



City of Ann Arbor

Formal Minutes

Planning Commission, City

301 E. Huron St.
Ann Arbor, MI 48104
<http://a2gov.legistar.com/Calendar.aspx>

Tuesday, August 19, 2014

7:00 PM

City Hall, 301 E. Huron St., 2nd Fl.

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1 **CALL TO ORDER**

Chair Woods called the meeting to order at 7:05 p.m.

2 **ROLL CALL**

Alexis DiLeo called the roll.

Present 6 - Bona, Woods, Westphal, Giannola, Adenekan, and Peters

Absent 2 - Clein, and Briere

3 **APPROVAL OF AGENDA**

Moved by Adenekan, seconded by Westphal, that the agenda be approved as presented. On a voice vote, the Chair declared the motion carried.

4 **INTRODUCTIONS**

5 **MINUTES OF PREVIOUS MEETING**

[14-1203](#) June 3, 2014, City Planning Commission Meeting Minutes

Moved by Westphal, seconded by Bona, that the minutes be approved.

Bona requested correction on Page 7, second line from the bottom of the page; ‘...may not shine’.

Moved by Westphal, seconded by Peters, that the minutes be postponed. On a voice vote, the Chair declared the motion carried.

Briere arrived.

ROLL CALL

- Present** 7 - Bona, Woods, Westphal, Giannola, Adenekan, Briere, and Peters
- Absent** 1 - Clein

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

6-a City Council

Briere reported that there were no major events at the Council meeting involving Planning Commission issues, but said she felt it was worth noting that Councilmember Warpehoski commended the Commission for including accessory dwelling units as part of the proposed work plan and asked the City Administrator to help address the issue of whether we have too much work for too few staff.

6-b Planning Manager

DiLeo said she wanted to report that there was no scheduled meeting of the Ordinance Revisions Committee at the current time.

6-c Planning Commission Officers and Committees

6-d Written Communications and Petitions

14-1262 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

14-1263 Public Hearings Scheduled for the September 3, 2014 City Planning Commission Meeting

Woods read the public hearing notice as published.

Received and Filed

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 14-1264 Famurewa Annexation and Zoning - A request to annex this 0.5 acre vacant parcel, located at 2115 Victoria Circle, from Ann Arbor Township and zone it R1A, Single-Family Residential. (Ward 1). Staff Recommendation: Approval

DiLeo provided the staff report.

PUBLIC HEARING:

Noting no public speakers, the Chair closed the public hearing.

Moved by Briere, seconded by Westphal, that the Ann Arbor City

Planning Commission hereby recommends that the Mayor and City Council approve the Famurewa Property Annexation and R1A (Single-Family Dwelling District) Zoning.

COMMISSION DISCUSSION:

Briere stated that we have recently begun annexing a number of parcels on Victoria Circle and one of the concerns an adjacent neighborhood, the Springwood Timber Trail area, has is that driveways would lead onto Newport Creek or one of the adjacent streets. She noted that this particular parcel was large enough to have a drive installed on Newport Creek and asked staff if the Commission had any type of restriction on that type of single-family home.

DiLeo said Newport Creek is a public street and most single-family properties are limited to the number of curb-cuts based on their frontage to the road. She said in viewing the parcel size she did not believe this parcel warranted two curb-cuts. She noted this parcel did not border Newport Creek.

Bona asked about the public land near the parcel and if staff knew if it was expected to stay that way and if they were attained because they were undevelopable due to their size.

DiLeo said she recalled that these parcels were part of a larger City initiated rezoning effort to rezone their public land to Park Land which makes them undevelopable and unsellable without a public vote. She said she wasn't sure why or how the City acquired them.

Westphal asked about the former easement/Park Land and if the property owner was aware that the easement would be used to access the Park Land.

DiLeo said she did not know if the owners, the Famurewa's, were aware of the Park Land designation or if the easement was being used as a cut-through or if there was a trail head.

Briere commented that there was not currently a trail head there.

DiLeo said she could make sure that the matter was mentioned by staff in the annexation approval letter.

