



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)

Wednesday, May 16, 2018

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

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

2 ROLL CALL

Present 7 - Woods, Briggs, Mills, Gibb-Randall, Trudeau,
Weatherbee, and Ackerman

Absent 2 - Clein, and Milshteyn

3 APPROVAL OF AGENDA

**Moved by Woods, seconded by Weatherbee, and approved
unanimously as presented.**

4 INTRODUCTIONS

None.

5 MINUTES OF PREVIOUS MEETING

5-a **18-0933** City Planning Commission Meeting Minutes of May 1, 2018

Attachments: 5-1-2018 CPC Minutes with Live Links.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 discussed changes to the fraternities and sororities ordinance language, the Inglis House rezoning, and the Medical Marijuana moratorium.

6-b Planning Manager

Lenart explained that those participating in the public hearings now have the opportunity to provide their information on a sign in card.

6-c Planning Commission Officers and Committees

Commissioner Gibb-Randall reported that the Downtown Development Authority (DDA) Partnerships Committee is very interested in parking requirements and collaborating with the Planning Commission.

6-d Written Communications and Petitions

18-0884 Various Correspondences to the City Planning Commission

Attachments: Communications for City Planning Commission.pdf, Communication to City Planning CommissionII.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.)

None.

8 PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING

Lenart reviewed the Public Hearing Notice as posted.

9 UNFINISHED BUSINESS

- 9-a** [18-0885](#) Green Planet Special Exception Use Permit and Site Plan for City Planning Commission Approval - A request to allow the existing space at 700 Tappan Street to be used as a Medical Marijuana Provisioning Center by issuance of a Special Exception Use Permit, with an accompanying site plan that demonstrates no physical development change, in accordance with City requirements. Zoned PUD [Planned Unit Development]. Staff Recommendation: Approval with Conditions

Attachments: Staff Report w Attachments 5-16-18 (700 Tappan).pdf

City Planner, Alexis DiLeo provided an overview of the circumstances leading to the previous postponement of the item. She reviewed the staff report for the project.

PUBLIC HEARING:

Noting no speakers, Secretary Mills closed the Public Hearing.

Moved by Woods and seconded by Gibb-Randall that the Ann Arbor City Planning Commission, after hearing all interested persons and reviewing all relevant information, including an accompanying site plan, finds the petition substantially meet the standards in Chapter 55 (Zoning Ordinance), Section 5:104 (Special Exceptions) and Section 5:50.1 (Regulations Concerning Medical Use of Marijuana), and therefore approves the 700 Tappan Street Special Exception Use for a medical marijuana Provisioning Center. This approval is based on the following findings:

- 1. The proposed use will be consistent with the PUD (Casa Dominick's Planned Unit Development) District, which provides for grocery, prepared food and beverage sales and retail (as interpreted by the Zoning Board of Appeals, case ZBA11-022, January 25, 2012).**

- 2. The proposed use will not adversely impact traffic, pedestrians, bicyclists, circulation, or road intersections based on the location. Tappan Street and Monroe Street provide access to the site, and the proposed use is consistent with other surrounding uses' traffic impact.**

3. There is an existing PUD Conceptual Plan approved by City Council on October 19, 2009.
4. Through documentation submitted by the petitioner regarding waste disposal, inventory tracking, security, and other methods of operation of the facility, the provisioning center will be operated in a manner that will not have an adverse impact on the neighboring properties or area, and will not have a detrimental impact on natural features.

This Special Exception Use approval is based on the following conditions:

1. The petitioner obtaining and maintaining both a State of Michigan Medical Marijuana License and a City of Ann Arbor Medical Marijuana Permit, and providing documentation to Planning Services within three years of the City Planning Commission approval date of this petition.
2. The petitioner operating a medical marijuana business at this address within three years of the City Planning Commission approval date of this petition.
3. The petitioner will provide a revised site plan showing removal of the curb cut and pavement in the front yard at 700 Tappan, and restoration of the area, as required by the Casa Dominick's PUD Supplemental Regulations for the first site plan approved within 30 days of approval and the work must be completed prior to issuance of a Certificate of Occupancy.

And that the Ann Arbor Planning Commission approves the attached Site Plan which demonstrates compliance with the applicable Special Exception Use standards as no physical development of the property is proposed.

COMMISSION DISCUSSION:

Commissioner Woods expressed satisfaction with the original conditions of the Planned Unit Development (PUD) being placed on the project.

Commissioners Mills and Gibb-Randall discussed the paved areas on the site.

