

City of Ann Arbor

301 E. Huron St.

Ann Arbor, MI 48104

<http://a2gov.legistar.com/Calendar.aspx>



Meeting Minutes - Final

Thursday, November 7, 2019

7:00 PM

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

City Planning Commission

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

Vice Chair Sarah Mills called the meeting to order at 7:00 p.m.

2 ROLL CALL

City of Ann Arbor City Planner, Alexis DiLeo called the roll.

Present 7 - Woods, Briggs, Mills, Gibb-Randall, Ackerman, Abrons,
and Hammerschmidt

Absent 2 - Milshteyn, and Sauve

3 INTRODUCTIONS

None.

4 MINUTES OF PREVIOUS MEETING

4-a **19-2045** City Planning Commission Meeting Minutes of October 1, 2019

**Moved by Abrons, seconded by Gibb-Randall, approved
unanimously as presented and forwarded to the City Council.**

5 APPROVAL OF AGENDA

**Moved by Briggs, seconded by Hammerschmidt to remove item 9-b
from the agenda.**

Agenda approved unanimously as amended.

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

6-a City Council

Councilmember Zach Ackerman reported that two properties were acquired by the City. He also reported that the affordable housing premium amendments were passed unanimously, and that City Council passed a resolution regarding efforts for carbon neutrality. He also explained that a feasibility analysis of affordable housing on city-owned property has been published.

6-b Planning Manager

No report.

6-c Planning Commission Officers and Committees

Commissioner Shannon Gibb-Randall further discussed the City Council resolution regarding efforts for carbon neutrality.

6-d Written Communications and Petitions

19-2046 Various Correspondence 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.)

Seeing no speakers, Vice Chair Mills closed Audience Participation.

8 PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING

8-a 19-2047 Public Hearings Scheduled for the November 19, 2019 Planning Commission Meeting

Received and Filed

9 REGULAR BUSINESS – Project Presentation, Staff Report, Public Hearing and Commission Discussion on Each Item

9-a **19-2048** Rezoning of three new City parks and one addition to Hansen Park from the current zoning district designations to Public Land (PL) District for City Council Approval:

1. Buttonbush Nature Area, a new 16-acre park on the north side of Dhu Varren Road between North Spurway Drive and North Foxridge Court, rezoned from Multiple-Family Dwelling District (R4A);
2. Hickory Nature Area, a new 2-acre park on the west side of Dillon Drive, rezoned from Single-Family Dwelling (R1D) District;
3. a new unnamed 1.3-acre park at 385 East Eisenhower Parkway, rezoned from Planned Unit Development (PUD);
4. a 1.5-acre addition to Hansen Park, 1200 South Maple Rd, from Multiple-Family Dwelling (R4B) District.

DiLeo presented the staff report.

PUBLIC HEARING

Seeing no speakers, Vice Chair Mills closed the Public Hearing

Moved by Woods, seconded by Gibb-Randall that The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Buttonbush Nature Area rezoning from R4A With Conditions (Multiple-Family Dwelling) to PL (Public Land), the Hickory Nature Area rezoning from R1D (Single Family Dwelling) to PL, the 385 East Eisenhower Parkway Park rezoning from PUD (Planned Unit Development) to PL, and the Hansen Nature Area Addition rezoning from R4B (Multiple-Family Dwelling) to PL.

COMMISSION DISCUSSION

Commissioner Briggs and Gibb-Randall inquired about the quality of the proposed parkland rezonings.

DiLeo described the quality as possibly high quality but explained that she will follow up with Natural Area Preservation (NAP) to provide more information at the next meeting.

Commissioner Woods inquired about benefits to the body donating the property.

DiLeo explained that there can be floor area and density benefits donating land, and that land donated might not be buildable.

Moved by Gibb-Randall, seconded by Briggs to postpone decision on item 9-a to the November 19, 2019 Planning Commission meeting.

Approved Unanimously

Yeas: 7 - Wendy Woods, Erica Briggs, Sarah Mills, Shannan Gibb-Randall, Zachary Ackerman, Ellie Abrons, and Sara Hammerschmidt

Nays: 0

Absent: 2 - Alex Milshteyn, and Elizabeth Sauve

9-b [19-2109](#) Pre-Petition Conference for Proposed Project at 2195 E. Ellsworth Road

Placed on a working session agenda for a working session following this meeting.

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

Seeing no speakers, Vice Chair Mills closed Audience Participation.

11 **COMMISSION PROPOSED BUSINESS**

11-a [19-2111](#) Recommendations to City Council on the FY2021 Legislative Policy Agenda

DiLeo explained the Legislative Policy Agenda memo.

Moved by Ackerman, seconded by Hammerschmidt to recommend allowing municipalities to exceed the energy code as a inclusion or focus area of the FY2021 Legislative Policy Agenda.

Approved Unanimously

Yeas: 7 - Wendy Woods, Erica Briggs, Sarah Mills, Shannan Gibb-Randall, Zachary Ackerman, Ellie Abrons, and Sara Hammerschmidt

Nays: 0

Absent: 2 - Alex Milshteyn, and Elizabeth Sauve

12 ADJOURNMENT

Moved by Gibb-Randall, seconded by Abrons to adjourn the meeting at 7:36 p.m.

Approved Unanimously

Alex Milshteyn, Chairperson
/kvl

(If an agenda item is postponed, it will most likely be rescheduled to a future date. If you would like to be notified when a postponed 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.)

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 <https://a2ctn.viebit.com>.

The complete record of this meeting is available in video format at <https://a2ctn.viebit.com>, or is available for a nominal fee by contacting CTN at (734) 794-6150.