



City of Ann Arbor

Meeting Minutes - Draft

City Planning Commission

301 E. Huron St.
Ann Arbor, MI 48104
<http://a2gov.legistar.com/Calendar.aspx>

Tuesday, January 15, 2019

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

Chairperson Alex Milshteyn called the meeting to order at 7:00 pm.

2 ROLL CALL

Planning Manager Brett Lenart called the roll.

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

3 INTRODUCTIONS

None

4 APPROVAL OF AGENDA

Moved by Commissioner Elizabeth Sauve, seconded by Commission Erica Briggs to approve the agenda as presented. On a voice vote, the Chair declared the motion carried.

5 MINUTES OF PREVIOUS MEETING

- 5-a [19-0098](#) City Planning Commission Meeting Minutes of August 21, 2018

Moved by Weatherbee, seconded by Sauve, that the Minutes be Approved by the Commission and forwarded to the City Council. On a voice vote, the Chair declared the motion carried.

- 5-b [18-1907](#) City Planning Commission Meeting Minutes of October 16, 2018

Moved by Weatherbee, seconded by Sauve, that the Minutes be Approved by the Commission and forwarded to the City Council. 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

Councilmember Zach Ackerman reported that City Council is moving forward on rate adjustments to water and sewer costs; the sewer rate increase passed approval and will allow the City to keep their bond rate and obtain favorable interest rates to pay off the City's water treatment plant, and be more advantageous to the rate-payer. He explained that the proposed water rate increase failed and a review of shared costs involving our infrastructure and capital spending impacts is occurring before it returns to Council. He further reported that Council took first steps to reform some of the City's Medical Marijuana permitting laws involving operations, but doesn't affect zoning. He added, Council also approved an annexation request.

6-b Planning Manager

Planning Manager Brett Lenart reported on Planning Commission and Planning staff work during 2018: 117,636 square feet of new non-residential floor area was approved; 304 new residential units were approved, 77 planning petitions were reviewed by the Planning Commission of which 27 moved on to City Council, 14 addition petitions were administratively reviewed by staff; The Unified Development Code (UDC) was adopted by the Planning Commission and City Council; 25 medical marijuana provisioning centers and a couple of other types facilities were adopted in 2018. He said he hoped the Commission found some level of productivity and pride in the significant amount of accomplishment, in addition to the late nights.

6-c Planning Commission Officers and Committees**6-d Written Communications and Petitions**

19-0096 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.)

None

8 PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING

19-0097 Public Hearings Scheduled for the February 5, 2019 Planning Commission Meeting

Brett Lenart reviewed the public hearing notice with the Commission.

Received and Filed

9 UNFINISHED BUSINESS

- 9-a 19-0090** 1251 N Main Street Special Exception Use for City Planning Commission Approval - A request to allow the existing space at 1251 North Main to be used as a Medical Marijuana Provisioning Center by issuance of a Special Exception Use Permit, with an accompanying ALTA Survey that demonstrates physical development changes to the drive approach (within the public MDOT Right of Way) and removal of extra impervious surface. (Ward 1) Staff Recommendation: Approval with Conditions

PETITIONER PRESENTATION:

Omar Hishmeh, Exclusive Brands LLC, 38701 Seven Mile Road, Suite 160, Livonia, owner, provided a brief introduction of their proposed project.

STAFF REPORT:

City Planner Matt Kowalski provided the staff report on the petition application.

PUBLIC HEARING:

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

Moved by Briggs, seconded by Weatherbee, 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 (Unified Development Code), Section 5.29.5(Special Exceptions) and Section 5.16.3.G (Regulations Concerning Medical Use of Marijuana), and therefore approves the 1251 North Main 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 C3 Fringe Commercial District, which provides for commercial activities including retail establishments, offices, and personal services.**
- 2. Through modifications proposed, the use will not adversely impact traffic, pedestrians, bicyclists, circulation, or road intersections based on the location. North Main 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 petitioner will remove excess impervious surface and install all parking lot and driveway improvements shown on site plan dated November 06, 2018, prior to the issuance of any Certificate of Occupancy.

