Gardner.pdf, Matujec.pdf, McCune.pdf, Shadigian.pdf, Shapiro.pdf

Received and Filed

6. PUBLIC COMMENT (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 Gibb-Randall closed the Public Comment.

7. PUBLIC HEARINGS SCHEDULED FOR NEXT REGULAR MEETING

7-a. [22-1337](#) Public Hearings Scheduled for Tuesday, August 16, 2022 Planning Commission Meeting

Attachments: 8-16-2022 Notice of Public Hearing.pdf

Scheduled public hearings reviewed by Matt Kowalski.

Received and Filed

8. REGULAR BUSINESS - Project Presentation, Staff Report, Public Hearing, and Commission Discussion of Each Item

8-a. [22-1333](#) 2424 East Stadium Boulevard - University Inn Site Plan for City Planning Commission Approval - A proposal to construct a 4-story residential building totaling approximately 215,000 sq ft and housing 185 dwelling units. An existing 7,716 sq ft office building facing East Stadium remains. Primary access to the site is off East Stadium and Manchester Road which leads to approximately 185 below grade parking spaces. This development contains commercial and office zoning and approval is subject to combining three parcels: 2424, 2452 East Stadium Boulevard and 1950 Manchester Road. 2.64 acres zoned C3 (Fringe Commercial) and 0.55 acres zoned O (Office). Staff Recommendation: Approval.

Attachments: University Inn Staff Rpt w Maps v2.pdf, 2424-2452 E Stadium Site Plan & Landscape Plan.pdf, 2424-2452 E Stadium Elevation Plans.pdf, A2Zero Letter for Site Plan Submission.pdf, Citizen Participation Report 12-8-21.pdf, 2424 E. Stadium Development Agreement 2.pdf

PROJECT PRESENTATION:

The following individuals and representatives were available to answer any enquiries.

Sam Beznos, CEO of Beztak Companies, Co-Owner of Property and Developer, 31731 Northwestern Hwy, Suite 150W, Farmington Hills, MI 48334.

Zach Weiss, Beztak Companies, Co-Owner and Petitioner

Mark Highlen, Beztak Companies

John Myefski, Myefski Architects, 400 N. Michigan Avenue, Chicago, IL 60611.

Josh Dawson, Myefski Architects

Andy Wakeland, Giffel Webster, Civil and Landscaping

Lori Pawlik, Wade Trim, Traffic Engineer

Luke Bonner, Bonner Advisory Group, Development Consultant

STAFF REPORT:

Chris Cheng, City Planner, provided additional comments from the Staff Report and was available for comments and questions.

PUBLIC HEARING:

William ___, 2125 Medford Road, Apt 6, neighbor to the rear of the proposed project, spoke about the proposed height of the new construction in relation to the 8-foot drop in elevation down to the neighboring Ann Arbor Woods Apartments, stating from that vantage point the new construction will look like a 6-story building. He said the current buffer-strip of trees between the University Inn and their parking lot are 40 to 50-feet tall and screen their current building; however, the plans show the trees going away and being replaced with landscaping that will not have the ability to screen the new building from the south. He also spoke about the need to preserve and protect the very large, stately, 36-inch Black Cheery Tree, located on the margin between the site and 1950 Manchester Road.

Anna Wysaki, 2137 Medford Road, Apt 15, Ann Arbor, spoke as a neighbor and active member of the neighboring Journey of Faith Church, 1900 Manchester Road. She said the construction period of the project appears to have a bare minimum consideration in mind for the church's parking, for which she is concerned, together with other vulnerable members of the community, for their access and assistance from this church. She spoke in support of the previous speaker, noting that he cares for the neighborhood, educates people on the trees, as well as tends to the neighboring properties and the existing trees. She asked for the City to consider tree mitigation in reviewing this project.

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

Moved by Sarah Mills, Seconded by Lisa Sauv , that the Ann Arbor City Planning Commission hereby recommends the City Planning Commission approve the University Inn Site Plan and Development Agreement (2424 East Stadium Boulevard) subject to combining the parcels and Washtenaw Water Resources Commissioner approval.

