



# 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)

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Tuesday, October 2, 2018

7:00 PM

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

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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](mailto: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 Milshteyn called the meeting to order at 7:00 p.m.*

#### **2 ROLL CALL**

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

**Absent** 1 - Woods

#### **3 INTRODUCTIONS**

*None.*

#### **4 APPROVAL OF AGENDA**

**Moved by Mills, seconded by Trudeau, and approved unanimously  
as presented.**

#### **5 MINUTES OF PREVIOUS MEETING**

**5-a**      **[18-1512](#)**      June 19, 2018 City Planning Commission Meeting Minutes

**Attachments:** 6-19-2018 CPC Meeting Minutes with Live Links.pdf

**Moved by Ackerman, seconded by Weatherbee, approved unanimously as presented and forwarded to the City Council.**

**5-b**      **18-1681**      August 8, 2018 City Planning Commission Meeting Minutes

**Attachments:** 8-8-2018 CPC Minutes .pdf

**Moved by Ackerman, seconded by Weatherbee, approved unanimously as presented and forwarded to the City Council.**

**5-c**      **18-1682**      September 5, 2018 City Planning Commission Meeting Minutes

**Attachments:** 9-5-2018 CPC Minutes .pdf

**Moved by Ackerman, seconded by Weatherbee, approved unanimously as presented and forwarded to the City Council.**

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

**6-a**      **City Council**

*Commissioner Ackerman provided an update regarding the City Council role in the City of Ann Arbor township island annexations, explaining that City Council decision has been postponed to allow for information to be gathered regarding capital costs associated with tapping into the City's infrastructure.*

**6-b**      **Planning Manager**

*No report.*

**6-c**      **Planning Commission Officers and Committees**

*Commissioner Weatherbee shared that the two variance requests for 1420 S. Maple Road were granted by the Zoning Board of Appeals.*

*Commissioner Mills reported that the previous week's Ordinance Revisions Committee meeting had a large community turn out for the topic of food trucks, and she explained that she believes the draft will likely come to Working Session soon.*

*Commissioner Trudeau reported that the Transportation Commission endorsed an update to the City's traffic calming process.*

*Commissioner Ackerman explained that the update did not receive a majority of votes, meaning that the motion failed.*

**6-d Written Communications and Petitions**

[18-1672](#) Various Correspondences to the City Planning Commission

**Attachments:** Communication to CPC.pdf

**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.)**

**8 PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING**

*Chair Milshteyn read the Public Hearings Scheduled as attached.*

[18-1679](#) Public Hearings Scheduled for the October 16, 2018 Planning Commission Meeting

**Attachments:** 10-16-2018 Notice of Public Hearing as Publishing.pdf

**Received and Filed**

**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](http://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.)

**18-1680** 132 Hill Street Multi-Family Residential Site Plan for City Council Approval - A proposal to demolish the existing home and construct an 11,600-square foot, 5-unit multiple-family dwelling unit on this 0.26-acre site, zoned R4C (Multiple Family Dwelling). Staff Recommendation: Approval

**Attachments:** 132 Hill Staff Report.pdf

*Kathy Keinath, Macon Engineering, introduced and presented the proposed project. She explained that there are five units, and that vehicle parking and bike parking will be provided.*

*David Lewis, Architect representing the project, presented the proposed elevations, renderings, exterior materials, and windows for the proposed project.*

*A video recording of the complete petitioner presentation is available for viewing online at:*

*City Planner Chris Cheng presented the staff report.*

**PUBLIC HEARING:**

*Cindy (Last Name Unknown), Property Manager of 126 Hill Street, Ann Arbor, requested more information on sharing the driveway, because of the impacts on the surrounding properties. She explained that she wants the area to remain safe. She expressed that she wants to make sure that the building has sufficient infrastructure citing sewage, water, and flood mitigation as potential problem areas.*

**Moved by Mills, seconded by Gibb-Randall that the Ann Arbor City**

**Planning Commission hereby recommends that the Mayor and City Council approve the 132 Hill Street Site Plan, subject to approval from the Zoning Board of Appeals before issuance of any permits.**

*COMMISSION DISCUSSION:*

*Commissioner Mills inquired about the proposed curb-cut location as well as safety as it relates to that location. She also inquired about the infrastructure at the site.*

*Commissioner Gibb-Randall inquired about the rain garden calculations, and suggested a plant species that will be able to withstand the water condition in the area. She also inquired about the materials at the site as well as trees at the site.*

*Commissioner Ackerman inquired about any other outstanding review on the project. He also discussed moving one of the air conditioning units.*

*Commissioner Weatherbee supported Gibb-Randall's request for a plant species that will be able to maintain in the wonder condition in the area. She also inquired about the dumpster location at the site. Weatherbee discussed the impacts of the easement for the driveway in the future. She inquired about the bike hoops. Weatherbee discussed the housing types and styles in the neighborhood, and also inquired about a near by cross walk. She also inquired about how the units will be accessed. Weatherbee discussed that although the project meets code, there are opportunities for the developer to make the proposed building blend with the community better.*

*Commissioner Briggs expressed concern with the building size, open space, and the driveway plans.*

*Commissioner Sauve discussed egress at the site and the arrangement of the garbage bins and bike parking, recommending that they be located. She also discussed the locations of the air conditioning units.*

*Milshteyn discussed the air conditioner locations for phasing as well as the plan for exterior building materials.*

*Commissioner Trudeau discussed the issues that come with R4C zoning, and commented that if the Commission does not like the product produced by that type of zoning, that it could be time to look at making changes.*

*Cheng answered that the building meets the requirements of the lot size, complying with setbacks, and the conflicting land use buffer.*

*Keinath explained that the curb-cut at the 132 Hill side of the building is proposed to be closed. She explained that the driveway reorganization will allow for turning around rather than cars needing to back out. She explained that it will be one driveway with access to both properties. She also explained that currently there is no mitigation for stormwater at the site but there will be improvements made. Kathy also explained that there are three dumpster locations, due to the phasing, and to allow the residents easy access to the dumpsters. She explained that there are hoops, a locker, and space for a class A parking spot in each unit. Kathy explained that there is a patio, porch, and rear yard, coming to 46% open space on the site. Kathy explained that the bike parking locker is located in the location of where a tree would best fit.*

*Lewis explained that the air conditioner units are smaller in reality, and also they some can be relocated. He explained that the air conditioner phasing has not been determined for phasing, due to not knowing if phasing will be needed yet. He also explained that each unit would have in unit bike parking. Lewis used the presentation to describe the entrances and exits of the property for the units. He described the gray and blue paneling materials for the exterior. He explained also that the interior of the units is high quality.*

*Cheng explained that the proposed mitigation and infrastructure plans were accepted by the City. Cheng answered that there are no outstanding review other than the Zoning Board of Appeals. Cheng explained that he can get more information on the near by cross walk.*

**On a voice vote, the vote was as follows with the Chair declaring the motion passed.**

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

**Nays:** 0

**Absent:** 1 - Wendy Woods

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

*Seeing no speakers, Chair Milshteyn closed Audience Participation.*

**11      COMMISSION PROPOSED BUSINESS**

*None.*

**12      ADJOURNMENT**

**Unanimously adjourned at 8:13 p.m.**

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](http://www.a2gov.org)).

The complete record of this meeting is available in video format at [www.a2gov.org/ctn](http://www.a2gov.org/ctn), or is available for a nominal fee by contacting CTN at (734) 794-6150.

Alex Milshteyn, Chair  
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