4. The petitioner must obtain a permit from the Michigan Department of Transportation (MDOT) for proposed improvements to the North Main Street Right of Way (ROW).

5. The petitioner will maintain the operating hours of 10:00 am to 9:00 pm Monday thru Saturday and 11:00 am to 6:00 p.m Sunday.

And that the Ann Arbor Planning Commission approves the attached Site Plan which demonstrates compliance with the applicable Special Exception Use standards.

COMMISSION DISCUSSION:

The Commission took into consideration the presented petition and discussed the matter. [For a complete record of the discussion, please see available video format]

Commissioner Briggs expressed concern about the traffic impact and the left turn-in and left turn-out configuration, noting that she works in this corridor, and she would like to see a sidewalk added, to which Planner Kowalski responded that there are no non-motorized facilities in the area; therefore the site is not proposing a sidewalk connection.

Commissioner Ackerman agreed with adding a sidewalk, and indicated he would like to see more attention to signage to further limit the potential of northbound Main Street traffic attempting a left turn into the site.

Kowalski responded that Michigan Department of Transportation (MDOT) will have to review and approve any and all proposed signage along this Street, since it is governed by their jurisdiction.

Commissioner Mills stated that she was concerned about a retail establishment at this location, due to the numerous quick trips in and out of the site, adding to the challenges in this situation. She concurred with Briggs and Ackerman that not adding a sidewalk at this time would be a

missed opportunity.

Commissioner Milshteyn said he was really concerned with traffic issued to and from this site, asking how many cars (headed for this retail establishment) driving northbound will see that no-left turn into the site and will turn into the next driveway to turn around and head back to the site or how many will try to maneuver through the nearby park trying to get to the site. He said he wasn't sure he could support the proposed solution, since he sees so many traffic accidents on North Main Street.

Commissioner Sauve, said she also works in this corridor, and she takes the U-Turn option in order to head northbound. She said traffic currently doesn't abide by the no-left turn out of Lake Shore Drive and that's where she sees a lot of accidents. She expressed satisfaction that the petitioner and the City's Traffic Engineer have done their due diligence in providing the best solution to the earlier concerns voiced by the Commission. She explained that she is approaching the issue that given the C3 (Fringe Commercial) zoning district, other retail establishments could move into this location, so what additional opportunities does the Commission have with this request to place further restrictions on the site in order to make it better. She agreed with Ackerman on adding more proposed signage for MDOT to review.

Commissioners Gibb-Randall and Trudeau agreed with Commissioner Sauve, that while the proposed configuration is not ideal, the ability to add some controls is potentially more beneficial than none at all, as would be the situation if any other retail (possibly a fast food establishment) moved into the site. Gibb-Randall supported an added segment of sidewalk noted that the right-of-way along North Main is very narrow and with high speed of traffic it feels very insecure when walking close to the traffic.

Commissioner Woods agreed with her fellow Commissioners, and asked the petitioner about his thoughts on the discussion regarding traffic, to which the petitioner expressed agreement on the current proposed configuration, indicating that they would have a camera monitoring the intersection and would consult with any patients that don't abide by the right-in/right-out requirements. He said while they prefer to wait on adding a sidewalk until changes are made to this MDOT trunkline, they would add whatever the Commission and the City requires of them.

Commissioner Weatherbee agreed with the Commission that this is a legal retail space; she said in looking at the site on the map, there's the potential for sidewalk to connect north of this site eventually. She agreed

that the proposed improvements to the building would be an improvement to the entrance of Ann Arbor from this location.

Weatherbee enquired about the potential of revisiting this approval in the future, should there be indications of the need for such. Lenart responded, yes.

