



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 1, 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**

Chair Clein called the meeting to order at 7:37 p.m.

2 **ROLL CALL**

Planning Manager Brett Lenart called the roll.

Present 9 - Woods, Briggs, Clein, Mills, Milshteyn, Gibb-Randall,
Trudeau, Weatherbee, and Ackerman

3 **APPROVAL OF AGENDA**

Moved by Gibb-Randall, seconded by Mishteyn to approve the agenda as amended to add a Closed Session after item 8. .Approved unanimously.

4 **INTRODUCTIONS**

None.

5 **MINUTES OF PREVIOUS MEETING**

5-a [18-0763](#) City Planning Commission Meeting Minutes of September 19, 2017

Attachments: 9-19-2017 CPC Minutes with Live Links.pdf

Moved by Weatherbee, seconded by Milshteyn, approved unanimously as presented and forwarded to the City Council.

5-b [18-0769](#) City Planning Commission Meeting Minutes of December 19, 2017

Attachments: 12-19-2017 CPC Minutes with Live Links.pdf

Moved by Weatherbee, seconded by Milshteyn, 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 Zack Ackerman discussed the history of the Y-lot, explaining that most recently City Council voted to purchase the lot back from the owner.

6-b Planning Manager

None.

6-c Planning Commission Officers and Committees

Commissioner Scott Trudeau provided updates from a recent Transportation Commission meeting, explaining the course of action for a motorized and non-motorized transit plan. He also provided updates on different road related projects within the City.

Commissioner Sarah Mills provided updates from a recent Ordinance Revisions Committee meeting. She explained that changes to the recent ordinance regarding medical marijuana were discussed.

Commissioner Julie Weatherbee explained that the project that was recently approved by the Planning Commission, 2050 Commerce, was granted two variances by the Zoning Board of Appeals.

Chair Clein explained that the Planning Commission Workplan will be approved soon as well.

6-d Written Communications and Petitions**18-0761** Various Correspondences to the City Planning Commission

Attachments: 5-16-2018 Notice of Public Hearing for Publishing.pdf, Letter of Support for Lockwood Senior Housing from J Hall.pdf, Email from Adams-Watson.pdf, Email from Barabas.pdf, Email from Benson-Cox.pdf, Email from Colins w Attachments.pdf, Email from Collins-Sister Lakes Rep 2.pdf, Email from Collins-Sister Lakes Rep 3.pdf, Email from Collins-Sister Lakes Rep.pdf, Email from Dawson.pdf, Email from Fournier w Attachment.pdf, Email from from Hovey.pdf, Email from Garber.pdf, Email from Goldblatt.pdf, Email from Greashaber.pdf, Email from Greenspan.pdf, Email from Heckamans.pdf, Email from Heusel.pdf, Email from Heusel-2.pdf, Email from Huntzicker.pdf, Email from Jensen.pdf, Email from Johnson.pdf, Email from Kafka.pdf, Email from Katz.pdf, Email from Kowalczyk.pdf, Email from McMillion P.pdf, Email from McMillion.pdf, Email from Miller.pdf, Email from Monet for Riolo.pdf, Email from O Connell.pdf, Email from Peters.pdf, Email from Peth.pdf, Email from Pollock.pdf, Email from Rebecca.pdf, Email from Ressler-Maerlen.pdf, Email from Reynolds.pdf, Email from Richardson.pdf, Email from Stulberg with Attachment.pdf, Email from Zell.pdf, Email from Avenius Eliason.pdf, Email from Beemer.pdf, Email from Chalin.pdf, Email from McPhail.pdf, Email from Rayle.pdf, Email from Ritter.pdf, Email from Ryan.pdf, Email from Trevethan .pdf, Email from Trevethan B.pdf, Letter from McGuire-Area Agency on Aging 1-B.pdf, Email from Dolph.pdf, Email from Klingsten.pdf, Email from Klingsten2.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.)**

Jeff Hayner, Pontiac Trail, expressed satisfaction with the amount of people in the community who participate in the public hearing process. He encouraged members of the public to continue to do so. He shared that he is running for City Council as a representative for Ward one. He urged to the community to think of the future of the City of Ann Arbor.

