

City of Ann Arbor

301 E. Huron St.

Ann Arbor, MI 48104

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Meeting Minutes - Final

Tuesday, June 4, 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

Meeting called to order at 7:00 p.m.

2 ROLL CALL

Present 6 - Briggs, Milshteyn, Trudeau, Weatherbee, Ackerman, and Sauve

Absent 3 - Woods, Mills, and Gibb-Randall

3 APPROVAL OF AGENDA

Moved by Briggs, seconded by Sauve, to approve the agenda as presented. Unanimously approved.

4 INTRODUCTIONS

5 MINUTES OF PREVIOUS MEETING

None.

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 the amendments to the Unified Development Code (UDC) regarding outdoor storage, and

mobile food trucks were approved at second reading and that an amendment relating to front porches was approved at first reading. He explained that the Bristol Ridge Site Plan was approved, and that 841 Broadway Area Plan was approved at the first reading, and that the Brightdawn rezoning was denied.

6-b Planning Manager

No report.

6-c Planning Commission Officers and Committees

No report.

6-d Written Communications and Petitions

[19-1122](#) 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.)

Ethel Potts, 1014 Elder Boulevard, Ann Arbor, encouraged the Planning Commission to use their microphones during the meeting.

8 PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING

[19-1121](#) Public Hearings Scheduled for the June 18, 2019 Planning Commission Meeting

Received and Filed

9 UNFINISHED BUSINESS

9-a [19-1118](#) A petition to amend Chapter 55 (Unified Development Code) for City Council Approval to allow restaurant, bar and food service use in the Office (O) Zoning district under certain conditions, such as when there is already a large office building. Staff Recommendation: Approval

City of Ann Arbor City Planner, Alexis DiLeo presented the Staff Report.

PUBLIC HEARING:

Seeing no speakers, the Chair closed the Public Hearing.

Moved by Briggs, seconded by Weatherbee to recommend that the Mayor and City Council approve the amendments to Chapter 55 Unified Development Code, Sections 5.15 and 5.16 to allow Restaurant, Bar and Food Service use in the O Office district and provide use specific standards.

Commission Discussion:

None.

On a roll call vote, the vote was as follows with the Chair declaring the motion unanimously passed.

Yeas: 6 - Erica Briggs, Alex Milshteyn, Scott Trudeau, Julie Weatherbee, Zachary Ackerman, and Elizabeth Sauve

Nays: 0

Absent: 3 - Wendy Woods, Sarah Mills, and Shannan Gibb-Randall

10 REGULAR BUSINESS - Staff Report, Public Hearing and Commission Discussion of Each Item

(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.)

- 10-a** [19-1117](#) 2793 Plymouth Road Special Exception Use and Site Plan for City Planning Commission Approval - Application to expand Special Exception Use floor area to 3,400 square feet in existing building (Suite H & K) on this

0.99-acre site zoned C3 (Fringe Commercial). Staff Recommendation: Postponement

City of Ann Arbor Planning Manager Brett Lenart explained that despite believing that the petition would be reviewed by all technical reviewers within the City when the item was scheduled for the agenda, and that there are some areas that still need to be addressed, and the Planning Department is recommending postponement.

PUBLIC HEARING:

Seeing no speakers, Chair Milshteyn closed the Public Hearing.

Moved by Ackerman, seconded by Briggs to postpone action on 2793 Plymouth Road Special Exception Use and Site Plan for City Planning Commission Approval to a future meeting.

COMMISSION DISCUSSION:

Commissioner Erica Briggs requested addressing resident's concerns with congestion when the item returns to the Planning Commission.

Lenart noted Brigg's request and explained that residents who submitted public comment will be notified if the item is postponed.

Ackerman pointed out that a special exception use was granted near by, and discussed learning from traffic at that site.

On a roll call vote, the vote was as follows with the Chair declaring the motion to postpone approved.