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]

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

Yeas: 8 - Sarah Mills, Shannan Gibb-Randall, Elizabeth Sauve, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, and Donnell Wyche

Nays: 0

Absent: 1 - Sadira Clarke

- 8-b.** [22-1336](#) 2502 Packard Street - The George Site Plan for City Planning Commission Approval - A proposal to convert 23,462 square feet of retail space on the ground floor to 42 residential units. New dwelling units will include approximately 205 square feet of mezzanine space for a total of 8,600 square feet of new floor area. Relocate a solid waste area north of the north drive from its current location south of the north drive and add 2 bicycle parking spaces. 6.52 acres zoned C1B (Community Convenience Center). Staff Recommendation: Approval

Attachments: The George August 3 2022 staff report.pdf, 2502 Packard St Zoning Map.pdf, 2502 Packard St Aerial Map.pdf, 2502 Packard St Aerial Map Zoom.pdf, The George Site Plan.pdf, The George Architectural Plans.pdf

PROJECT PRESENTATION:

The following individuals and representatives were available to answer any enquiries.

Ken Gold, Vice President of Somerset Development, Developer, 101 Crawfords Corner Road, Holmdel, NJ 07733

Ralph Zucker, Somerset Development.

Andrew Wiseman, Nowak & Fraus, Engineer, 46777 Woodward Ave., Pontiac, MI 48342.

Steve Dykstra, Hobbs & Black Architects, Architect, 100 N. State Street, Ann Arbor

Pat Lennon, Honigman LLP, Attorney for Applicant, 650 Trade Centre Way, Suite 200, Kalamazoo, MI 49002

Adam Richards, Epro Environmental Mitigation Systems.

STAFF REPORT:

Jeff Kahan, City Planner, provided additional comments from the Staff Report and was available for comments and questions.

PUBLIC HEARING:

D Lawrence Chambers, 2815 Ember Way, Ann Arbor, said she moved to the Georgetown Mall neighborhood because she wanted walkability; she used to walk to Krogers, Rite Aid, the Post Office, and the drycleaner. She said this is not about the City code, but about our stated goals of increased walkability, sustainability, and also faith in agreements that are made. She spoke of an agreement made with the community, when The George building was built, that they would have a mixed-use facility with retail, with services. She said they have now lost two Krogers, The Packard Food Coop, Food and Drug Mart, and all kinds of services that used to exist in that neighborhood and her walkability walked away from her. She said, "This has got to stop! If we talk about getting away from our cars, how are going to get our groceries and pharmacies". Chambers asked if this developer gets away with this, what's to stop the next developer from wink-wink, nod-nod after promising a mixed-use development and then changing it? She expressed feeling that this is a really bad decision and she opposes it vehemently. She suggested if they want to rent it out to retail they should try charging reasonable rents, not downtown rents or Chicago rents.

Ellen Abramson, 3204 Farmbrook Court, Ann Arbor, said she lives about a 10-minutes from The George and is a longtime resident of the area so she remember all the wonderful amenities they used to have their. She said she is representing herself as well as many neighbors she's spoken to, adding that there has been a lot of excitement and patience among the neighbors over the many years to see some walkable retail at this location. She said the neighborhood will be very disappointed if the

Planning Commission approves this proposition, noting they've had trust in the agreement and having it broken doesn't feel good. She suggested some sort of compromise to allow some of the space to be converted into residential while keeping some for retail use.

James D'Amour, spoke in agreement with the many letters of opposition to the Commission regarding this amendment, noting this site was once a giant retail servicing the neighborhood. He thanked the Commission for trying to create more residential space, but expressed that this change would only benefit the developer, so they should ask what they're getting in return from the developer that's going to help the community. He asked for the Commission to get this right in providing retail space that will assist with walkable and transit oriented neighborhoods.

Tom Stulberg, stated he was calling from Lowertown in Ann Arbor, and is a commercial landlord, mixed use landlord, and during the pandemic he gave his commercial tenants free rent for over two years so they could survive and thrive, which they are now doing and paying rent. He said as a business owner, we have a risk return and this is one of those times when we have a risk; no one foresaw Covid that did a lot of damage to retail and bar and restaurant establishments, with 30% of them closing. He said the ones that have gone out of business have reduced the competition for what could come in here, if these units were reasonably, competitively priced or even at a loss, they could get tenants in here now. He said this neighborhood needs retail, just like my neighborhood needs retail. Being an advocate of transit oriented neighborhoods, he said he doesn't always agree with how zoning issues are handled, even mass re-zonings, but Packard is on the list of corridors to be rezoned, and we're not going to meet our A2 Zero goals if we don't have the retail, commercial mixed-use part of mixed-use and end up with mostly just residential where people will get in their cars and drive. Stulberg stated if we get rid of parking, which it seems we want to do, people can't own any cars which they'll have to do if we don't have the commercial part of the mixed-use developments; if we're trying to look forwards, this is looking backwards.