Woods asked if staff thought it would be beneficial for the petitioner to attend the Council meeting when the item came before Council in case they had any questions.

DiLeo said staff always keeps the petitioner apprised on when their

petition is being scheduled for action, and if they choose to attend is their choice.

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

Yeas: 8 - Bonnie Bona, Wendy Woods, Kirk Westphal, Diane Giannola, Eleanore Adenekan, Sabra Briere, Jeremy Peters, and VACANT POSITION 1

Nays: 0

Absent: 1 - Kenneth Clein

10-b [14-1265](#)

Farah Building Health Spa Special Exception Use - A request to allow a fitness center as part of a proposed health spa use on this 5.0 acre parcel zoned O (Office District) located at 3100 West Liberty Street. The existing parking lot is proposed to be reconfigured to provide additional parking spaces. No changes to the buildings are proposed. (Ward 5). Staff Recommendation: Approval
DiLeo gave the staff report.

PUBLIC HEARING:

Ira Mark, 650 Trego Circle, Ann Arbor, said he is a resident of Liberty Glen Subdivision and that this building is literally in his backyard. He said he stood before the Commission 19 years ago and they negotiated significantly with Dr. Farah about the initial first building. He said one of the things they were guaranteed at that time was the hours of operation because their homes are so close, with only a creek between them. He said over the years he has spent thousands of dollars on landscaping and blackout shades in his home because of lighting. He said trees don't absorb the noise. He said they are asking that the parking lot not be expanded and he suggested no additional lighting, especially in the winter. He said he took offense to Item 4 in the staff report, noting that he can hear cars and people, and that there are runners who gather in the parking lot. He said since the petitioner is proposing to operate on an appointment only basis, he asked if that meant that they could set appointments for 10:00 or 11:00 p.m. or for 5:00 a.m. He asked if they would operate as they were guaranteed from 8-5 or 9-6, given that lights are on in the building when they are working there. He said Dr. Farah has been a good neighbor over the years and when they have had issues they have talked about them and he has resolved them. He said the topography of the area is not shown on the site plan, pointing out that the subdivision is much higher than Dr. Farah's building and the creek that separates them. He said someone has to think about the neighbors and the impact on them from proposed petitions like this one.

Brian Eisner, 2975 West Liberty, Ann Arbor, owner of Liberty Athletic Club, said his business is located across the street from Dr. Farah and his major concern was the extreme traffic problem. He said they have had two very serious accidents in the area in the last 2-5 years. He said traffic is mostly from Scio Ridge Road and from the subdivision behind them that filters through there, adding that when you have to make a left onto West Liberty from Scio Ridge Road it is almost impossible at certain times of the day. He said their business has been there for 40 years and they have seen the increase in traffic over the years. He said his concern is over what is said to be the proposed use of the building, such as a rehab center or fitness center, spinning and yoga classes, due to the amount of traffic they generate. He said he knows because he has a fitness center with 40 people in each class. He said he felt the business model has been disguised and would really like to know what the business model is, since he was leery about the sketchy information provided by the petitioner. He said given his concern with traffic, maybe something should be said about the number of people who can be in the building at the same time.

Mr. Moorehead, a neighbor who lives directly behind this building, said he was very concerned about what the real use of the building will be and felt it needed to be defined.

Andrew Walters, 1763 Sheffield Drive, Ypsilanti, Metro Consulting, representing the petitioner, explained that the use is being called a 'modern lifestyle health spa' with the proposed use being a combination of services provided that deal with a healthy lifestyle, and they feel the use is consistent with other similar uses allowed in the district, such as healthcare practitioner. He said the plan is not to expand the parking lot but to add 3 parking spaces, through re-striping of the parking lot. He explained that there is no added lighting proposed to the parking lot. He said the site is currently a commercial site and will continue to operate as such with the owner desiring to change a tenant, which is a little different than the current tenant. He said the change is not an expansion of what is already there on site and will not be a further hindrance to the neighborhood, as all the uses will be kept indoors so the noise and light levels will not change. He said the hours of operation are intended to generally be maintained during normal business hours, between 8 am and no later than 7 pm. He said they do not anticipate that the traffic will increase with the change in use.

