



# 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, October 17, 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](mailto: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**

*Chairperson Ken Clein called the meeting to order at 7:00 p.m.*

**2** **ROLL CALL**

*Planning Manager Brett Lennart called the roll.*

**Present** 8 - Woods, Briggs, Clein, Mills, Gibb-Randall, Trudeau,  
Weatherbee, and Ackerman

**Absent** 1 - Milshteyn

**3** **APPROVAL OF AGENDA**

**The Agenda was unanimously approved as presented.**

**4** **INTRODUCTIONS**

**5** **MINUTES OF PREVIOUS MEETING**

**[17-1701](#)** City Planning Commission Meeting Minutes of August 1, 2017

**Attachments:** 8-1-2017 CPC Minutes with Live Links-rev.pdf

The minutes were unanimously approved by the Commission and forwarded to 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 reported on the topics of ground mounted solar, medical marijuana, the DTE Sub-Station, and the Library Lot.*

**6-b Planning Manager**

*No report.*

**6-c Planning Commission Officers and Committees**

*No Report.*

**6-d Written Communications and Petitions**

**17-1700 Various Correspondences to the City Planning Commission**

**Attachments:** Email from Bettcher.pdf, Email from Bowman.pdf, Email from Courteau.pdf, Email from Daher .pdf, Email from Daherdocx.pdf, Email from Dawson.pdf, Email from Garber.pdf, Email from Greene.pdf, Email from Kline.pdf, Email from Kononen.pdf, Email from Kowalczyk.pdf, Email from Mackay.pdf, Email from Moran.pdf, Email from O'Connell M.pdf, Email from O'Connell P.pdf, Email from O'Connell.pdf, Email from Pollock.pdf, Email from Rexer.pdf, Email from Smagacz.pdf, Email from Smith.pdf, Email from Sondeen.pdf, Email from Stoll.pdf, Email from Stowe 2.pdf, Email from Stowe.pdf, Email from Taylor.pdf, Email from Throm.pdf, Email from Verhey.pdf, Email from Whitney K.pdf, Email from Whitney.pdf, Email from Witter.pdf, Letter from Huron Highland.pdf, Letter from Huron Highland2.pdf, Email from Aronoff.pdf, Email from Hutton.pdf, Email from Joffe.pdf, Email from Johnson L.pdf, Email from McAtee.pdf, Email from McCarthy.pdf, Email from Singsank.pdf, Email from Sondeen.pdf, Email

from Center.pdf, Email from Ogilvie.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.)**

*AUDIENCE PARTICIPATION:*

*Jeff Hayner, Pontiac Trail, Ann Arbor, discussed the Master Plan, traffic studies, costs associated with development, and growth of the city.*

**8 PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING**

*Lenart read the Public Hearing Notice as posted.*

**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**      **17-1696**      The Cottages at Barton Green Site Plan for City Council Approval - A proposal to construct 225 dwelling units ranging from 1 to 6 bedrooms with 716 total bedrooms. 559 parking spaces are proposed, as well as a 9.86-acre park at the western end of the site, located at 2601 Pontiac Trail. The project will also include a clubhouse, pool, maintenance building, volleyball court, basketball court, and tennis court. Primary vehicular access will be from Pontiac Trail. A Wetland Use Permit is also needed. Staff Recommendation: Postponement

**Attachments:**      Barton Green Staff Report w Attachments.pdf

*City Planner, Jeff Kahan, presented the staff report.*

**PUBLIC HEARING:**

*Deborah Katz, 605 Skydale, Ann Arbor*

**Moved by Mills, seconded by Gibb-Randall that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve The Cottages at Barton Green Site Plan and Development Agreement, and**

**The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Cottages at Barton Green Wetland Use Permit to allow filling and mitigation of 2,200 square feet of wetland and on-site mitigation.**

**Moved by Ackerman, seconded by Woods, that decision on The Cottages at Barton Green Site Plan and Wetland Use Permit for City Council Approval be postponed to a future meeting.**

