



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 18, 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

Called to order by Chair Clein at 7:05 p.m.

2 ROLL CALL

Present 7 - Woods, Clein, Briere, Mills, Gibb-Randall, Trudeau, and Weatherbee

Absent 1 - Milshteyn

3 APPROVAL OF AGENDA

Moved by Briere, seconded by Woods that the Agenda be approved as presented.

4 INTRODUCTIONS

None.

5 MINUTES OF PREVIOUS MEETING

5-a [16-1412](#) September 7, 2016 City Planning Commission Meeting Minutes

A motion was made that the Minutes be Postponed. On a voice vote, the Chair declared the motion carried.

5-b [16-1413](#) September 20, 2016 City Planning Commission Meeting Minutes

A motion was made that the Minutes be Postponed. On a voice vote, the 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**

Commissioner Briere noted that City Council acted on the New Life Church petition and passed the first reading of the 2857 Packard Road rezoning petition.

6-b **Planning Manager**

DiLeo noted that the Ordinance Revisions Committee will meet on October 25 to discuss amendments to Chapter 60 Wetlands Preservation Ordinance presented by staff from the System Planning unit. DiLeo also said a draft of ZORO (Zoning Ordinance Reorganization, the proposed unified development ordinance) was forwarded to the consultant for final review, staff and Ordinance Revisions Committee reviews will resume in November.

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

None.

6-d **Written Communications and Petitions**

[16-1481](#) 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.)**

No speakers.

8 PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING

16-1482 Public Hearings Scheduled for the November 1, 2016 City Planning Commission Meeting

Chair Clein read the public hearing notice as published.

Received and Filed

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 16-1483 South Maple Apartments Annexation and Zoning for City Council Approval - A request to annex a 4.9-acre site into the City, located at 1110 and 1132 South Maple Road. Separate petitions have also been submitted to zone it R4B (Multiple-Family Dwelling), and to develop 70 apartments in two 3-story buildings and other required improvements such as parking and storm water management and including planned project modifications for setbacks and landscape modifications to the conflicting land use buffer. (Ward 5) Staff Recommendation: Approval

DiLeo described the petitions and repeated the staff recommendation provided in the staff report.

Clein opened the public hearing.

Wendy Carty-Saxon, the petitioner, introduced herself and offered to address any questions or concerns.

Noting no other speakers coming forward, Clein closed the public hearing.

Mills indicated she would like the petitioner to provide more information about why there is not a vehicle or pedestrian connection from the proposed development to Pine Lake Village, the neighborhood immediately north of the site.

Moved by Briere, seconded by Woods, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 1110 and 1132 South Maple Road annexation of 4.9 acres from Scio Township. On a voice vote, the Chair declared the motion carried unanimously.

Yeas: 7 - Wendy Woods, Kenneth Clein, Sabra Briere, Sarah Mills, Shannan Gibb-Randall, Scott Trudeau, and Julie Weatherbee

Nays: 0

Absent: 1 - Alex Milshteyn

Moved by Briere, seconded by Woods, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the request for R4B (Multiple-Family Dwelling District) zoning designation for the South Maple Apartments by Avalon site at 1110 and 1132 South Maple Road. On a voice vote, the Chair declared the motion carried unanimously.

Yeas: 7 - Wendy Woods, Kenneth Clein, Sabra Briere, Sarah Mills, Shannan Gibb-Randall, Scott Trudeau, and Julie Weatherbee

Nays: 0

Absent: 1 - Alex Milshteyn

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

No speakers.

11 COMMISSION PROPOSED BUSINESS

None.

12 ADJOURNMENT

A motion was made by Briere, seconded by Chair Woods, that the meeting be Adjourned at 7:40 p.m. On a voice vote, the Chair declared the motion carried.

Ken Klein, 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.