Tom Stullberg, 1202 Traver Street, Ann Arbor, expressed dissatisfaction with a proposed lot split at 999 Maiden Lane. He explained that the lot split and the rezoning are illegal. He stated that comments and communication from the public were not taken into consideration when the Planning Commission approved plans for a project at 1140 Broadway.

Ali Ramlawi, 428 South Seventh Street, explained that he is also running for City Council. He explained that he has a responsibility to represent the will of the people. He explained that the types of developments that are being approved do not align with what the people in the community want.

8 PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING

Lenart reviewed the list of upcoming projects with the Commission and the public hearing notice as posted.

18-0762 Public Hearings Scheduled for the May 16, 2018 Planning Commission Meeting

Attachments: 5-16-2018 Notice of Public Hearing for Publishing.pdf

Received and Filed

CLOSED SESSION

Moved by Mills, seconded by Ackerman, that the Commission go into closed session under section 8(h) of the Open Meetings Act, to discuss attorney client privilege at 8:02 p.m. On a roll call vote, the vote was as follows with the Chair declaring the motion approved.

Vote: 9-0

Yeas: 9 - Wendy Woods, Erica Briggs, Kenneth Clein, Sarah Mills, Alex Milshteyn, Shannan Gibb-Randall, Scott Trudeau, Julie Weatherbee, and Zachary Ackerman

Nays: 0

CLOSED SESSION

Moved by Ackerman, seconded by Milshteyn that the Commission exit Closed Session and return to open session at 8:31 p.m. On a roll call vote, the vote was as follows with the Chair declaring the

motion approved. Vote: 9-0

Yeas: 9 - Wendy Woods, Erica Briggs, Kenneth Clein, Sarah Mills, Alex Milshteyn, Shannan Gibb-Randall, Scott Trudeau, Julie Weatherbee, and Zachary Ackerman

Nays: 0

9 **UNFINISHED BUSINESS**

- 9-a** **18-0764** Liv Café Special Exception Use Permit and Site Plan for City Planning Commission Approval - A request to allow the existing space at 603 E. Williams 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 D1 [Downtown Core] with State Street Character Overlay District. Staff Recommendation: Approval with Conditions

Attachments: 603 E William SEU Staff Report w Live Links.pdf

A staff report was presented by City Planner, Chris Cheng.

PUBLIC HEARING:

Jeff Hayner, Pontiac Trail, asked why the buffers exist if they aren't being used.

Noting no further speakers, Chair Clein closed the Public Hearing.

Moved by Ackerman, seconded by Mills 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 Liv Café, 603 E. William Street, Special Exception Use for a medical marijuana Provisioning Center. This approval is subject to receiving applicable City permits for bicycle parking and is based on the following findings:

- 1. The proposed use will be consistent with the D1, Downtown Core District, which provides for commercial activities including retail establishments, offices, and personal services.**

2. The proposed use will not adversely impact traffic, pedestrians, bicyclists, circulation, or road intersections based on the location. This site is near both UM and AAATA transit centers and bus stops. The intersection of E. William and Maynard Street 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 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 special exception use may occupy no more than 1,600 square feet of the entire building.

4. The petitioner will install one bicycle parking space location determined by the City. The parking spaces must be installed by June 30, 2018

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 Ackerman explained that he has previously moved to postpone decision on the discussed provisioning center. He explained

that due to the resolution of several items, he will vote to approve the provisioning center.

Cheng explained that the 600 foot buffers of provisioning centers can overlap as long as the provisioning centers are still within 600 feet of each other. He explained that there can be overlapping yellow buffers, but there can't be two provisioning centers within the same buffer.

Commissioner Trudeau inquired about previous issues with usage of an alley.

Cheng answered that the Solid Waste Department informed him that multiple parcels have access to.

Commissioner Wendy Wood inquired about bicycle parking at the site.

