



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)

Wednesday, November 8, 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

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

2 ROLL CALL

Present 8 - Briggs, Clein, Mills, Milshteyn, Gibb-Randall, Trudeau, Weatherbee, and Ackerman

Absent 1 - Woods

3 APPROVAL OF AGENDA

Moved by Milshteyn, seconded by Gibb-Randall, and approved unanimously as presented.

4 INTRODUCTIONS

None.

5 MINUTES OF PREVIOUS MEETING

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

6-a City Council

Commissioner Zack Ackerman explained that a millage for public safety and mental health was passed, giving the City a rebate of about 2.5 million dollars. He explained that City Council expressed interest in putting the money towards sustainability, affordable housing, and cyclist and pedestrian safety. He added that the second reading for the rezoning of the Lowertown property, 1140 Broadway Street, as well as the Site Plan and Brownfeild Plan for that property took place and both passed.

6-b Planning Manager

Lenart explained that at the upcoming Planning Commission Working Session the Capital Improvement Plan (CIP) process will be discussed. He further explained that the November 14, 2017 Planning Commission meeting will be changed to a working session to focus on the Unified Development Code (UDC) as well as the Sign Code. Lenart added that there will also be three public meetings held to provide information on the Solar Ordinance.

6-c Planning Commission Officers and Committees

Commissioner Shannon Gibb-Randall reported from the Environmental Commission regarding light pollution. She explained that there are some approvals needed when site plans are submitted that are related to light. She expressed that the topic is that the Commission should look into.

6-d Written Communications and Petitions

17-1792 Various Correspondences to the City Planning Commission

Clein noted the correspondence received.

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.)

Jim Mogensen, 2422 Packard Street, explained that he had a meeting with student activists where the Master Plan was discussed. He expressed

interest in having more community involvement in the Master Plan, explaining that the public engagement process is important. He also expressed that items on the agenda should be labeled clearly. He also noted student housing issues in the City of Ann Arbor.

8 PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING

None.

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** [17-1795](#) City of Ann Arbor Planning Commission will consider an amendment to the City Master Plan through adoption of The Treeline - Allen Creek Urban Trail Master Plan. This Plan will be considered as an element of the City Master Plan and can be reviewed at www.a2gov.org/treeline <<http://www.a2gov.org/treeline>> . Staff Recommendation: Approval

City Planner, Jeff Kahan, briefly explained the Treeline Urban Trail as it relates to the Master Plan.

Connie Pulcifer introduced herself and Oliver Kiley, explaining that he works for Smith Group J.J.R. and that they have been working together on the Treeline Urban Trail. They briefly explained the plan for the trail, highlighting the process that began the project, the framework plan, technical aspects, and implementation. The entire presentation is available for viewing via recording on a2gov.legistar.com/Calendar.

PUBLIC HEARING:

Vince Caruso, 556 Glendale Circle, representing the Allen Creek Watershed Group, described the successes of greenways in other communities. He explained the benefits that the community would experience with the implementation of a greenway, giving examples of walking and biking to work, getting in touch with the outdoors, and spending time with others in their community. He also discussed the benefits that would be experienced by homeowners living in the floodplain if appropriate floodplain mitigation was implemented. He described the relationship between the greenway and the University of Michigan, explaining that it would be important to partner with them.

Ed Vielmetti, 1210 Brooklyn Street, expressed concern with the cost estimates included in the project, pointing out that the majority of expenses will be taking place at the north end of the trail. He explained that it would be beneficial to show cost breakdowns for each section of the trail.

Joe O'Neill, representing the Treeline Conservancy, expressed support for the project, he explained that the Conservancy passed a resolution to support the Treeline Urban Trail, and it was supported unanimously. He also expressed appreciation for all who have worked on the project up to this point.

MOTION I:

Moved by Weatherbee, seconded by Milshteyn, that the Ann Arbor City Planning Commission hereby adopts The Treeline Allen Creek Urban Trail Plan Master Plan (2017) as an element of the City of Ann Arbor Master Plan.

MOTION II:

Moved by Weatherbee, seconded by Milshteyn, that the Ann Arbor City Planning Commission hereby recommends that the City Council adopt The Treeline Allen Creek Urban Trail Master Plan as an element of the City of Ann Arbor Master Plan.

COMMISSION DISCUSSION ON MOTION I AND MOTION II:

Commissioner Shannon Gibb-Randall inquired about pedestrian crossings.

Pulcifer explained that pedestrian crossings could include rapid flashing beacons, bump-outs, some sort of Treeline identity to allow cars to know that they are in a non-motorized space, hawk signals, or others depending on each intersection.

Kiley answered that the desire of the project is to have fewer crosswalks and that at a later time the specific methods can be identified.

Gibb-Randall inquired about trail placement near to the Kingsley property.

Pulcifer answered that the location was selected because the Kingsley property offered an easement.

Commissioner Julie Weatherbee inquired about the implementation of the trail and the effects on people in the community. She gave examples of the bus system, pedestrians, and traffic. She also inquired about the impact it will have on upcoming projects.

Lenart explained that historically the City of Ann Arbor has managed working with bodies like the Ann Arbor Transit Authority, safety providers, and other departments well.

Ackerman inquired about grant funding for flood mitigation as well as cyclist and pedestrian related projects. He also inquired about the other trail opportunities.

Pulcifer answered that grant funding will be pursued, she gave examples of Environmental Protection Agency [EPA] and Federal Emergency Management Agency [FEMA] funding. Pulcifer explained that the other trail opportunities can be funded through other projects, she gave examples of Downtown Development Authority [DDA] projects and the First and Ashley Corridor.

Commissioner Alex Milshteyn asked for clarification on Liberty and First, as the hub to get from the trail to downtown. He also commented on diversifying the funding sources for the project.

Pulcifer answered using a sketched picture of the location, describing the proposed bump-outs as well as potential sidewalks.

Chair Clein expressed appreciation for the work done to inform the community about the project. He explained that he has been out on what

may become parts of the trail and commented on the work that needs to be done to connect and orient the trail in the most beneficial way. He commented that bike trails can be a huge assets for community members to commute.

Commissioner Sarah Mills commented on how well run the process was for the development of the Treeline Urban Trail. She inquired about the flexibility of the plan an how that works.

Pulcipher explained that the flexibility aspect is described in the text of the plan, but an important part of the flexibility lies in the relationships created through the planning process. She added that the Treeline Conservancy was able to connect with the community in a meaningful way.

Commissioner Erica Briggs commented that the project is an asset to the community.

Chair Clein commented that the trail connecting more places than just downtown is a positive part of the plan.

On a voice vote, the vote was as following, with the Chair declaring Motion I and Motion II carried. Vote: 8-0

Yeas: 8 - Erica Briggs, Kenneth Clein, Sarah Mills, Alex Milshteyn, Shannan Gibb-Randall, Scott Trudeau, Julie Weatherbee, and Zachary Ackerman

Nays: 0

Absent: 1 - Wendy Woods

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

11 COMMISSION PROPOSED BUSINESS

12 ADJOURNMENT

Moved by Gibb-Randall and seconded by Mills that the meeting be adjourned at 8:36 p.m. On a voice vote, the Chair declared thge meeting unanimously adjourned.

Ken Clein, 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 Thursdays at 8:00 AM and Saturdays at 8:00 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.