On a voice vote, the vote was as follows with the Secretary declaring the motion unanimously approved.

Yeas: 7 - Wendy Woods, Erica Briggs, Sarah Mills, Shannan Gibb-Randall, Scott Trudeau, Julie Weatherbee, and Zachary Ackerman

Nays: 0

Absent: 2 - Kenneth Clein, and Alex Milshteyn

9-a [18-0886](#) 1140 Broadway Offer of Conditions to C1A/R (Campus Business/Residential) Zoning Designation for City Council Approval - The owner and developer of this 6.5-acre site offers additional conditions to be placed on the zoning designation of the site - to develop the approved 1140 Broadway Planned Project Site Plan (including any approved administrative amendments) and to further restrict the maximum height limitations. This action is considered a rezoning application from C1A/R with Conditions to C1A/R with Conditions [Amended]. Staff Recommendation: Acceptance

Attachments: 1140 Broadway Staff Report 5-16-18

DiLeo presented the staff report. She explained that the petitioner is seeking to add additional conditions to reduce the maximum height of the project.

PUBLIC HEARING:

Donna Pointer, 1616 Broadway Street, Ann Arbor expressed that the proposed plans are not logical. She expressed concern with the size of the project and the parking on the site.

Tom Stullberg, 1202 Traver Street, Ann Arbor, expressed dissatisfaction with the time the agenda packet was made available, and with the proposed project in general. He mentioned correspondence submitted to the Planning Commission. He expressed concern regarding traffic in the area of the project, as well as the impact on the neighborhood.

Maris Laporter, 1303 Pear Street, Ann Arbor explained that the project is not right for the neighborhood and that the neighbors are unhappy. She discussed the proposed retail at the project site and compared it to other retail space in Ann Arbor. She urged the Commission to deny the proposal.

Glenn Heiber, 1118 Maiden Lane Court #101, Ann Arbor, expressed concern with the citizen notification process, as well as the legality of the proposed project. He requested a week's notice for project materials. He expressed dissatisfaction with the project process, the project, and the proposed rezoning.

Jessica Letaw, 533 Fifth Street, Ann Arbor, expressed that she is delighted to see a high density residential project in an area that needs it is moving forward. She expressed satisfaction that the area will become more walkable and active.

Brian Trim, 1548 Broadway Street, Ann Arbor, requested that the Commission postpone the item. He explained that the community needs more time to submit comments.

Paul Green, 1615 Parbol Drive, Ann Arbor, requested time for community members to submit concerns.

Tom Blackwell, 1640 Broadway Street, Ann Arbor, discussed traffic problems at the site.

Noting no further speakers, Secretary Mills closed the Public Hearing.

Moved by Ackerman, seconded by Trudeau, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council accept offer for a new condition to tie development to the 1140 Broadway Planned Project Site Plan and revise the height limit condition by approving the amendment to the Conditional Zoning Statement of Conditions.

COMMISSION DISCUSSION:

The Commission discussed postponing the item, the commercial space, the long term impacts of accepting the developer's proposal, land divisions, and neighborhood involvement.

Moved by Woods, seconded by Briggs, to postpone decision to the June 5, 2018 Planning Commission meeting.

COMMISSION DISCUSSION ON POSTPONEMENT:

None.

On a voice vote, the vote was as follows with the Secretary declaring the motion passed. Vote: 4-3

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 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 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, and sign in.)

(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 **18-0887** 450 S Main Street Special Exception Use and Site Plan for City Planning Commission Approval - A request to allow space at 450 South Main Street to be used as a Medical Marijuana Provisioning Center, with an accompanying site plan that demonstrates no physical development change, in accordance with City requirements. Zoned D2 (Downtown Interface) Base District, First Street Character Overlay District. Staff Recommendation: Approval with Conditions

Attachments: 450 South Main Staff Report 5-16-28

PUBLIC HEARING:

Will Hasset, 131 Ashley Mews, Ann Arbor, urged the Commission to deny the request for a provisioning center due to being 450 feet away from a Montessori school.

Noting no further speakers, Secretary Mills closed the Public Hearing.

Moved by Gibb-Randall, seconded by Trudeau that the Ann Arbor City Planning Commission, after hearing all interested persons and reviewing all relevant information, including an accompanying site plan, finds the petition substantially meet the standards in Chapter 55 (Zoning Ordinance), Section 5:104 (Special Exceptions) and

Section 5:50.1 (Regulations Concerning Medical Use of Marijuana), and therefore approves the 450 South Main Street Special Exception Use for a medical marijuana Provisioning Center.