Cheng answered that staff is waiting to hear from the Downtown Development Authority regarding their desired bicycle parking location.

Commissioner Alex Milshiteyn inquired about adding conditions regarding police reports.

Lenart answered that it is not his recommendation to add conditions regarding police reports due to other mechanisms that exist to maintain order within the licensing process for provisioning centers.

On a voice vote, the vote was as follows with the Chair declaring the motion passed. Vote: 9-0

Yeas: 9 - Wendy Woods, Erica Briggs, Kenneth Clein, Sarah Mills, Alex Milshiteyn, Shannan Gibb-Randall, Scott Trudeau, Julie Weatherbee, and Zachary Ackerman

Nays: 0

- 9-b** **18-0765** The Cottages at Barton Green Site Plan and Wetland Use Permit for City Council Approval - A proposal to construct a 221 dwelling unit apartment complex with 710 bedrooms and 559 surface parking spaces on this 31.93-acre parcel located at 2601 Pontiac Trail. A 9.86-acre park is proposed to be dedicated to the City at the western end of the site. The project will also include a pool with clubhouse, volleyball, tennis, and basketball courts. Primary vehicular access will be from Pontiac Trail. Staff Recommendation: Approval

Attachments: The Cottages Barton Green Staff Report w Live Links.pdf

Lenart explained that the decision on the item was postponed at a previous meeting. He explained that responses to specific questions have been included in the packet.

City Planner Jeff Kahan briefly described changes to the project. He addressed traffic, unit size, trees, and a park contribution.

CONTINUED PUBLIC HEARING:

Timothy Stoker, Attorney representing Trinitas, explained the project and how it aligns with City of Ann Arbor Master Plan. He also described the requested changes that have been made.

Rodney Cox, 263 Larkspur Street, Ann Arbor, expressed concern regarding density, transportation, parking, and storm water. He urged the Commission to deny the project.

Randal Moore, 2372 Hilldale Drive, Ann Arbor, explained that he lives nearby to the proposed development. He expressed concern regarding traffic, safety, quality of life, storm water, and the proposed student population.

Rachel Young, 445 Skydale Drive, Ann Arbor, explained that she doesn't believe that the proposed project is a good use of the land. She expressed concern regarding parking.

Corey Larose, 2378 Hilldale Drive, Ann Arbor, explained that as a student he drove to class from his current location. He expressed concern with the proposed shuttle, the location, and the student population.

Maris Laporter, 1303 Pear Street, Ann Arbor, she discussed vacant land near the north campus. She explained that Ann Arbor is in greater need of family housing and senior housing. She discussed the project being unsuccessful.

Christi Starkwether, 460 Larkspur Drive, Ann Arbor, expressed agreement with the statement of her neighbors. She expressed that if the project is unsuccessful and converted into three bedroom units, people will not want to live there due to the lack of covered parking. She expressed concerns with safety in the area due to increased traffic caused by student drivers.

David Steinburg, 1425 Pontiac Trail, Ann Arbor, expressed concern with the safety of members in the community. He provided recent statistics pertaining to members of the community being hit by cars. He expressed concern for increased traffic in the area.

Ron Guinard, 448 Brookside Drive, Ann Arbor, explained that he has never seen such extreme community push back for a project before. He explained that Ward 1 is not anti-development, and that they are in favor of development that fits the area. He explained that student housing is not right for the community.

V. Rodriguez, 697 Barton Drive, expressed concern with safety and traffic, the condition of the roads in the area, the location, and lack of amenities.

MOTION I:

Moved by Mills, seconded by Woods 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.

MOTION II:

Moved by Mills, seconded by Woods that 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.

COMMISSION DISCUSSION ON MOTION I AND MOTION II:

Commissioner Mills thanked staff for responses to questions. She explained that she does not support the project. She discussed parking, stating that it is excessive, and does not meet City standards regarding impacts to natural features.

Commissioner Ackerman explained that he does not support the project.

Commissioner Sarah Briggs agreed with Mills and Ackerman and explained that she does not support the project due to the impacts on natural features.

