



City of Ann Arbor

Formal Minutes

Planning Commission, City

301 E. Huron St.
Ann Arbor, MI 48104
[http://a2gov.legistar.com/
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Tuesday, March 10, 2015

7:00 PM Larcom City Hall, 301 E Huron St, Second floor, City Council
Chambers

Special Meeting - Rescheduled Regular Meeting from 3/3/2015 and Working Session

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. Persons with disabilities 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

Secretary Peters called the meeting to order at 7:05 p.m.

2 ROLL CALL

Present 7 - Adenekan, Briere, Peters, Franciscus, Mills, Bona, and Milshteyn

Absent 2 - Woods, and Clein

3 APPROVAL OF AGENDA

Moved by Adenekan, seconded by Briere, that the agenda be approved. On a voice vote, the Secretary declared the motion carried.

4 INTRODUCTIONS

5 MINUTES OF PREVIOUS MEETING

[15-0210](#) December 16, 2014 City Planning Commission Meeting Minutes

Approved

Moved by Milshteyn, seconded by Mills, that the minutes be approved. 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

Briere reported at the previous night's City Council meeting, they discussed the Community Services Area budget request. She said Council is scrutinizing requests very closely, since money is tight. She noted that the Planning Unit asked for funds to hire a consultant for the Accessory Dwelling Units, R4C, and sign amendments, and to complete the Allen Creek Greenway master plan. She said the proposed reorganization for Planning & Development would free up Planners to do more long term planning.

6-b Planning Manager

Rampson reported that another item requested in the second year of the budget is funding for a consultant to start the Master Planning process, noting that it had been several years since a comprehensive look at the Master Plan had been done.

Rampson reviewed place making sessions being offered freely by MSU. She reviewed the meeting calendar with the Commission, pointing out that at the March 16th Council meeting, the Redevelopment Ready Communities resolution would come before the Council for their discussion and action.

6-c Planning Commission Officers and Committees

Peters reported that several Commissioners attended the Michigan Association of Planning training session the previous week.

6-d Written Communications and Petitions

[15-0259](#) 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

15-0260 Public Hearings Scheduled for the March 17, 2015 City Planning Commission Meeting

Peters read the public hearing notice as published.

9 UNFINISHED BUSINESS

10 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.)

10-a 15-0262 Tiny Buddha Yoga Studio Special Exception Use - A proposal to convert this former office building located at 1717 Pauline Boulevard to a membership-based yoga studio. The property is zoned O (Office), which allows indoor recreation if approved by the Planning Commission as a special exception use. (Ward 4) Staff Recommendation: Approval

Matthew Kowalski presented the staff report.

PUBLIC HEARING:

Lindsay Nelson, 1721 Pauline, said she supports the yoga use. She said she has concerns, however, about the number of cars that currently are being parked in the lot. She noted that her apartment complex parking lot next door is overtaxed, and she's concerned this will be used. She said she doesn't see a need for more surface parking, but would like clients to find alternatives. She said there is street parking within less than a block. She noted this is a great site and well served by transit. She would like to see more bicycle hoops to get people biking to the site. She said she was happy to see something going into the office building.

Risa Gotlib, founder of Tiny Buddha, said she intends to install more bicycle parking once the weather is better. She said as the weather warms up, more members will bike and walk. She said she is quite sure people are parking on Virnakay, and she told members it is not okay to park in the apartments. She said she will add explicit directions on the website, and give people options. She noted that the site will be improved, and she will plant a lot of flowers in front. She said people in the neighborhood are excited about the project. She noted that she will have yoga mat storage, so that will help with biking and walking.

Doug Smith, 1318 Ardmoor, and who also owns 1712 Pauline, said he was waiting to see the future use of this building, and is now delighted that it will be a small yoga studio. He said he enthusiastically expresses his support.

Secretary Peters closed the public hearing, unless the item is continued.