Rita Mitchell, said she was in agreement with the prior speakers, and is worried this decision is a precedent setting decision and she hopes the Commission can consider carefully how this can work for this case and for future ones. She noted another development on S Main Street at Madison, known as The Yard, that also promised retail, but has no retail, and her concern is that these changes will drive out small businesses that have potential in a transit oriented zoned districts such as TC1 Stadium and North Maple. She said high rents like in this development could wipe

out smaller, unique businesses in other areas as well because she really wants them to stay. She asked the Commission to reconsider this proposal and work with the developer in seeking businesses that will work in the neighborhood.

Katie McCune, 1912 Anderson, spoke to the retail factor in multi-use zoning, asking if the City or Commission had suggestions for maintaining and working with retail and ensuring that proposed projects will work as small retail. She expressed the importance of having expertise input during the design and development phase, and felt that it was somewhat late at this stage for The George to try to figure out how to make the retail function well.

Kavithae Lobo, 2642 Esch, Ann Arbor, spoke as a resident of the Georgetown area, as well as a small business owner in the community. She echoed previous comments that she felt it was important for this development to hold to agreements made prior to constructing the mixed use project. Lobo felt the owners are being disingenuous in their efforts to get retail tenants. She noted that tenants renting their residential space, must show incomes of up to 3 times the amount of their rents, and wondered if they have the same expectations from their retail space, which would make it very difficult for any small business to meet those requirements.

Adam Jaskiewicz, 1340 Las Vegas, Ann Arbor, spoke about often visiting Georgetown Mall as a kid, when his grandmother lived in the Pine Valley Apartments. He said it's essential to have services in a walkable community as a society and humanity; however, he understands this loss of retail and he echoed previous speakers about mourning the loss of this potential retail. He hopes that we can figure out the problem and hopefully fix it.

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

Moved by Lisa Sauv , Seconded by Lisa Disch, that the Ann Arbor City Planning Commission hereby approves The George Site Plan for Planning Commission.

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]

AMENDMENT TO THE MOTION I:

Moved by Donnell Wyche, Seconded by Lisa Disch, to accept the offer to convert the four most western units to retail use 38 units to remain as residential.

COMMISSION DISCUSSION ON AMENDMENT:

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

Motion withdrawn by Donnell Wyche.

VOTE ON MAIN MOTION:

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

Yeas: 8 - Sarah Mills, Shannan Gibb-Randall, Elizabeth Sauve, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, and Donnell Wyche

Nays: 0

Absent: 1 - Sadira Clarke

Commission Break at 9:45 PM.

Reconvened at 9:55 PM.

- 8-c.** [22-1332](#) 1301 Morningside Drive - A Special Exception Use for City Planning Commission Approval - A request for a childcare center for up to 40 children and 10 caregivers in the existing building with a site plan to show existing conditions. Staff Recommendation: Approval with Conditions

Attachments: 1301 Morningside Staff Report w
Maps-rev-SP22-2008-8-3-22.pdf, Attachment - Citizen Participation Meeting Report SP22-2008.pdf, Attachment - Site Plan SP22-2008.pdf, Attachment - Special Exception Use Application SP22-2008.pdf

PROJECT PRESENTATION:

The following individuals and representatives were available to answer any enquiries.

Dave and Pamela Gee, A Child's Place, LLC, Applicant, Property Owner .

STAFF REPORT:

Chris Cheng, City Planner, provided additional comments from the Staff Report and was available for comments and questions.

PUBLIC HEARING:

M Skiba, 1310 Morningside Drive, Ann Arbor, stated that she's lived in her house for 45 years and she's seen too many cars not stop at the STOP sign, and it worries her. She said there is also an area along here where parents drop off their kids and they walk to Forsythe School, in order not to have to get stuck in the long drop-off lines at the school. She stated she fears added traffic to the neighborhood, beyond what the neighborhood can handle; while the City is working to quiet streets, this use with accentuate the activity. She spoke about the very busy intersection at Mount Pleasant around 8:30 AM, with kids being dropped off.

Rothe Erhard, 1244 Westport Road, Ann Arbor, stated he's lived in his home since 1969, just 4 houses from the proposed daycare. He said the whole neighborhood is Single-Family use and he doesn't feel that a commercial school has any place in this type of neighborhood. He explained that there are very few children living in this neighborhood, as the owners of the 1950's houses have remained and stayed on in their houses. He stated that there are vicious dogs on both sides of the school, and there is a 3-foot deep retention pond kids can fall into, so he doesn't think this is a good neighborhood for small children and he hopes the Commission will turn down the request.