Commissioner Woods explained that she does not support the project

due to traffic and safety concerns.

Commissioner Milshteyn explained that he does not support the project due to the lack of infrastructure in the area to support the project.

Commissioner Trudeau explained that he does not support the project due to the impacts on natural features that the project would create.

Chair Clein explained that although he has some concerns for the project, he is in favor of the project.

Commissioner Gibb-Randall explained that although she also has concerns for the project, she plans to vote in favor of it.

On a voice vote, the vote was as follows with the Chair declaring Motion I and Motion II defeated. Vote: 2-7

Yeas: 2 - Kenneth Clein, and Shannan Gibb-Randall

Nays: 7 - Wendy Woods, Erica Briggs, Sarah Mills, Alex Milshteyn, Scott Trudeau, Julie Weatherbee, and Zachary Ackerman

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** **18-0766** Lockwood of Ann Arbor Site Plan for City Council Approval - A proposed 3-story senior independent living facility with 95 units and 65 vehicle parking spaces on this 3.50-acre parcel located at 3365 Jackson Avenue. PUD zoning is requested to allow reduced parking and additional density. Public benefits include, minimum 20% affordable housing, public park

area, and off-site public sidewalk improvements from the site to Wagner Road. Staff Recommendation: Approval

Attachments: Lockwood PUD Staff Report w Live Links.pdf, Lockwood PUD Staff Report rev 5-1-18 w Attachments.pdf

City Planner Matt Kowalski presented the staff report.

PUBLIC HEARING:

Elizabeth Collins, representing the Sister Lakes Neighborhood Association, expressed concern with the size of the project, the location of the dumpster, and parking. She described rent prices, and the detrimental effect that the project would have on surrounding neighbors. She explained that the neighborhood is in favor of appropriate development. She expressed concern for the environmental impacts of the proposed development.

Bill Collins (Address Unknown) explained that there are many deliveries associated with commercial kitchens. He explained that the deliveries and trucks associated with the proposed development will increase traffic, be noisy, and be harmful environmentally.

Tom Travethan, 3233 Mason Avenue, Ann Arbor, expressed concern for the quality of life of the residents of the neighborhood if the project is successful, due to noise, smell, light, traffic, and parking problems.

Doug Brewer, 324 Mason, Ann Arbor, expressed concern with the impacts of the new development on the neighborhood including quality of life, property values, and environmental impacts.

Lawrence Dolph, explained that Dolph Park was gifted to the city by his grandfather. He explained that the the development doesn't fit in with the community. He added that if the project is approved, the ghost of Ray Dolph will haunt the commission.

Kenndra Brewer, 324 Mason Avenue, Ann Arbor, expressed concern for the impacts that the proposed project would have on the surrounding neighborhood. She emphasized the environmental impacts.

Barba Trevethen, expressed concern for the environmental impacts of the project on the surrounding neighborhoods. She shared information about substantial bird activity in the area.

Jason Charhaus, 3215 Sunnywood Drive, urged the Commission to deny the project. He explained that the plans do not align with code, the Master Plan, or appropriate use for the land.

Henry Herskoritz, 250 Highlake Avenue, Ann Arbor, expressed dissatisfaction with the proposed project. He expressed concern with traffic and parking. He urged the commission to deny the project.

Phill McMillion, 133 Westover, Ann Arbor, expressed concern with the parking planned at the proposed Lockwood project. He explained that there is not enough parking nearby for overflow if enough parking is not provided.

Michael Carlin, 3130 Dolph Drive, Ann Arbor, provided information on the ecology of the Sister Lakes that are nearby to the proposed project. He explained that development near to the lakes will impact the lakes negatively. He explained that the type of development is not right for the location.

James D'Amour, representing the Sierra Club Huron Valley Group, urged the Commission to deny the project. He expressed concern with the scale of the project, impacts on quality of life, and the use of the parcel of land. He explained the permanent effects of the proposed development on the site.