Yeas: 6 - Erica Briggs, Alex Milshteyn, Scott Trudeau, Julie Weatherbee, Zachary Ackerman, and Elizabeth Sauve

Nays: 0

Absent: 3 - Wendy Woods, Sarah Mills, and Shannan Gibb-Randall

- 10-b** [19-1119](#) Amendments to Ann Arbor City Code Chapter 55 (Unified Development Code) for City Council Approval, Section 5.17.4 to correct an error in the dimensional standards table, Section 5.17.6 to change the primary street designation setback requirements, and Section 5.18.6 to change the premium options, including other sections as necessary to cross reference and administer the proposed changes. Staff Recommendation: Approval

DiLeo presented the Staff Report.

PUBLIC HEARING

Karen White, 2719 Cranbrook Road, Ann Arbor, expressed interest in the discussion and requested definitions for "FAR" and "Affordable"

Ethel Potts, 1014 Elder Boulevard, Ann Arbor, expressed dissatisfaction for the amount of information available to the public regarding the motion and staff report. She expressed that premiums for housing are too generous, and that other premiums should be used.

Allen Haber, Address Unknown, discussed the lack of affordable housing within the City.

Seeing no further speakers, Chair Milshteyn closed the Public Hearing.

MOTION I

Moved by Ackerman, seconded by Trudeau to The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the amendments to Chapter 55 Unified Development Code, Section 5.17.4, Table 5:17-4, Mixed Use Zoning District Dimensions to correct an error and clarify the requirements.

COMMISSION DISCUSSION ON MOTION I:

None.

VOTE ON MOTION I

On a roll call vote, the vote was as follows with the Chair declaring Motion I passed.

Yeas: 6 - Erica Briggs, Alex Milshteyn, Scott Trudeau, Julie Weatherbee, Zachary Ackerman, and Elizabeth Sauve

Nays: 0

Absent: 3 - Wendy Woods, Sarah Mills, and Shannan Gibb-Randall

MOTION II

Moved by Ackerman, seconded by Trudeau, to postpone decision on amending Section 5.18.6 Premiums to incentivize affordable dwelling units in the downtown zoning districts to the July 17, 2019 City Planning Commission Meeting.

COMMISSION DISCUSSION ON MOTION II:

Ackerman discussed the intention of premiums and making adjustments to reflect the needs of present day Ann Arbor.

Lenart explained that Floor Area Ratio is a massing measurement for building square footage.

Lenart, Ackerman, and DiLeo discussed payment in lieu as an option for affordable housing, parking, building height, premiums, finishes, and unlikely scenarios.

Commissioner Julie Weatherbee discussed methods used by the City of Boulder Colorado for implementing affordable housing.

Commissioner Scott Trudeau inquired about FAR calculations and other possibilities for calculations.

DiLeo explained that other methods were discussed at the Ordinance Revisions Committee meeting.

Commissioner Erica Briggs discussed that an increase in smaller units is a benefit over no new units, and parking costs associated with affordable units.

Commissioner Lisa Sauve discussed affordable housing in recent developments, the positive aspects of worst case scenarios, and parking.

Lenart provided information on a current proposed development.

The Commission discussed simplifying the language around determining premiums and calculating FAR.

The Commission discussed needing more time for options to be presented.

VOTE ON MOTION II

On a roll call vote, the vote was as follows with the Chair declaring Motion II passed.

Yeas: 6 - Erica Briggs, Alex Milshteyn, Scott Trudeau, Julie Weatherbee, Zachary Ackerman, and Elizabeth Sauve

Nays: 0

Absent: 3 - Wendy Woods, Sarah Mills, and Shannan Gibb-Randall

10-c [19-1120](#) Approval of Planning Commission Subcommittees and Designees

Moved by Sauve, seconded by Ackerman, to postpone Approval of Planning Commission Subcommittees and Designees to a future meeting. Approved Unanimously

Yeas: 6 - Erica Briggs, Alex Milshteyn, Scott Trudeau, Julie Weatherbee, Zachary Ackerman, and Elizabeth Sauve

Nays: 0

Absent: 3 - Wendy Woods, Sarah Mills, and Shannan Gibb-Randall

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

12 **COMMISSION PROPOSED BUSINESS**

13 **ADJOURNMENT**

Moved by Sauve, seconded by Trudeau, to adjourn the meeting at 8:58 p.m. Approved Unanimously.

Alex Milshteyn, Chairperson
/kvl

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.