1256 Westport Road, Ann Arbor, said she lives two doors down from the proposed daycare, and while she agrees that the City needs more daycares facilities, she said they need affordable, State subsidized, daycares and not private home daycares such as this proposed daycare. She said they will not take State subsidized children which will not increase affordable childcare in our community. She said she's also the mother of an autistic child and she chose to move to this area because it's a quiet area. Children ride their bikes in the street safely, and she felt it a neighborhood where she could raise her son in, safely. She said if you are adding 50 cars, twice a day, to the street, anytime from 7 AM to 6 PM it means that anytime during those hours the front area of their house is not accessible to their kids, and it's not a safe place for them to be without constant adult supervision. She said they've had issues with speeding cars driving up the blind hill on Westport but have been able to address them directly because they lived in the neighborhood; having people that don't live in the neighborhood they will not be able to address

them in the same way and they will not slow down as they have to use Westport in order to get to their destination on Morningside.

Lisa Gottridge, 1043 Westport, Ann Arbor, said she thinks this childcare facility is a really bad idea for the community because of the location and the elevation changes of neighboring houses that back out without seeing someone on the sidewalk. She spoke of the back walkway children use to get to Forsythe, explaining it is right by the busy intersection of Morningside and Westport. She said people use their streets as a main thoroughfare to cut through the neighborhood and this proposed facility will make it even worse. She said if there is a traffic light going in at Miller and Newport it will make their neighborhood traffic issues even worse and possibly be a dangerous situation for the elderly as well as the children.

Matthew Cruz, 1500 Hillridge, Ann Arbor, said they live 6 houses away from this property and have a 2.5 yr old boy. They thanked previous callers for explaining the dangers of the neighborhood, pointing out their street is named Hillridge because they are at the top of a hill and during the winter the roads are not plowed leaving much ice and snow and cars slide down the hill. They stated there are about 30 children in the neighborhood that play on their bikes in the street and hopes no one will get hit by traffic.

Adam Jaskiewicz, 1430 W Las Vegan Drive, Ann Arbor, said he felt childcare centers were within their limits not needing parking and being in Single-Family residential neighborhoods. He said he grew up on Miller across from this neighborhood and attended both Haisley and Forsythe schools; he walked to school and hopes today's children can continue to do the same. He noted that if there are traffic issues they should be addressed through traffic calming measures. He explained as a child he used the cut-through to walk to and from Forsythe school everyday and is extremely concerned to hear parents are using this as a car centric pick-up and drop-off location. He believes the City or School District should look into this matter regardless of this proposal.

Adam Bickersteth, 1315 Morningside Drive, Ann Arbor, said he lives 2 doors down from this proposed facility, and he echoed other speakers on the huge increase of cars coming into their neighborhood from outside the neighborhood. He said the added traffic will change the fundamentals of the quiet, healthy street it is today. He said he feels it's deeply regrettable that City staff have decided not to carry out a comprehensive traffic analysis on this proposal and he thinks this proposal should be rejected until such an analysis has been carried out.

___, lives on Hillridge, 6 houses from the daycare, agreed with previous speakers and is opposed to the daycare. She expressed concerns for safety issues at this location, noting the listed inspection records at LARA, from the owner's other childcare locations. She also expressed safety concerns for the elderly who are out walking in the neighborhood, and potential conflicts between vehicles and persons of all ages.

Cathy Strachan, 1310 Orkney Drive, Ann Arbor, said she hoped the Commission will listen to the people who live in this neighborhood as she feels the traffic will be a nightmare and it will change the current quiet neighborhood, that people have sort for and settled into. She expressed empathy for the neighbors of the area.

Sajeev Krishnan, 1201 Creal Crescent, Ann Arbor, spoke about their family's need for finding a daycare for their 2 children. He said he would walk his children to and from the daycare if this proposal is approved. He understands the concerns expressed, however, they are eager to find a local daycare for their children.

Erik Halverson, 1505 Hillridge, Ann Arbor, have lived in the neighborhood for over 20 years, agreed with the previous speakers in opposition to the daycare facility. He said it's wonderful to see the children in the neighborhood be able to play freely, without the added traffic a daycare facility would generate so he hopes the Commission will listen to the concerns and deny this request.

Francis Mills, 5 Parkview Place, Ann Arbor, said he has lived in two locations in Ann Arbor and has never been bothered by daycares in residential neighborhoods. He supports childcare in residential zoning because parents can walk to drop off their children if they live close by. He said once this facility is operating then the neighborhood will be able to see if there are issues.