Lenny Kafka, 3025 Hilltop Drive, Ann Arbor, explained that past city plans have outlined efforts to preserve the high quality natural areas that are near to the proposed development. He discussed city acquisition of the parcel. He expressed concern for the future of Dolph Park.

Jeff Hayner, Pontiac Trail, explained that he believes that the proposed project is out of place for the areas zoning. He discussed that there should be more asked of the developer in terms of sustainability, environmental aspects, archeological contributions, and, contamination mitigation. He expressed that that the proposed project would be better suited in another location, he suggested that the City of Ann Arbor purchase the parcel of land for a park. He opposed the project.

Roger Rail, 3141 North Wagner Road, Ann Arbor, explained that he is a citizen volunteer for monitoring the nearby dioxane wells, he expressed concern for the proposed plans, and how they will impact the dioxane plume. He inquired about how far in advance the Planning Commission plans for, stating that the impacts of this project would be extremely long

term. He encouraged the Commission to think on a larger time scale when making decisions. He encouraged testing of the area.

Donna Pointer, 310 Galake, Ann Arbor, explained that the developer has been disingenuous, she explained that people in the nearby neighborhood were not notified because some do not live within 300 feet of the proposed project. She explained that people who live outside of the 300 foot radius are still not receiving notices. He expressed concern with proposed rent prices, the proposed rezoning, parking, the building height, and the impact on the park.

Pete Jessup, 3094 Lakewood Drive, Ann Arbor, explained the value of the lakes nearby to the project, he explained that the project is not appropriate for the location due to the scale of the building.

Tracie Teper, 331 Galake Avenue, Ann Arbor explained that she moved to Ann Arbor after living in the suburbs of Detroit, Michigan. She stated that she is a graphic designer and offered to redesign the City of Ann Arbor seal to reflect a tree stump, a high rise building, or an aerial view of a development with an "x" over a tree.

Lyn Nybel, 3110 Lakewood, Ann Arbor, expressed pride in her neighbor's stewardship in becoming informed and advocating for their neighborhood.

Alexander Weinstein, 523 Lakeview Drive, Ann Arbor, explained that the Sister Lakes is one of the most beautiful locations in Ann Arbor. He urged the Commission to deny the project.

Sue Cartman, 3065 Lakewood Drive, Ann Arbor, explained that her family has lived in the neighborhood for many generations. She explained the neighborhoods of Lakewood and Westover are part of the same community, she shared that the school in the area is one of the most diverse in the City. She expressed concern with the proposed development and the effect it will have on traffic, quality of life, and environmental quality.

Rob Johnston, 331 Galake Avenue, Ann Arbor, expressed concern with the proposed project and the environmental impacts on the natural areas. He explained that he is new to the neighborhood, and that new neighbors are welcomed. He explained that the proposed development is not right for the area.

Mark Lockwood, representing the Lockwood of Ann Arbor Senior Community, thanked the Commission and Staff for the time and effort they have put into the project process. He explained that the developer is based in Southfield, Michigan, and was established there in 1942. He explained that Lockwood has devoted development efforts towards mixed income and affordable housing since 1986. He explained that the proposed development is for 95 senior independent residential units, including amenities that improve quality of life. He explained that the amenities are designed to meet the needs of residents who do not have vehicles, explaining that over 70 percent of residents in similar developments do not have vehicles. He explained that at least 20 percent of the units are proposed to be affordable, priced at 50 percent of the area median income, or below. He explained that funding will be sought to expand the affordability of the units.

Jordon London, Architect, explained that the firm he works for specializes in designing senior living facilities. He explained that the residential facility will primarily be for individuals who are 80 years or older, explaining that most of the people living there will be moving for need based reasons, such as no longer being able to maintain a single family home, drive, or other aspects of life. He explained that at the facility, the residents will have a higher quality of life due to their daily needs being met, and access to many activities and amenities. He explained that there will be a bistro area, a barber shop, private eating, and dining spaces, and that each unit will have a balcony. He explained that the people who will live at the facility will facilitate the nearby park tremendously. He further explained that the development will use residential materials such as brick, siding, and shingled roofs. He further explained that the building is proposed to be three stories, and that the height difference will be only 10 to 15 feet. He explained that a goal of the location and design of the building is to impact the neighborhood as little as possible.

