



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)

Tuesday, May 16, 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**

Planning Commission Secretary Sarah Mills called the meeting to order at 7:00 p.m.

2 **ROLL CALL**

Planning Manager Brett Lenart called the roll.

Present 6 - Woods, Briggs, Mills, Gibb-Randall, Trudeau, and Weatherbee

Absent 3 - Clein, Milshteyn, and Ackerman

3 **APPROVAL OF AGENDA**

Moved by Woods, seconded by Weatherbee, to approve the agenda as presented. On a voice vote, Mills declared the motion unanimously approved.

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

Planning Manager Brett Lenart reported on budget approvals for the next 2 fiscal years and described what the budget will support. He also noted that the Bibby Annexation was approved by City Council and that the contract with Giffels Webster, for update of the sign ordinance, was approved.

6-b Planning Manager

None.

6-c Planning Commission Officers and Committees

Councilmember Shannon Gibb-Randall informed the committee about updates from the Downtown Development Authority related to downtown parking.

6-d Written Communications and Petitions

[17-0765](#) 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.)

Marguerite Dillard, 1020 Fairmount Drive, representing the Earhart Knolls Homeowners Association introduced herself to the City Planning Commission.

8 PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING

Lennart noted that the agenda was still being finalized and that the commission would receive the schedule via email.

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** **17-0766** 904 South Main Site Plan for City Council Approval - The petitioner is proposing to construct 4 condominium units with 2 parking spaces per unit which will be provided in garages under each unit, on this 0.28 acre site. No storm water detention is required. The project is proposed to be constructed in 1 phase. (Ward 5) Staff Recommendation: Approval

City Planner, Matt Kowalski, presented the staff report. He described the physical attributes of the site as they relate to visibility. He explained plans for reducing existing sloped land on the property as well as a sidewalk installation.

PUBLIC HEARING:

Noting no speakers, Secretary Mills closed the Public Hearing.

Moved by Briggs, seconded by Trudeau, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 904 South Main Street Site Plan.

BOARD DISCUSSION:

The Board discussed unresolved sanitation issues in the site plan area, as well as landscaping, the address of the property, and corner visibility.

Architect Reuter responded to inquiries, including the re-grading of the corner, to improve visibility; storage of solid waste containers under the

porches, and architectural details intended to improve the eastern facade.

On a voice vote, the vote was as following, with the Secretary declaring the motion approved. Vote: 6-0

Yeas: 6 - Wendy Woods, Erica Briggs, Sarah Mills, Shannan Gibb-Randall, Scott Trudeau, and Julie Weatherbee

Nays: 0

Absent: 3 - Kenneth Clein, Alex Milshteyn, and Zachary Ackerman

- 9-b** [17-0767](#) LA Fitness Maple Village Site Plan for City Council Approval - A proposed site plan to demolish the existing English Gardens building, located at 155 North Maple Road, and construct a new 34,000-square foot LA Fitness building and 150 parking spaces. The site will be accessed through the Maple Village shopping center and share additional parking spaces with the shopping center. Site is 2.6 acres, zoned C3 Fringe Commercial. (Ward 5) Staff Recommendation: Approval

Matt Kowalski, City Planner, provided the staff report. He discussed the existing area and the proposed plans as well as storm water retention and parking issues.

PUBLIC HEARING:

Mark Soloman, representing Brixmor Property Group, introduced himself.

Gary Collins, Director of Development at Fitness International, expressed excitement at the opportunity to create a location in Ann Arbor. He commented that he has worked to position the proposed building to face Maple Street and made other statements regarding the appearance and location of the proposed building.

Moved by Weatherbee, seconded by Woods, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the LA Fitness Maple Village Site Plan.

BOARD DISCUSSION:

The Planning Commission asked about bicycle parking, and the elevation of outlets in the bio-retention island.

Lenart responded that staff can work with the petitioner to update prior

considerations.

On a voice vote, The Secretary declared the motion approved. Vote 6-0

Yeas: 6 - Wendy Woods, Erica Briggs, Sarah Mills, Shannan Gibb-Randall, Scott Trudeau, and Julie Weatherbee

Nays: 0

Absent: 3 - Kenneth Clein, Alex Milshteyn, and Zachary Ackerman

9-c

[17-0768](#)

Master Plan Review - Once a year, the Ann Arbor City Planning Commission and Planning & Development Services Unit review the City Master Plan. The City Master Plan is a collection of plans, or “elements,” that work together to describe a vision for the City’s future and guide decisions about its land use, transportation, infrastructure, environment, housing, and public facilities. The adopted plan elements can be found on the City’s website at www.a2gov.org/masterplan <<http://www.a2gov.org/masterplan>>. As part of its annual review, the Planning Commission is seeking comments about the City Master Plan, including elements that should be studied for possible change or new elements that should be added to the master plan. This information is important to the Planning Commission in setting its work program for the upcoming fiscal year. Staff Recommendation: Postponement

Staff Report provided by Planning Manager Brett Lenart described the Master Plan and encouraged public comment on the Master Plan.

PUBLIC COMMENT

Nancy Stoll, 1314 Broadway, addressed page 54 of the Master Plan and expressed to the commission how she feels information on that page is an important part of the Master Plan that should continue to be included.

Laura Stowe, 1327 Broadway, expressed understanding that the Master Plan is important, encouraged renewal of the Master Plan the way it is, and suggested that the Master Plan be used when making decisions. Stowe also commented on the developer’s interpretation of the Master Plan.

Phillip Stoll, 1314 Broadway, he expressed support of the lower town Master Plan. He shares that the neighborhood is also concerned. He discussed concerns with the setbacks, trails, and shared spaces that are in the proposed plans for the Broadway development and gave examples

supporting his concerns from previous developments.

Tom Stollberg, 1202 Traver Street, he discussed that he believes the Master Plan was designed with neighbors and done correctly. He expressed that he does not believe the Master Plan was developed for the 1140 Broadway development space. He commented that he believes the area should remain PUD zoning.

Collin Legett, 1312 Broadway, expressed support for the Master Plan and how it is developed for the area. He commented on lack of affordable housing in the city and suggested that affordable housing may need to be looked at again in the Master Plan.

Ron Mucha, 3094 New Castle Road, Developer, addressed comments about the 1140 Broadway site.

The Agenda item was unanimously postponed. On a voice vote, the Secretary declared the motion carried. Vote: 6-0

Yeas: 6 - Wendy Woods, Erica Briggs, Sarah Mills, Shannan Gibb-Randall, Scott Trudeau, and Julie Weatherbee

Nays: 0

Absent: 3 - Kenneth Clein, Alex Milshteyn, and Zachary Ackerman

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

Nancy Stoll, 1314 Broadway, asked if the Commission had received her communication.

Lenart confirmed that they had.

11 COMMISSION PROPOSED BUSINESS

None.

12 ADJOURNMENT

Moved by Mills, seconded by Gibb-Randall to adjourn the meeting. The motion was unanimously Approved.

Sarah Mills, Secretary
/kvl
/bl
/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.