John Farah, 3756 Michael Road, Ann Arbor, said he has been living in Ann Arbor for more than 50 years and during that time he has been very actively involved. He said as a runner, he believes in fitness, and this place is intended to really help people lead and maintain a healthy lifestyle. He said he sees many of his friends in his age who are not in as

good shape and he feels that he has ways of helping people in the community. He said the place will be very limited in scope and size and very personalized. He said he built the office there 18-19 years ago and Mr. Mark knows very well that every time he came with any concerns they were addressed, and they have never had any runners in that lot. He said the before the space became empty, the tenants who were there employed a total of 22 people. He said they will not employ more than 3 or 4 people in that area and should not affect the traffic in any detrimental way. He said he has been a member of Mr. Eisner's fitness center for many years and he appreciated taking many of his yoga classes and he has never seen a yoga class with more than 25 participants on Sundays, adding that there are 23 bikes in the spinning room and not 40 people there either. He said he believes this will be a great contribution to this community and he has contributed a lot to the community through the years and he intends to continue helping people find healthy ways to maintain their lifestyle.

Jackie Farah, 3756 Michael Road, Ann Arbor, said the interpretation of the word fitness can be done in many ways and she felt that their goal with this center was to have a place of wellness fitness where one's goal is to have a healthier lifestyle and not like other fitness centers where one goes to become a better athlete. She said they are trying to zoom in with personal fitness plans for people and having a nutritionist on board that can help people maintain a healthy lifestyle.

Moved by Adenekan, seconded by Bona, 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 Farah Building Health Spa Special Exception Use for a indoor fitness center use.

COMMISSION DISCUSSION:

Westphal asked about the description of the proposed use and if it would be carried with the Special Exception Use.

DiLeo said the Special Exception Use, as currently stated, is the language of the motion, which could be amended by the Commission.

Westphal asked if the Special Exception Use would apply to the entire site.

DiLeo said yes.

Westphal asked if there are specified hours of operation for businesses in the Office zoning classification.

DiLeo said no, the City does not address the business hours of operation for office or retail zoning.

Westphal asked if the Special Exception Use would go with the owner.

DiLeo said, no, it would go with the property.

Briere asked if the parking would encroach onto the neighboring township land.

DiLeo said, no, there was no encroachment.

Briere asked about the proposed use of the township land.

DiLeo said the hammer-shaped parcel is part of the Sister Lakes Drain and is owned by the Washtenaw County Water Resources Commissioner, and the current use is open space and the future use would be the same, indefinitely.

Briere said that would create a buffer between the folks of Trego Circle and this parcel. She asked about the width.

DiLeo said she thought it was 60-100 feet wide, and offered to look up the information.

Adenekan asked if the hours of operation would be from 8-7.

Farah said up to this point there has never been a business operating past 7 p.m. on that parcel and they intend to keep that.

Adenekan asked if they intend to operate Monday through Friday or on the weekends as well.

Dr. Farah said they are still working out the details since they want to be able to help people out so they could be meeting with people on Saturdays but didn't anticipate being there on Sundays, adding that operation will be very limited on week-ends.

Peters asked if the new tenant would be occupying the entire building and if not, how many square feet would they be occupying.

Dr. Farah said it is a 2-story building, with his own dental clinic occupying the second level, and the ground level that is comprised of 2 wings would be for the new tenant and is approximately 6,400 square feet.

Peters asked about the proposed business use and if each client would have their own trainer.

Dr. Farah said they would have trainers available so people would need to make appointments to see a particular trainer.

Walters said he didn't have the exact width of the drain property; according to the topography map it is a minimum of 35 feet, at closest, from the Farah's property line.

Bona asked about the separation of the landscape buffer and the width.

DiLeo said it should be 15 feet wide since it is a conflicting land use buffer.

Bona asked if the existing landscaping on the site would meet the current requirements.

DiLeo said it is being brought up to current standards for vehicular use area and landscaping area is being added to meet the square footage requirement for vehicular use area.

Bona asked about the east side of the property which is the closest to the neighbors, and what kind of landscaping that side would get.