- 9-b**      [17-1697](#)      Proposed Amendments to Chapter 55 Zoning, Section 5:50.1 Regulations Concerning Medical Use of Marijuana, for City Council Approval, and other affected parts of Chapter 55, to bring the ordinance into alignment with State of Michigan legislation on medical marijuana, as passed in 2016. Staff Recommendation: Approval

**Attachments:**      Medical Marijuana Zoning Staff Report w Attachment-101717.pdf, Zoning that allows any medical MJ use with 1,000ft school buffer Map.pdf, Zoning that allows Grower and Processor Map.pdf, Zoning that allows Provisioning Centers Map.pdf, Zoning that allows Safety Compliance Facility Map.pdf, Zoning that allows Secure Transporter Map.pdf

**Moved by Ackerman, seconded by Briggs, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the amendments to Chapter 55 (Zoning), Section 5:50.1 (Regulations concerning medical use of marijuana), and Use Regulation Sections 5:10.14 through 5:10.19, 5:10.21, and 5.10.23 through 5:10.27 related to medical marijuana permitted uses and special exception uses.**

**Moved by Ackerman, seconded Mills by to maintain the 1000 foot distance requirement between provisioning centers, but to eliminate the 1000 foot distance requirement from other medical marijuana related facilities such as growers or processors.**

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

- 9-c**      [17-1698](#)      Midas Muffler (3180 Washtenaw Ave) Site Plan for City Council - The petitioner proposes to demolish an existing 1-story building and construct a single story, 8 bay, 5,796 square foot Midas Muffler shop with 29 parking spaces. Storm water detention will be provided under the parking lot. Access will be provided to Washtenaw Avenue. Staff Recommendation: Approval

**Attachments:**      Midas Staff Report w Attachments.pdf

**Moved by Mills, seconded by Woods that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Midas Site Plan.**

**On a voice vote, the vote was as follows with the Chair declaring the motion approved. Vote: 8-0**

**Yeas:**    8 -    Wendy Woods, Erica Briggs, Kenneth Clein, Sarah Mills, Shannan Gibb-Randall, Scott Trudeau, Julie Weatherbee, and Zachary Ackerman

**Nays:**    0

**Absent:**    1 -    Alex Milshteyn

- 9-d**      [17-1699](#)      2410 Newport Rd - Malooley-Gordon Annexation & Zoning for City Council Approval - A proposal to annex this 1.05-acre parcel into the City from Ann Arbor Township and zone it R1A (Single-Family Dwelling. Owners will be demolishing existing house on parcel and construct a new single-family house. Staff Recommendation: Approval

**Attachments:**      2410 Newport Malooley Annexation & Zoning Staff Report w Attachments.pdf

**Moved by Mills , seconded by Trudeau, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Malooley-Gordon Annexation**

**and R1A  
(Single-Family Dwelling District) Zoning.**

**On a voice vote, the vote was as follows with the Chair declaring the motion passed. Vote: 8-0**

**Yeas:** 8 - Wendy Woods, Erica Briggs, Kenneth Clein, Sarah Mills, Shannan Gibb-Randall, Scott Trudeau, Julie Weatherbee, and Zachary Ackerman

**Nays:** 0

**Absent:** 1 - Alex Milshteyn

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

**11 COMMISSION PROPOSED BUSINESS**

**12 ADJOURNMENT**

**Adjourned unanimously.**

**Yeas:** 8 - Wendy Woods, Erica Briggs, Kenneth Clein, Sarah Mills, Shannan Gibb-Randall, Scott Trudeau, Julie Weatherbee, and Zachary Ackerman

**Nays:** 0

**Absent:** 1 - Alex Milshteyn

Ken Clein, Chair  
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](http://www.a2gov.org)).

The complete record of this meeting is available in video format at [www.a2gov.org/ctn](http://www.a2gov.org/ctn), or is available for a nominal fee by contacting CTN at (734) 794-6150.