This approval is based on the following findings:

- 1. The proposed use will be consistent with the D2 (Downtown Interface) District, which provides for commercial and retail activities as well as office and residential uses.**
- 2. The proposed use will not adversely impact traffic, pedestrians, bicyclists, circulation, or road intersections based on the location. West Jefferson Street provides adequate access to the site, and the proposed use is consistent with other surrounding uses' traffic impact.**
- 3. Through documentation submitted by the petitioner regarding waste disposal, inventory tracking, security, and other methods of operation of the facility, the provisioning center will be operated in a manner that will not have an adverse impact on the neighboring properties or area, and will not have a detrimental impact on natural features.**

This Special Exception Use approval is based on the following conditions:

- 1. The petitioner obtaining and maintaining both a State of Michigan Medical Marijuana License and a City of Ann Arbor Medical Marijuana Permit, and providing documentation to Planning Services within three years of the City Planning Commission approval date of this petition. 450 South Main Street Special Exception Use and Site Plan May 16, 2018 Page 2**
- 2. The petitioner operating a medical marijuana business at this address within three years of the City Planning Commission approval date of this petition.**
- 3. Submit a License Agreement Application prior to applying for a Zoning Permit and to enter into a License Agreement prior to applying for a Certificate of Occupancy to address the encroachment of the existing building in the public right-of-way. And that the Ann Arbor Planning Commission approves the attached Site Plan which demonstrates compliance with the**

applicable Special Exception Use standards as no physical development of the property is proposed.

COMMISSION DISCUSSION:

The Commission and staff discussed parking at the site, expressing concern with the existing layout, alternative parking arrangements, adding conditions to limit the parking usage, hours of operation, bicycle parking, and the nearby Montessori school.

The petitioner and owner answered questions regarding how parking is used presently, as well as parking plans for the future.

Moved by Trudeau, seconded by Briggs to postpone the item to a date uncertain.

Yeas: 7 - Wendy Woods, Erica Briggs, Sarah Mills, Shannan Gibb-Randall, Scott Trudeau, Julie Weatherbee, and Zachary Ackerman

Nays: 0

Absent: 2 - Kenneth Clein, and Alex Milshteyn

COMMISSION DISCUSSION ON MOTION TO POSTPONE:

None.

On a voice vote, the vote was as follows with the Secretary declaring the motion approved.

Yeas: 7 - Wendy Woods, Erica Briggs, Sarah Mills, Shannan Gibb-Randall, Scott Trudeau, Julie Weatherbee, and Zachary Ackerman

Nays: 0

Absent: 2 - Kenneth Clein, and Alex Milshteyn

- 10-b** [18-0888](#) Elroy's Place (321 N Main Street) Site Plan for City Council Approval - A design plan for a five-story mixed-use building including retail, office and residential uses. The proposed design calls for a modern representation of a commercial industrial building fitting the Kerrytown character while in keeping with the scale of the existing block. Facade materials include stone, brick, and panels with steel trellis accents. Zoned D2 Downtown Interface Zoning District, Kerrytown Character Overlay District. Staff Recommendation: Approval

Attachments: Elroy's Place 321 N Main Staff Report 5-16-18, 321 N Main Draft Development Agreement.pdf

DiLeo presented the Staff Report.

Commissioner Shannan Gibb-Randall recused herself from the item as her firm performed design work on the petition.

PUBLIC HEARING:

Joseph Greulich, 121 West Kingsley Street, Ann Arbor, expressed concern with the proposed project. He discussed the location, height, facade materials, size, style, as well as the neighborhood.

Todd Endlement, 121 West Kingsley Street, Ann Arbor, expressed concern with the scale of the building as well as the proposed use.

Jessica Letaw, 533 Fifth Street, Ann Arbor, explained that she was a consultant for the previous project at the site. She explained that although the proposed development is greater in scale than the immediate neighbors, it is in keeping with the scale of the street.

Peter Wolf, future tenant of the proposed project, explained the intention of the building is to provide a dense mixed use opportunity.

Eric Majer, 2837 Silver Spring Drive, Ann Arbor, Petitioner, explained the limitations of the site, as well as the intention to make the building thin and environmental. He added that they are providing 67 points in the Leadership in Energy and Environmental Design (LEED) Gold requirement when only silver is required, additional open space, green space, trees, and the desire to create more public space.

Tom Blackwell, 1640 Broadway Street, Ann Arbor, stated that he is astonished to hear this proposal coming to the Commission.