DiLeo reviewed the proposed site plan layout with the Commission, explaining that the footprint layout [the perimeter of the parking lot] would not be changing.

Walters said they would be adding 3 trees, to meet code, to the landscaping between the parking lot and the property line.

Bona asked if the parking they are adding today will be done by re-striping, by accomodating some compact cars, therefore, apart for the 3 trees along the property line, no interior landscape islands will be done as part of this first step.

Walters said, that is correct, that they are not affecting the landscaping. He said by closing the access aisles they were able to create more interior landscaping and they will be reducing the amount of impervious area, if they ever install the deferred parking.

Bona said it's helpful to know what they will be doing now after the initial passing. She commended the Farahs for their creativity and helping to keep people healthy and wanted them to know that the Commission's

enquiries was not meant to critique their business but to find out if the proposed use is acceptable for this location. She said she was struggling with the 'indoor fitness center' and asked which zoning classification a fitness club could fall in.

DiLeo said since the ordinance was written in the 1960's one won't find the would gym or yoga, so the standard procedure is that the City interprets the code for modern times, with the uses that they have today. She said staff has interpreted and applied the ordinance to say that type of use, a gym/fitness use, is allowed in commercial districts and it's allowed in indoor recreation in those other zoning districts where the code speaks specifically to recreation. She said it is also allowed by Special Exception Use in the Office and the M1 districts. She said the Liberty Fitness Center, which is in the township, would be allowed in a commercial district, if they were in the City.

Bona said the complaints that she heard were issues dealing with traffic, hours of operation, lighting, and the amount of parking. In reviewing the ordinance she said she saw a wide variety of principal uses that were allowed in the Office district, such as health practitioner, beauty salons, institutions of higher education, and hotels, which have a wide variety of hours. She said she was not seeing the tight definition of the Office district that they were battling with, and believed that the Office district zoning allows for greater flexibility than what the neighbors would like. She said she was struggling with how the proposed use is different than a healthcare professional and the hours of operation, even if they are longer than regular office hours, the City allows uses in this district that have longer hours. She said she was struggling with why the petition needs a Special Exception Use overall and she felt it was splitting hairs, since this was not a gym.

Giannola said she sees that in a commercial district they have more comings and goings than in an office district, which might have it more so during rush hour. She said she had more concern with the Special Exception Use going with the property, and in this request the visitors would be by appointment only which limits the frequency and becomes more like a medical office where people have appointments. Giannola said she would be in favor of adding wording to the motion that would limit this to an appointment only center so they could limit the future use if the building were ever sold. She said they could easily put a Curves business in there with comings and goings every 30 minutes, which would fit into this Special Exception Use.

Briere asked about the use of the buildings.

Farah said the second building has a part of it used for a consulting firm,

Dental Consulting, where they consult with dental companies all over the world, before they introduce dental products into the dental profession. He said the other part is used for a milling center that services many dentists as well as dozens of dental laboratories throughout the US since a lot of dentistry is done in a digital way and this milling center mills the teeth from orders they receive. He said each of these firms employes a dozen people.

Briere asked if the impact of the changed use would be similar to adding more patients to the dental office so it would not be generating a large increase in traffic, since the entire building will not be used for the new purpose but will also continue to be used for the existing purposes. She said she was hard pressed to understand the need for a Special Exception Use and wished that the rules could be changed if they were outdated and that was the issue in this situation.

Westphal asked Bona on clarification of her comment noting that he wanted to be sure they were clear on what they were allowing.

Bona clarified saying that she didn't believe they were talking about changing rules, but about definitions for businesses that exist today that are consistent with these and they are not talking about allowing things that would have characteristics dramatically different from what is already allowed.

Westphal said his understanding is that maximum Floor Area Ratio has not been achieved on this site and if there were a change in business model or ownership, this petitioner or a subsequent owner could expand quite a bit and add a Planet Fitness or Curves since the Special Exception Use is for the whole site. He asked if they are effectively allowing gyms. He said he had no reason to doubt that the narrative before them was true for the proposed use of the petitioner but wanted to be clear on what they were allowing.