Andy Balsler, 321 Parklake Avenue, Ann Arbor, explained that due to a recent rain garden project, a significant amount of screening has been removed from his area of the neighborhood. He requested that the Commission consider the other side of the lake and the impacts on the neighborhood there when deciding on the project. He expressed concern with light pollution screening at the project site. He expressed concern for the level of engagement by the developer, explaining they the developer has meet engagement requirements, however the community does not feel engaged.

Moved by Ackerman, seconded by Mills, to continue the Planning Commission meeting until 11:30 p.m. Unanimously Approved.

Yeas: 9 - Wendy Woods, Erica Briggs, Kenneth Clein, Sarah Mills, Alex Milshteyn, Shannan Gibb-Randall, Scott Trudeau, Julie Weatherbee, and Zachary Ackerman

Nays: 0

COMMISSION DISCUSSION ON MOTION TO EXTEND THE MEETING:

None.

CONTINUED PUBLIC HEARING FOR LOCKWOOD OF ANN ARBOR SITE PLAN:

Joe Maynard, Civil Engineer representing the project, explained that there would be a water main upgrade that would positively impact the neighbors of the project. He explained that there would be benefits concerning storm water, and he explained the proposed plans for the systems. He added that the project will benefit pedestrians by creating walkways and connecting sidewalks. He explained that more parking is being offered than what is projected to be needed.

Jerry (Last Name and Address Unknown) Landscape Architect for the project, discussed the existing trees on the project site. He also discussed the pavement on site as it relates to storm water and infiltration.

Ariel Ryan, 335 Columbine Court, Ann Arbor, explained that she supports her neighbors. She discussed the Master Plan, explaining that the proposed project is the least compatible use for the neighborhood and nearby zoning. She explained that ignoring the Master Plan would be detrimental to the nearby neighborhoods. She described the nearby park.

MOTION I:

Moved by Mills, seconded by Gibb-Randall that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve Lockwood of Ann Arbor Development Planned Unit Development (PUD) Zoning District and Supplemental Regulations, PUD Site Plan, and Development Agreement.

MOTION II:

Moved by Mills, seconded by Gibb-Randall that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve Lockwood of Ann Arbor Development Alternative Mitigation Plan for a maximum of 38% of required mitigation as monetary contribution to the City of Ann Arbor's street tree planting fund.

COMMISSION DISCUSSION ON MOTION I AND MOTION II:

Commissioner Ackerman thanked the members of the community for their input on the project, and explained that the best way to stay informed on the project for the future is to sign up for Gov Delivery to be emailed updates on the project. He explained that the elderly population is growing in need for housing. He expressed concerns with the project regarding point of entry, he requested more information concerning that topic. He also discussed the building shape and size, orientation of loading zones, dumpsters, and parking. He inquired about the distance between the peak of the roof and the ceiling of the first floor. He also discussed affordable housing, storm water, and dioxane.

Kowalski explained that the second point of entry was deemed not required from the Fire Marshall's point of view.

Jerry (Last Name and Address Unknown) Landscape Architect for the project, explained that the building orientation, shape, and size were designed in part to take into consideration the amount of landmark trees on the site with the intention to preserve them.

London explained that the described loading zone is actually a delivery area, where deliveries will be received twice a week. He explained that the locations of the more intense uses are linked to where geographically in the project their related areas are. He explained that the locations of those items can be changed. London added that the peak of the roof is roughly 8 feet to allow the building to appear more residential as well as store and screen mechanical equipment.

Moved by Ackerman, seconded by Mills, to continue the Planning Commission meeting to 12:00 a.m. Unanimously Approved.

Yeas: 9 - Wendy Woods, Erica Briggs, Kenneth Clein, Sarah Mills, Alex Milshteyn, Shannan Gibb-Randall, Scott Trudeau, Julie Weatherbee, and Zachary Ackerman

Nays: 0

CONTINUED COMMISSION DISCUSSION ON MOTION I AND MOTION II:

Lockwood explained the affordable housing aspect of the project.