Noting no further speakers, Secretary Mills closed the Public Hearing.

MAIN MOTION:

Moved by Ackerman, seconded by Trudeau, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 321 North Main Street Site Plan with planned project modifications to increase the maximum height limit to 69 feet 7 inches and reduce the minimum front setback to 6 feet 8 inches for

a 7-foot 10-inch wide vestibule, subject to maintaining an energy conserving design and a minimum of 20% open space, and Development Agreement.

COMMISSION DISCUSSION:

Commissioner Ackerman discussed the zoning of the project, the environmental and societal implications of developments, as well as the aesthetic of the proposed project.

Majer explained that the design is intended to be contemporary, he added that the muted colors were selected to prevent the building from seeming dated in a few years.

Trudeau discussed LEED Gold certification and expressed that he supports the project.

Commissioner Woods discussed parking and ADA (Americans with Disabilities Act) requirements.

Commissioner Weatherbee thanked the petitioner for putting a front door on Main Street, she also inquired about bike parking.

Majer answered that there will be three bike hoops as well as at least one space for charging electric cars.

Commissioner Briggs discussed the capacity of the alley, as well as the historic pattern of development in the area.

Commissioner Mills explained that the project offers a lot of what the Commission desires in new development. She explained that she would support a motion to support LEED Gold certification.

AMENDMENT TO MAIN MOTION:

Moved by Trudeau, seconded by Briggs, to amend the Main Motion to read as follows:

Moved by Ackerman, seconded by Trudeau, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 321 North Main Street Site Plan with planned project modifications to increase the maximum height limit to 69 feet 7 inches and reduce the minimum front setback to 6 feet 8 inches for

a 7-foot 10-inch wide vestibule, subject to maintaining an energy conserving design and achieving LEED Gold and a minimum of 20% open space, and Development Agreement.

COMMISSION DISCUSSION ON AMENDMENT:

None.

VOTE ON AMENDMENT TO MAIN MOTION:

On a voice vote, the vote was as follows with the Secretary declaring the amendment approved.

Yeas: 6 - Wendy Woods, Erica Briggs, Sarah Mills, Scott Trudeau, Julie Weatherbee, and Zachary Ackerman

Nays: 0

Absent: 2 - Kenneth Clein, and Alex Milshteyn

Recused: 1 - Shannan Gibb-Randall

VOTE ON MAIN MOTION:

On a roll call vote, the vote was as follows with the Secretary declaring the motion approved.

Vote: 6-0

Yeas: 6 - Wendy Woods, Erica Briggs, Sarah Mills, Scott Trudeau, Julie Weatherbee, and Zachary Ackerman

Nays: 0

Absent: 2 - Kenneth Clein, and Alex Milshteyn

Recused: 1 - Shannan Gibb-Randall

10-c

[18-0889](#)

Beer Grotto Canopy Addition (303 S Ashley Avenue) Site Plan for City Planning Commission Approval - A proposal to add a fixed fabric canopy with removable walls on the west side of the building. Zoned D1 Downtown Core, Main Street Character Overlay District. Staff Recommendation: Approval

Attachments: Beer Grotto Canopy 303 S Ashley Staff Report

DiLeo presented the Staff Report.

PUBLIC HEARING:

Noting no speakers, Secretary Mills closed the Public Hearing.

Moved by Weatherbee, seconded by Ackerman, that the Ann Arbor City Planning Commission hereby approves the Beer Grotto Site Plan for Planning Commission Approval.

COMMISSION DISCUSSION:

Ackerman expressed support for the project.

Commissioner Gibb-Randall inquired about the ivy at the site.

Damien Farrell, Applicant, explained that there is no plan to remove the existing ivy.

Mills inquired about a gate at the site.

On a roll call vote, the vote was as follows with the Secretary declaring the motion passed. Vote 7-0

Yeas: 7 - Wendy Woods, Erica Briggs, Sarah Mills, Shannan Gibb-Randall, Scott Trudeau, Julie Weatherbee, and Zachary Ackerman

Nays: 0

Absent: 2 - Kenneth Clein, and Alex Milshteyn

- 10-d** [18-0890](#) 3820 Varsity Drive Special Exception Use and Site Plan for City Planning Commission Approval - A request to allow the space at 3820 Varsity Drive, to be used as a Medical Marijuana Growing, Processing and Provisioning Center, with an accompanying site plan (ALTA Survey) that demonstrates no physical development changes, in accordance with City requirements. The maximum floor area for the provisioning center cannot exceed 10%. Zoned M1 (Limited Industrial) Staff Recommendation: Approval with Conditions

Attachments: 3820 Varsity SEU Staff Report

DiLeo presented the staff report.