DiLeo said she is hearing that the general consensus of the Commission is that gyms are fine in an Office district; however, the code has not changed. She said staff have drawn the line to say that the allowed uses, such as medical and dental are medical professions and should be allowed in this district when some sort of medical license is required. She explained that this request is a hybrid type of use; some traditional physical therapy but also some yoga and spinning which the code doesn't talk about. She said staff have advised the petitioner that is they would like to do this medical rehabilitation and wellness, that the wellness component falls under the Special Exception Use for indoor recreation. She said staff usually recommends some type of quantity limit for any type of Special Exception Use, whether that be a limit of

students to a school, or dogs to a veterinary clinic. She suggested that it might be appropriate for the Commission to be looking at setting a limit to the total square footage that could be used for indoor recreation on this site, and if in the future the code were to change the issue would be mute.

Westphal said he would be open to adding a limit to the hours of operation as well as setting a limit to the total square footage that could be used for indoor recreation.

Peters suggested the option of adding the limitation of by-appointment-only usages, which would help with the traffic concerns, and would not allow for huge classes to come all at once.

Bona said she would like for this business to be able to operate in this facility. She said they currently allow institutions of higher education in this district which have classes which are often held in the evenings. She said it is a little odd to put restrictions on a use when the allowed primary uses can do more. She said on the other hand they need to address the request before them and they need to hold a more robust discussion how they define primary use. She suggested that they not call it Office District when they allow all these uses that are not office and mislead the neighbors. She said she thought the proposed amendments to the motion of appointments and the square footage suggestions were reasonable and she would support them.

Giannola asked if there would be unlimited usages sold to the facility or would it truly be by appointment only.

Farah said they are trying to be creative with this business; they have thought about offering nutrition classes and several other ideas that they will be experimenting with. He reiterated that they are gearing it towards specific small numbers and catering it towards the individual needs of the users.

Giannola explained that they need to protect the lot for what could happen if the lot were to be sold in the future, since once they grant the Special Exception Use they can't take it back.

Westphal said he withdrew his suggestion for hours of operation and appointments, given the enforceability of the matter. He said he could readily support the square footage limitation and if other Commissioners liked the suggestion then possibly they could ask the petitioner what would be a generous square footage that would give sufficient guidance but yet not create amendments in the future.

Woods asked for the square footage of the lower level.

VFarah said it was under 6,000 square feet.

Woods asked which jurisdiction would enforce the traffic in this area and whose purview would it be to do traffic counts.

Briere said this area is in Scio Township and they would enforce maintenance and whatever decisions are made. She said they did hear from the petitioner that this proposed use would not generate more traffic than the current use.

DiLeo said it would be under the jurisdiction of the Washtenaw County Road Commission.

Woods asked if they had done a traffic study and what triggers a traffic study.

Walters said this project did not require a traffic study to be conducted.

DiLeo said if the Institute of Traffic Engineer's Manual indicates that your use will generate more than 50 trips in the peak hour then a traffic study is required. She said based on the proposed use and square footage on this project no traffic study was required.

Amendment offered by Peters, seconded by Adenekan, for the motion to read as follows;

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 Farah Building Health Spa Special Exception Use for a indoor fitness center use, with a square footage limit of 9,000 square feet.

COMMISSION DISCUSSION ON AMENDMENT:

Bona asked where the 9,000 square feet came from.

Peters said he did some calculation and added half of the Building B space, in case tenants should change.

VOTE ON AMENDMENT:

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

Yeas: 8 - Bonnie Bona, Wendy Woods, Kirk Westphal, Diane Giannola, Eleanore Adenekan, Sabra Briere, Jeremy Peters, and VACANT POSITION 1

Nays: 0

Absent: 1 - Kenneth Clein

VOTE ON MAIN MOTION:

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

Yeas: 8 - Bonnie Bona, Wendy Woods, Kirk Westphal, Diane Giannola, Eleanore Adenekan, Sabra Briere, Jeremy Peters, and VACANT POSITION 1

Nays: 0

Absent: 1 - Kenneth Clein

10-c [14-1266](#)

Community Music School of Ann Arbor Special Exception Use - A request to allow a private music school use in Clonlara School, located at 1289 Jewett Avenue. Community Music School of Ann Arbor proposes to conduct lessons and classes during Clonlara's non-business hours. Clonlara received special exception use approval in 1996 for a private school use on this 2.2 acres, R1C (Single-Family Dwelling District) zoned property. This request would add to the original special exception use approval. (Ward 3) Staff Recommendation: Approval

Jill Thacher gave the staff report.

