



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, August 16, 2016

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

Vice Chair Alex Milshteyn called the meeting to order at 7:10 p.m.

2 ROLL CALL

Planning Manager Brett Lenart called the roll.

Present 6 - Briere, Mills, Milshteyn, Gibb-Randall, Trudeau, and Weatherbee

Absent 2 - Woods, and Clein

3 APPROVAL OF AGENDA

The agenda was unanimously approved.

4 INTRODUCTIONS

Milshteyn introduced new Planning Manager, Brett Lenart.

Lenart said he was happy to be at the City, getting to know everyone, along with the processes. He explained that he had spent close to a decade in the Planning Department in the City of Ypsilanti, followed by approximately ten years at Washtenaw County, in a variety of roles from

Land Use Planning to Energy Efficiency and most recently in the Office of Community and Economic Development He said he was very excited to bring his experience to the City of Ann Arbor and join an already high quality team; he said in many ways it feels like a homecoming since he had worked with several staff members over the past year on City-County joint ventures.

5 MINUTES OF PREVIOUS MEETING

5-a [16-1186](#) July 19, 2016 City Planning Commission Meeting Minutes

A motion was made by Briere, seconded by Mills, that the Minutes be Approved by the Commission and forwarded to the City Council. On a voice vote, the Vice Chair declared the motion carried.

5-b [16-1187](#) August 3, 2016 City Planning Commission Meeting Minutes

A motion was made by Briere, seconded by Mills, that the Minutes be Approved by the Commission and forwarded to the City Council. On a voice vote, the Vice Chair declared the motion carried.

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

6-a **City Council**

Councilmember Briere reported that last night City Council approved the site plan for the 13-story building at 611 East University. She further reported that they postponed (6-1) South Pond and asked City staff to work with the developer on several issues that could be added to the development agreement and end up being more beneficial to the Community.

6-b **Planning Manager**

Planning Manager Lenart reported that the petitioner for 111 S Main site plan had withdrawn their petitioner; however, since the public hearing had been advertised and noticed there would be a public hearing held. Lenart also noted that in regards to the 2857 Packard Road Rezoning and Area Plan there would be a public hearing held since it had been noticed, but the item would be postponed this evening, to allow further review by City

staff. He apologized for any inconvenience this has caused anyone.

6-c Planning Commission Officers and Committees

6-d Written Communications and Petitions

16-1188 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.)

Ed Vielmetti, 1210 Brooklyn Avenue, Ann Arbor, commented about the Special Meeting of the City Planning Commission Executive Committee held on August 12th. He said these meetings take place sometimes throughout the year. He said when he inquired about these meetings back in February, the then Planning Manager, said minutes were not required, nor taken for these meetings, which he found very unusual. He noted that the City had followed proper noticing of these meetings, but would like to read minutes from these meetings.

Will Leaf, Ann Arbor's Housing and Human Services Advisory Board, said their board's mission is to make recommendations to City Council and City Administration in order to address the Ann Arbor Housing and Human Services' needs for low income residents. He reviewed the Board's discussion on how to meet the affordable housing goals which City Council adopted in February 2015; the commitment towards creating 2800 new affordably priced rental units by 2035. He reported that their Board agreed that one possibility was for the Planning Commission to review the City's zoning and development regulations and consider changes that would increase the number of affordable units in the City. He said the City has already taken a step towards that by supporting the Accessory Dwelling Unit Ordinance. Leaf raised the issue, suggesting their Board and the Planning Commission work together to meet the City's Affordable Housing goals. He said it might be beneficial to hold a joint meeting in the future and asked the Commission to keep this in mind when they consider their Work Program. (Handout provided for the record)

Eleanor Pollack, a member of the Ann Arbor Housing and Human

Services Advisory Board, spoke about Ann Arbor having become homogenous. She explained that cities and communities across the country are going through the same issue but are striving to find ways to create more affordable housing and also to find ways to foster diversity of housing types within residential areas and asked if Ann Arbor should also be a part of this initiative. (Handout provided for the record)

8 PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING

Milshiteyn reviewed the public hearing items coming before the Commission on September 7, 2016.

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 16-1189** Domino's Pizza Site Plan for Planning Commission Approval - A proposal to renovate the entire site and existing store located at 716 Packard Street and add a 153 square foot cooler on the property. (Ward 4) Staff Recommendation: Approval

Chris Cheng provided the staff report.

The Chair read the public hearing notice as published.

PUBLIC HEARING:

Ed Vielmetti, 1210 Brooklyn Avenue, Ann Arbor, spoke in favor of the proposed petition.

Mathew Zaia, 30 Frank Lloyd Wright Drive, Lobby F, Ann Arbor,

representing the petitioner reviewed their petition with the Commission. He said this would be their fourth Dominos Pizza store in Ann Arbor.

David Cesarini, 25 Jackson Industrial Drive, Suite 600, Ann Arbor, franchisee, was available to respond to enquiries from the Commission. He explained his goals for the business, noting that he has lived in Ann Arbor for 18 years and cares about the community, because he is local.

Noting no further public speakers, the Chair closed the public hearing unless the item is postponed.

Moved by Mills, seconded by Trudeau, that The Ann Arbor City Planning Commission hereby recommends approval of the Domino’s Pizza Site Plan, subject to approval of variances from the Zoning Board of Appeals.

COMMISSION DISCUSSION:

The Commission took into consideration the presented petition and discussed the matter.

On a voice vote, the Vice Chair declared the motion carried unanimously. Vote: 6-0

Yeas: 6 - Sabra Briere, Sarah Mills, Alex Milshteyn, Shannan Gibb-Randall, Scott Trudeau, and Julie Weatherbee

Nays: 0

Absent: 2 - Wendy Woods, and Kenneth Clein

- 9-b** [16-1190](#) 111 South Main Street Site Plan for Planning Commission Approval - A proposal to add a 900 square foot addition to the rooftop of the existing building. No stormwater detention, landscaping, or parking is required. (Ward 1) Staff Recommendation: Approval

PUBLIC HEARING:

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

Item withdrawn by petitioner.

- 9-c** [16-1191](#) 2857 Packard Road Rezoning and Area Plan for City Council Approval - PUBLIC HEARING ONLY - ITEM WITHDRAWN FROM AGENDA

PUBLIC HEARING:

Richard Cranbrook, 2814 Cranbrook Road, Ann Arbor, spoke about the need to preserve and protect the large trees on the site at 2857 Packard Road, explaining that they currently greatly assist with water run-off from the site.

Noting no further public speakers, the Vice Chair closed the public hearing unless the item is postponed.

The agenda item had been withdrawn from the agenda, to return soon.

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

11 COMMISSION PROPOSED BUSINESS

12 ADJOURNMENT

A motion was made by Gibb-Randall, seconded by Briere, that the meeting be Adjourned at 7:59 p.m. On a voice vote, the Vice Chair declared the motion carried. Meeting adjourned.

Alex Milshteyn, Vice Chair
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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.