



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)

Tuesday, June 6, 2017

7:00 PM

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

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.

1 **CALL TO ORDER**

Planning Commission Chair Ken Clein called the meeting to order at 7:00 p.m.

2 **ROLL CALL**

Planning Manager Brett Lenart called the roll.

Present 7 - Woods, Clein, Mills, Milshteyn, Gibb-Randall, Trudeau, and Weatherbee

Absent 2 - Briggs, and Ackerman

3 **APPROVAL OF AGENDA**

Moved by Mills, seconded by Milshteyn, to approve the agenda, with changing the date of 5-C from March 23, 2017 to March 21, 2017. On a voice vote, the Chair declared the motion unanimously approved.

Present 7 - Woods, Clein, Mills, Milshteyn, Gibb-Randall, Trudeau, and Weatherbee

Absent 2 - Briggs, and Ackerman

4 **INTRODUCTIONS**

None.

5 MINUTES OF PREVIOUS MEETING

5-a [17-0883](#) February 23, 2017 City Planning Commission Meeting Minutes

The minutes were unanimously approved by the Commission and forwarded to City Council. On a voice vote, the Chair declared the motion carried.

5-b [17-0884](#) March 7, 2017 City Planning Commission Meeting Minutes

The minutes were unanimously approved by the Commission and forwarded to City Council. On a voice vote, the Chair declared the motion carried.

5-c [17-0885](#) March 21, 2017 City Planning Commission Meeting Minutes

The minutes were unanimously approved by the Commission and forwarded to City Council. On a voice vote, the Chair declared the motion carried.

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

6-a City Council

None.

6-b Planning Manager

Planning Manager Brett Lenart provided updates from City Council regarding amendments, ordinances, and annexations. He reminded the Planning Commission about their busy week ahead and listed dates, times, and locations of various meetings.

6-c Planning Commission Officers and Committees

Commissioner Julie Weatherbee stated that the Zoning Board of Appeals met and approved the Circle K variances.

6-d Written Communications and Petitions

[17-0886](#) 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.)

None.

8 PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING

[17-0887](#) Public Hearings Scheduled for the June 20, 2017 City Planning Commission Meeting

9 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.)

(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.)

9-a [17-0888](#) The Gallery Site Plan for City Council Approval with Planned Project Modifications - The proposed project to be located at 441 South Ashley & 112, 116, and 118 East Jefferson comprises a lot area of 17,449 square feet. The proposed development will be a 23 unit residential development in one 34,810 square foot building and includes a request to exceed the maximum required front setback on South Ashley by 11.77 feet and to allow a four-story streetwall height. The site is zoned D2. (Ward 5) Staff Recommendation: Approval

City Planner, Chris Cheng, presented the staff report. He explained that the project is located on the northeast corner of west Jefferson and south Ashley Street. Cheng described the existing trees as well as landscaping plans for the project. He also noted the transit and pedestrian oriented designs included in the staff report.

PUBLIC HEARING:

Ethel Potts, 1014 Elder Boulevard, expressed surprise at the D1-D2 Zoning in the Westside neighborhood she belongs to. She explained her concerns regarding this issue.

Barbara Murphy, 507 2nd street, officer of the Old Westside Association, explained that there hasn't been discussion about this project in her neighborhood. She expressed support for this project. She stated that the project makes the best use of the property and recommends approval for the building and believes it will serve a need that the community has for housing.

Pat Martz, 514 South Ashley, expressed satisfaction with the setbacks and plantings at the proposed project. She expressed concern with the materials used in the project and the materials working to mitigate flooding in the area.

Brad Moore, Architect for the Project, addressed previous speakers and provided details regarding the proposed project.

Moved by Gibb-Randall, seconded by Mills, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Gallery Site Plan subject to providing a minimum use of 22% open space in combining the two parcels.

BOARD DISCUSSION:

The Board inquired about parking and parking accommodations for bicycles and electric cars. They were also concerned with and asked questions regarding the materials used for pavement. Additionally, they inquired about plant species and open space and how they relate to the floodplain.

Moore responded to inquires.

On a roll call, the vote was as follows with the Chair declaring the

motion carried. Vote: 7-0

Yeas: 7 - Wendy Woods, Kenneth Clein, Sarah Mills, Alex Milshteyn, Shannan Gibb-Randall, Scott Trudeau, and Julie Weatherbee

Nays: 0

Absent: 2 - Erica Briggs, and Zachary Ackerman

10 UNFINISHED BUSINESS

10-a [17-0889](#) Master Plan Review - Once a year, the Ann Arbor City Planning Commission and Planning & Development Services Unit review the City Master Plan. The City Master Plan is a collection of plans, or “elements,” that work together to describe a vision for the City’s future and guide decisions about its land use, transportation, infrastructure, environment, housing, and public facilities. The adopted plan elements can be found on the City’s website at www.a2gov.org/masterplan <<http://www.a2gov.org/masterplan>>. As part of its annual review, the Planning Commission is seeking comments about the City Master Plan, including elements that should be studied for possible change or new elements that should be added to the master plan. This information is important to the Planning Commission in setting its work program for the upcoming fiscal year. Staff Recommendation: Approval

Lenart described the Master Plan review process and as part of this resolution recommended removal of two resource documents, The Library Lot Urban Design Study, and Consolidated Housing Plan.

Moved by Mills, seconded by Gibb-Randall, that the Ann Arbor City Planning Commission hereby postpones the Master Plan Resolution.

COMMISSION DISCUSSION:

The Commission briefly discussed the Master Plan, commenting that it is relevant and helpful during the decision making process.

PUBLIC HEARING:

None.

On a voice vote, Clein declared the motion approved. Vote 7-0 Item Postponed

Yeas: 7 - Wendy Woods, Kenneth Clein, Sarah Mills, Alex Milshteyn, Shannan Gibb-Randall, Scott Trudeau, and Julie Weatherbee

Nays: 0

Absent: 2 - Erica Briggs, and Zachary Ackerman

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

None.

12 COMMISSION PROPOSED BUSINESS

None

13 ADJOURNMENT

Moved by Milshteyn, seconded by Gibb Randall to adjourn the meeting. The motion was unanimously approved.

Ken Clein, Chair
/bl
/kvl
/mg

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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.