PUBLIC HEARING:

Noting no speakers, Secretary Mills closed the Public Hearing.

Moved by Ackerman, seconded by Trudeau, that the The Ann Arbor City Planning Commission, after hearing all interested persons and reviewing all relevant information, including an accompanying site plan, finds the petition substantially meet the standards in Chapter 55 (Zoning Ordinance), Section 5:104 (Special Exceptions) and Section 5:50.1 (Regulations Concerning Medical Use of Marijuana), and therefore approves the 3820 Varsity Drive Special Exception Use for a medical marijuana Provisioning Center. This approval is based on the following findings:

1. The proposed use will be consistent with the M1, Limited Light Industrial District, which provides for commercial activities not to exceed 10% of the floor area, offices, growing and processing of medical marijuana.
2. The proposed use will not adversely impact traffic, pedestrians, bicyclists, circulation, or road intersections based on the location. Varsity Drive provides access to the site, and the proposed use is consistent with other surrounding uses' traffic impact.
3. Through documentation submitted by the petitioner regarding waste disposal, inventory tracking, security, and other methods of operation of the facility, the provisioning center will be operated in a manner that will not have an adverse impact on the neighboring properties or area, and will not have a detrimental impact on natural features.

This Special Exception Use approval is based on the following conditions:

1. The petitioner obtaining and maintaining all required State of Michigan Medical Marijuana Licenses and City of Ann Arbor Medical Marijuana Permits, and providing documentation to Planning Services within three years of the City Planning Commission approval date of this petition.
2. The petitioner operating a medical marijuana business at this address within three years of the City Planning Commission approval date of this petition.
3. The petitioner will install two Class C and four Class B bicycle parking spaces as shown on sheet C3. The parking spaces must be

installed prior to request or issuance for any Certificate of Occupancy.

4. The petitioner will not exceed 10% of the floor area of the portion of the existing building used for medical marijuana use for a provisioning center.

5. The petitioner will install public sidewalk fronting this site along Varsity Drive. The sidewalk must be installed prior to issuance or request for any Certificate of Occupancy.

And that the Ann Arbor Planning Commission approves the attached Site Plan which demonstrates compliance with the applicable Special Exception Use standards as no physical development of the property is proposed.

COMMISSION DISCUSSION:

Commissioner Gibb-Randall discussed smell issues relating to the use at the site.

Weatherbee discussed the letter of concern received from a neighbor. She also discussed the sidewalk.

DiLeo clarified that the issue has been resolved.

Mills inquired about signage as well as other tenants at the site.

On a voice vote, the vote was as follows with the Secretary declaring the motion passed. Vote: 7-0

Yeas: 7 - Wendy Woods, Erica Briggs, Sarah Mills, Shannan Gibb-Randall, Scott Trudeau, Julie Weatherbee, and Zachary Ackerman

Nays: 0

Absent: 2 - Kenneth Clein, and Alex Milshteyn

- 10-e [18-0891](#) Proposed Text Amendment to Chapter 55 Zoning Ordinance for City Council Approval - Proposed Amendments to Chapter 55 (Zoning) Section 5:10.21 C2B Business Service District, Section 5:10.23 C3 Fringe Commercial District, and Section 5:50.1 Regulations Concerning the Medical Use of Marijuana, as amended, to create a sub-category of Medical Marijuana Processing Facilities that create products through use

of previously processed oils or other extracts, such as edibles, lotions, or other similar products, relying on the use of oils or other extracts derived from other processors, for application to products for sale to medical marijuana provisioning centers. Proposed use would be a permitted use in the C2B and C3 zoning districts. Staff Recommendation: Approval

Attachments: Memorandum to CPC - Processing Facilities
Sub-Category

Lenart explained the Proposed Text Amendment to Chapter 55.

PUBLIC HEARING:

None.

Moved by Ackerman, seconded by Trudeau, that the City of Ann Arbor Planning Commission approve the proposed amendment to create a marijuana infused product processing definition as presented, and to list the definition as a Special Exception Use in the C2B and C3 districts.

COMMISSION DISCUSSION:

The Commission discussed retail as it relates to the proposed amendment, clarifying that a retail component would not be permitted under the amendment, they also discussed other uses allowed in districts relating to medical marijuana, the amendment allowing for a permitted use rather than a special exception use, the impacts of allowing the use, and examples of manufactured medical marijuana infused products.