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

Moved by Lisa Disch, Seconded by Sarah Mills, that:

The Ann Arbor City Planning Commission, after hearing all interested persons and reviewing all relevant information, including an accompanying site plan, finds the petition substantially meet the standards in Chapter 55 (Unified Development Code), Section 5.29.5.D (Special Exceptions) and Section 5.16.2.B (Child Care Center), and therefore approves the A Child's Place, LLC, Special Exception Use for Child Care Center at 1301 Morningside Drive. This

approval is based on the following findings:

1. The proposed use will be consistent with the R1C (Single-Family Dwelling) District, which provides for residential use, including special exceptions for religious assembly and child care centers.
2. The proposed use will not adversely impact traffic, pedestrians, bicyclists, circulation, or road intersections based on the location. Morningside Drive provides access to the site, and the proposed use is consistent with the existing and other surrounding uses' traffic impact.
3. The subject site meets the use specific standard for at least 7,500 square feet of lot area and the existing conditions together with the variance for off-street parking granted by the Zoning Board of Appeals meet the standards for off-street parking and on-street drop-off and pick-up spaces
4. A site plan documenting the existing and proposed conditions of the site has been submitted as part of this application.

This Special Exception Use approval is based on the following conditions:

1. Child care is provided for no more than 40 children.

And that the Ann Arbor Planning Commission approves the attached Site Plan which demonstrates compliance with the applicable Special Exception Use standards as no development which would otherwise require site plan approval has been proposed.

COMMISSION DISCUSSION:

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

Friendly Amendment offered by Wonwoo Lee, and accepted by Commission on the following:

This Special Exception Use approval is based on the following conditions:

1. Child care is provided for no more than 30 children.

VOTE ON FRIENDLY AMENDED MOTION:

On a roll call vote, the Chair declared the friendly amended motion

carried. Vote: 8 - 0

Yeas: 8 - Sarah Mills, Shannan Gibb-Randall, Elizabeth Sauve, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, and Donnell Wyche

Nays: 0

Absent: 1 - Sadira Clarke

9. PUBLIC COMMENT (Persons may speak for three minutes on any item.)

Adam Jaskiewicz, expressed appreciation for the edifying discussion of the Commission on The George proposal. He thanked Commissioner Lee for cutting through the jargon of the discussion and Commissioner Sauv e for keeping the discussion grounded. He hopes we can all learn from this discussion and this neighborhood can get some walkable retail in the future.

Adam Goodman, 400 Virginia Avenue, Ann Arbor, spoke about the need for a mix of bicycle parking in mixed use projects, such as The University Inn proposal, noting visitors to the development might also need to lock up their bikes, so interior storage would not suit for visitors, who would need exterior parking.

Erik Lipson, Rosewood Street, Ann Arbor, spoke about having 2 Kroger stores that he could walk to, when he moved into his neighborhood, both which are now gone. He said letting the market control the outcome of mixed uses, such as in the situation of The George, is clearly not working so let's find a way to incorporate fixing this situation together with the Planning stage of developments in the future.

10. COMMISSION PROPOSED BUSINESS

Chair Gibb-Randall said she'd like for the Commission to talk about communications.

11. ADJOURNMENT

Moved by Wonwoo Lee, Seconded by Sarah Mills, to adjourn the meeting at 11:09 pm. On a voice vote, the Chair declared the motion carried unanimously.

Shannan Gibb-Randall, Chairperson

/mia gale

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. Persons 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 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)

(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

City Planning Commission regular meetings are transitioning to a hybrid meeting model. The City of Ann Arbor highly encourages the public to view and participate in public meetings remotely due to the high COVID-19 transmission rate in Washtenaw County. In order to prevent the transmission of COVID-19, protect the health of meeting attendees, minimize the possibility of disrupting the meeting, and thereby promote public participation by creating a safer meeting environment, City Council has established a regulation that all in-person attendees at meetings are required to wear a mask. See the Mask Requirement signage that is posted throughout City Hall. The City of Ann Arbor has existing COVID-19 safety rules that are required of visitors entering city facilities. If you choose to attend a meeting in-person, the following safety rules are expected to be observed. These include:

Masks - Required in Council Chambers. Masks are available at the guest services desk in the lobby of Larcom City Hall.

Physical Distancing - Individuals should be physically distanced from one another at least 6 feet.

Illness - Anyone diagnosed with COVID-19, who has symptoms of COVID-19, or has had recent close contact with someone with COVID-19, should not attend a public meeting.