PUBLIC HEARING:

Kasia Bielak-Hoops, Executive Director of the Community Music School of Ann Arbor, 10453 Willow Road, Willis, MI, explained the reasoning why they wanted to move to the Clonlara School. She said it was an incredible capacity-building opportunity for them, as well as an opportunity to collaborate with a like-organization. She said they believe their presence would not disturb the peace of the neighborhood and hopefully would improve the neighborhood and what is already there. She read an email of support that was sent to her. She was available to respond to the Commission's questions.

Ms. Rhodes, 1289 Jewett Avenue, Ann Arbor, Campus Director of Clonlara School, said they have like-minded goals such as life-long learning goals for their students. She said Clonlara has worked really hard in the past two years to become a green school and this

opportunity allows them to continue that effort since they have a large building that sits empty from 3:30 pm until 9:00 am and this will allow them to share this space in a positive way and offer deeper programming and support each other's mission, and she hoped the Commission would see this as a really good use of empty space.

Noting no further public speakers, the Chair closed the public hearing.

Moved by Giannola, seconded by Briere, 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 Community Music School of Ann Arbor Special Exception Use for a private music school with a maximum of 150 students using the school building at any given time.

COMMISSION DISCUSSION:

Giannola asked if the school already has a Special Exception Use why do they have to come back for another Special Exception Use.

Thacher said because it is a music school and they have found in the past that music schools are different, because they are believed to make more noise than elementary schools.

Peters asked if the petitioner is planning amplified instrument lessons and he understands that the windows don't open.

Bielak-Hoops said they do have a jazz-studies program in which they do use electric guitars, as well having a guitar teacher who teaches both acoustic and electric guitar, but the plan is to have it indoors.

Peters suggested that they be considerate of residents nearby and that they might consider some sound dampening if it is needed.

Westphal said they do like to see buildings used longer and parking lots filled more than empty. He thanked the petitioner.

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

Yeas: 8 - Bonnie Bona, Wendy Woods, Kirk Westphal, Diane Giannola, Eleanore Adenekan, Sabra Briere, Jeremy Peters, and VACANT POSITION 1

Nays: 0

Absent: 1 - Kenneth Clein

11 AUDIENCE PARTICIPATION (Persons may speak for three minutes on any item.)**12 COMMISSION PROPOSED BUSINESS**

Westphal said it sounds like there has been a person nominated to fill the vacancy on the Commission.

Briere said she understands that the nominee has a background in engineering and would be an asset to the Commission. She was recommended by former Commissioner Pratt.

Woods wished Rampson a great stay-cation.

Woods said she understands that Mary Morgan might not be covering the next meeting, and she said on behalf of the Commission, that they have thoroughly enjoyed the coverage provided by the Chronicle. She said even though they haven't always agreed with everything, she has helped the Commission become better and helped them think about what they are saying.

Peters said that Morgan's coverage in the Chronicle had been an immense help to him when he was new to the Commission and he was trying to get up to speed on the issues. He thanked her for her details in the articles.

The Commission gave Morgan a round of applause.

Bona said there are so many nuances to all the issues that come before the City and that so often they become sorted into sound-bites and that isn't the case with the Chronicle. She said the Chronicle was so good in helping sort out the details of the issues and that would be sorely missed with the Chronicle closing. She thanked Morgan.

13 ADJOURNMENT

Moved by Peters, seconded by Bona, that the meeting be adjourned at 9:00 p.m. On a voice vote, the Chair declared the motion carried.

Wendy Woods,
Chairperson of the Planning Commission

Mia Gale
Recording Secretary

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.