On a voice vote, the vote was as follows with the Secretary declaring the motion approved.

Vote: 7-0

Yeas: 7 - Wendy Woods, Erica Briggs, Sarah Mills, Shannan Gibb-Randall, Scott Trudeau, Julie Weatherbee, and Zachary Ackerman

Nays: 0

Absent: 2 - Kenneth Clein, and Alex Milshteyn

- 10-f** [18-0892](#) 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: Approval

Attachments: Master Plan Memo w Attachments 05-11-18

Lenart explained the Master Plan review process.

PUBLIC HEARING:

Greg Pratt, 3580 Oakwood Street, Ann Arbor, explained that he is excited at recent events that encourage more opportunity for people to live downtown, he explained that he does not believe that downtown Ann Arbor should only be for the rich, and that with the way things are now, there is not a lot to negotiate with developers in terms of affordable housing. He encouraged creative outreach to try to reach people outside of the traditional public hearing setting.

Jessica Letaw, 535 Fifth Street, Ann Arbor, discussed that the Master Plan is broken up, she discussed the City of Austin, Texas and stated that Ann Arbor is the size now that Austin was in the 1980s, and growing faster, and doing less about it from a planning perspective. She explained that grounding the Master Plan in empathy, trust, and dialogue would go a long way.

Ken Garber, 3827 Hilldale Drive, Ann Arbor, agreed with Greg Pratt's comments regarding affordability. He expressed gratitude for the Master Plan being reviewed annually. He also discussed a 63 acre parcel west of Pontiac Trail.

Noting no further speakers, Secretary Mills closed the public hearing.

MAIN MOTION:

Moved by Ackerman, seconded by Weatherbee, RESOLVED, That the Ann Arbor City Planning Commission hereby approves the "City of Ann Arbor Master Plan Resolution" and the "City of Ann Arbor Resource Information In Support Of The City Master Plan

Resolution," dated May 16, 2018.

Moved by Ackerman, seconded by Weatherbee to extend the Planning Commission Meeting to 11:10 p.m. Approved Unanimously.

COMMISSION DISCUSSION ON MAIN MOTION:

The Commission discussed the Master Plan process. They also discussed funding, the relationship between the Master Plan and the Zoning Code, and making changes to the Master Plan.

Moved by Weatherbee, seconded by Trudeau, that the meeting be extended to 11:20 p.m. Approved unanimously.

AMENDMENTS TO THE CITY OF ANN ARBOR MASTER PLAN RESOLUTION:

AMENDMENT I:

Moved by Ackerman, seconded by Trudeau, to strike the resolve clause that states:

"Resolved, The City Planning Commission will continue to assist in the process of developing the Allen Creek Greenway Master Plan"

AMENDMENT II:

Moved by Ackerman, seconded by Trudeau, to remove the Allen Creek Greenway Task Force Report from the list used by the Planning Commission and Planning staff as resource information in support of the City Master Plan.

DISCUSSION ON AMENDMENT I AND AMENDMENT II:

None.

On a voice vote, the vote was as follows with the Secretary declaring Amendment I and Amendment II approved.

On a roll call vote, the vote was as follows with the Secretary declaring the Main Motion approved as amended.

Vote: 7-0

Yeas: 7 - Wendy Woods, Erica Briggs, Sarah Mills, Shannan Gibb-Randall, Scott Trudeau, Julie Weatherbee, and Zachary Ackerman

Nays: 0

Absent: 2 - Kenneth Clein, and Alex Milshteyn

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

Jessica Letaw, 535 Fifth Street, Ann Arbor, explained that she has joined the DDA and holds twice monthly coffee hours to have discussions with members of the community.

Tom Blackwell, 1640 Broadway Street, Ann Arbor, thanked Commissioner Ackerman for expressing his concerns.

Jack Jennings, 5443 Fifth Street, Ann Arbor, discussed community outreach and thanked the Commission.

12 COMMISSION PROPOSED BUSINESS

None.

13 ADJOURNMENT

Moved by Woods, seconded by Trudeau, to adjourn the meeting. Unanimously adjourned.

Yeas: 7 - Wendy Woods, Erica Briggs, Sarah Mills, Shannan Gibb-Randall, Scott Trudeau, Julie Weatherbee, and Zachary Ackerman

Nays: 0

Absent: 2 - Kenneth Clein, and Alex Milshteyn

Ken Clein, Chair
mg

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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.