Maynard explained the 100 year flood capacity as well as plans in place for extreme weather.

Roger Rail, 3141 North Wagner Road, Ann Arbor, provided information on the dioxane plume situation as it relates to the discussed project.

Lenart explained that the storm water review is completed by City Staff.

Clein requested that the Commissioners request information from the developer should the item be postponed.

The Commission requested that a representative from the nearby park be present at a future meeting, as well as additional information on the dioxane plume, the rain garden, parking, playground location, deliveries, single point of entry, and the development scale, shading studies, renderings that show context, housing affordability, emergency vehicle noise and access. They also requested that the developer meet with the community.

Moved by Mills, seconded by Milshteyn, to postpone recommendation to a future meeting.

COMMISSION DISCUSSION ON MOTION TO POSTPONE:

None.

MOTION TO POSTPONE:

On a voice vote, the vote was as follows with the Chair declaring the motion to postpone the item approved. Vote: 9-0

Yeas: 9 - Wendy Woods, Erica Briggs, Kenneth Clein, Sarah Mills, Alex Milshteyn, Shannan Gibb-Randall, Scott Trudeau, Julie Weatherbee, and Zachary Ackerman

Nays: 0

- 10-b** [18-0767](#) 2455 S. Main Street Rezoning for City Council Approval - A request to rezone this 0.41-acre lot from R4B Residential to [O] Office. No changes to the lot is being proposed with this petition. Recommendation: Approval

Attachments: 2455 S Main Rezoning Staff Report with Live Links.pdf

Kowalski explained the staff report.

PUBLIC HEARING:

Noting to speakers, Chair Clein closed the public hearing.

MOTION I:

Moved by Mills, seconded by Woods, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 2455 S. Main St. Rezoning from R4B (Multiple-Family Dwelling) to O (Office).

MOTION II:

Moved by Mills, seconded by Woods that the Ann Arbor City Planning Commission hereby waives the Area Plan requirement, as no improvements to the house are proposed and a survey of the existing improvements on the site has been provided.

COMMISSION DISCUSSION ON MOTION I AND MOTION II:

Commissioner Weatherbee inquired about the neighboring site's violation.

Lenart explained that although the parcel shares an owner with the parcel with the proposed rezoning, the items are being handled independently from each other.

Commissioner Mills inquired about the implications of two office parcels next to each other.

The applicant answered that the plans for the properties are to be an office location for a property management company.

On a voice vote, the vote was as follows, with the Chair declaring the motion approved. Vote: 9-0

Yeas: 9 - Wendy Woods, Erica Briggs, Kenneth Clein, Sarah Mills, Alex Milshteyn, Shannan Gibb-Randall, Scott Trudeau, Julie Weatherbee, and Zachary Ackerman

Nays: 0

10-c [18-0768](#) 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: Postponement without Discussion on this Item.

Attachments: Memo in lieu of Staff Report 5-1-2018.pdf

Lenart explained that staff is requesting that discussion and decision on item 10-C be postponed to the May 16, 2018 Planning Commission meeting.

Moved by Milshteyn, seconded by Weatherbee that item 10-C be postponed to a future meeting.

On a voice vote, the vote was as follows with the Chair declaring the motion approved. Vote: 9-0

Yeas: 9 - Wendy Woods, Erica Briggs, Kenneth Clein, Sarah Mills, Alex Milshteyn, Shannan Gibb-Randall, Scott Trudeau, Julie Weatherbee, and Zachary Ackerman

Nays: 0

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

Ken Garber, 2387 Hilldale Drive, Ann Arbor, thanked the Commission for their time and commitment to making decisions for the community.

12 COMMISSION PROPOSED BUSINESS

None.

13 ADJOURNMENT

Moved by Woods, seconded by Gibb-Randall, to adjourn the meeting. Approved unanimously.

Ken Clein, Chair
kvl

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.