

City of Ann Arbor

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



Action Minutes

Monday, June 13, 2016

7:00 PM

Joint Work Session with Planning Commission

Community Television Network, 2805 S. Industrial Highway,
Studio

City Council

City Council will meet in caucus the Sunday prior to each regular session at 3:30 p.m. in Council Chambers.

CALL TO ORDER

Mayor Taylor called the Work Session of the Ann Arbor City Council, a joint working session with the City Planning Commission, to order at 7:00 p.m. in the CTN Studio at Community Television Network, 2805 S. Industrial Highway.

WS WORK SESSION

Councilmember Warpehoski arrived at 7:05 p.m.

Planning Commissioners Clein, Mills, Woods, Milshteyn, and Gibb-Randall were in attendance. Commissioner Franciscus arrived at 7:24 p.m.

Present: 10 - Councilmember Sabra Briere, Councilmember Jane Lumm, Councilmember Chuck Warpehoski, Councilmember Jack Eaton, Mayor Christopher Taylor, Councilmember Julie Grand, Councilmember Graydon Krapohl, Councilmember Kirk Westphal, Councilmember Zachary Ackerman and Councilmember Chip Smith

Absent: 1 - Councilmember Sumi Kailasapathy

WS-1 16-0824

Joint City Council/City Planning Commission Work Session: Downtown Premiums

Attachments: Council WS Memo 6-13-16, Premium Amendments Draft 6-8-16, Premium Amendments Staff Report with Attachments-4-19-2016, Premiums staff presentation June 13 2016 A2 CC and PC

Alex DiLeo, City Planner, and Megan Masson-Minock, ENP and Associates, gave a presentation to Council and the Planning Commission regarding Downtown Premiums.

A two-tier approach to downtown premiums was presented.

A copy of the presentation is on file in the City Clerk's Office.

Council and Planning Commissioners discussed the proposal, including developer premiums for residential projects, for affordable housing, environmental and energy savings, and building design.

A question was asked regarding alternatives to premiums to assist office development.

Councilmember Lumm inquired about best practices from other cities in regards to parking and premiums.

Received and Filed

PUBLIC COMMENT - GENERAL (3 MINUTES EACH)

Ethel Potts, 1014 Elder, thanked Council and the Planning Commission for the discussion. She stated, based on the discussion, she thinks the Planning Commission needs to discuss the ordinance one more time before it is ready for Council. She also expressed concern about premiums being provided for residential development, unless it is for affordable housing. She also spoke about setbacks and open space.

Sean Havera, president of the South University Area Association, spoke about recent changes to the connection charges for water and sewer. He stated these charges, as well as the footing drain disconnection program fees, are making it difficult for developers to bring a project into the downtown. He urged Council to look at the fees.

Jim Chaconas of Colliers International stated his company manages about 70% of the commercial space in downtown Ann Arbor. He spoke about the cost of premiums and the square footage costs of doing business in downtown Ann Arbor.

ADJOURNMENT

Seeing no further business before the Council, Mayor Taylor declared the Work Session adjourned at 8:56 p.m.

COMMUNITY TELEVISION NETWORK (CTN) CABLE CHANNEL 16:

LIVE: MONDAY, JUNE 13, 2016 @ 7:00 P.M.

REPLAYS: TUESDAY, JUNE 14, 2016 @ 10:00 A.M. AND FRIDAY, JUNE 17, 2016 @ 7:30 P.M.

REPLAYS SUBJECT TO CHANGE WITHOUT NOTICE

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- **Cable: Watch CTN Government Channel public meeting programming via Comcast Cable channel 16.**

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

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A hard copy of this Council packet can be viewed at the front counter of the City Clerk's Office.