Moved by Mills, seconded by Adenekan, that the Ann Arbor City Planning Commission, after hearing all interested persons and reviewing all relevant information, finds the petition to substantially meet the standards in Chapter 55 (Zoning Ordinance), Section 5:104 (Special Exceptions) and, therefore, approves the Tiny Buddha Yoga Studio Special Exception Use for a yoga/wellness studio, subject to installation of a minimum of 2 bicycle parking spaces.

COMMISSION DISCUSSION:

Adenekan said she is delighted that the studio will add bicycle parking. She asked about the hours of operation.

Gotlib said the morning class is from 8 am to noon, and the evening class is from 5 to 8 pm. She said classes are offered seven days a week, with

weekend hours slightly different.

Bona asked for a response to the concern about the number of cars in the parking lot and wondered if the petitioner knows this has happened.

Gotlib said one of the issues is that none of the spaces have been painted. She said when the parking lot spaces are striped it will be better.

Bona asked how they plan to monitor the parking.

Gotlib said she is always present and there are not many anarchists in the studio, and they want to follow the rules in order to be able to stay in that space.

Bona asked whether these people are members of the studio.

Gotlib said yes, and she has personal relationships with every member of the studio.

Bona said it's ironic that many of us drive our cars to fitness studios to exercise. She said it seems like there should be more bicycle parking spaces than two. She asked the petitioner how many parking spaces she would be willing to add.

Gotlib said she was waiting for the snow to melt to find spaces for the bicycle rack.

Bona asked staff why this use is considered "indoor recreation." She said she understands the historic list of uses doesn't align with current uses in the Zoning Ordinance. She asked whether the use aligns with parking requirements.

Kowalski said since the "yoga studio" use is not in the code, staff matched it up with similar uses, noting that the "indoor recreation" use allows varying uses such as ping-pong and racquetball, and the interpretation of a fitness center use being allowed as a special exception use is consistent with past interpretations. He said the parking requirement was based on the athletic club [fitness center] use.

Bona said she noted in the staff report that there was a minimum requirement of 5 spaces, and 7 are being provided. She asked if there is anything that would prevent them from removing parking spaces, noting that one option would be to replace parking with bicycle parking. She said

if the petitioner is successful in encouraging walking and bicycling, we don't want to prevent them from doing this.

Kowalski said that conversion of a parking space would be possible, if they were not altering the impervious surface.

Gotlib said there is a lot more space in front for bicycle parking.

Bona asked if it would be problem to add bicycle parking in the front.

Kowalski said they could put in a sidewalk.

Gotlib said she would not be doing that.

Peters asked how many votes are needed to approve the special exception use.

Rampson responded that 6 affirmative votes are required.

On a roll call, the vote was as follows, with the Secretary declaring the motion carried.

Yeas: 7 - Eleanore Adenekan, Sabra Briere, Jeremy Peters, Sofia Franciscus, Sarah Mills, Bonnie Bona, and Alex Milshteyn

Nays: 0

Absent: 2 - Wendy Woods, and Kenneth Clein

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

Ethel Potts, 1014 Elder, Ann Arbor, said she assumed the next part of Working Session agenda would be on premiums. She said the last time this was before you, you were heavily restricted by Council. She said she hopes the discussion will be totally open, starting with the option of zero premiums, letting any possibilities come into the discussion. She said there is a lot of community interest.

12 COMMISSION PROPOSED BUSINESS

Briere said this evening's discussion and the proposed Special Exception Use on the next agenda prompts her to think the Commission should re-visit Special Exception Uses. She asked whether it would be desirable to make amendments to the Zoning Ordinance to broaden the indoor recreation definition. She said she would like to talk about how this can best be done without burdening City staff.

Bona asked whether these clarifications could be added in ZORO.

Rampson said yes, since one of the goals of ZORO is to incorporate interpretations that staff have been using.

13 **ADJOURNMENT**

Adjourned at 7:50 am

Moved by Mills, seconded by Adenekan, that the meeting be Adjourned at 7:50 p.m. On a voice vote, the Secretary declared the motion carried.

Wendy Woods, Chair
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 Wednesdays at 10:00 AM and Sundays at 2:00 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.