Commissioner Briggs said she felt this retail business was appropriate for this site, and a left turn into the site would be appropriate because having a no-left turn into the site would be creating more dangerous situations where people are maneuvering in ways they shouldn't. She said she couldn't support the proposed configuration of right-turn in/right-turn out only.

AMENDMENT 1:

Moved by Ackerman, seconded by Sauve to add: "Condition 6. The petitioner will provide any necessary easement and construction of a public sidewalk for the length of frontage along North Main on this property."

VOTE ON AMENDMENT 1:

On a voice vote, the Chair declared the amendment carried unanimously.

AMENDMENT 2:

Moved by Ackerman, seconded by Sauve to add: "Condition: 7. Work with City Traffic Engineers to ensure that signage is appropriate and maximized to discourage associated left turns in both directions."

VOTE ON AMENDMENT 2:

On a voice vote, the Chair declared the amendment carried unanimously.

CONTINUED COMMISSION DISCUSSION:

The Commission took into consideration the presented petition and discussed the matter. [For a complete record of the discussion, please see available video format]

VOTE ON MAIN MOTION:

**On the roll call vote, the Chair declared the motion failed. (6 affirmative votes required for approval of a Special Exception Use)
Vote: 5-4 Request Denied.**

Yeas: 5 - Wendy Woods, Shannan Gibb-Randall, Scott Trudeau, Julie Weatherbee, and Elizabeth Sauve

Nays: 4 - Erica Briggs, Sarah Mills, Alex Milshteyn, and Zachary Ackerman

10 **REGULAR BUSINESS – Applicant Project Introduction, 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 postponed 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** **19-0093** 2625 Valley Drive Annexation and Zoning for City Council Approval - Owner initiated annexation of 0.11-acre parcel from Scio Township to the City of Ann Arbor and zone it R1C Zoning (Single-Family). (Ward 5) Staff Recommendation: Approval

STAFF REPORT:

City Planner Matt Kowalski provided the staff report on the petition application.

PUBLIC HEARING:

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

Moved by Mills, seconded by Woods, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Durling Annexation and R1C (Single-Family Dwelling District) Zoning (2625 Valley Drive).

The Commission took into consideration the presented petition and discussed the matter. [For a complete record of the discussion, please

see available video format]

Commissioner Mills asked if a non-conforming lot was being created, given the size of this lot. Kowalski indicated as it is a 'lot of record' the zoning code allows such lots to be annexed as such with use being limited to single-family house. He said with the setback requirements it would allow for a 25 square foot building envelope.

On a voice vote, the Chair declared the motion carried unanimously.

Vote: 9-0

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

Nays: 0

- 10-b** [19-0094](#) Malletts Wood 2 Amended PUD Zoning and Site Plan for City Council Approval - A proposal to construct 19 single-family detached condominium homes not to exceed 2,000 square feet each on a 3.77-acre parcel, located at 3300 Cardinal Avenue. The plan extends Sharon Drive approximately 300 feet to the south as Sharon Court. Five homes have a driveway off Cardinal Avenue and fourteen off Sharon Court. The property is proposed to be rezoned from PUD to Amended PUD with a minimum lot size of 2000 square feet and setbacks to match those of the R1E zoning district. (Ward 3) Staff Recommendation: Approval

Planning Manager Brett Lenart provided a brief explanation on the background history of this item returning before the Commission. He said the Commission had previously seen this petition as a rezoning, as the southern portion was proposed to be rezoned from a Planned Unit Development (PUD) to another zoning district. Lenart said they subsequently learned that wasn't the appropriate process, because the original PUD has certain obligations to fulfill as a project that was developed in totality and then to remove half of that would then create a situation where the former owner would be relying on aspects of the rezoned area for satisfaction which would in fact create a non-conforming situation for the first phase of the PUD. He said staff appreciates the petitioner's re-submittal of this petition under the appropriate process; the Commission is seeing this as an Amendment to the Planned Unit Development, while it is the identical site plan that was previously considered by the Planning Commission under a different mechanism.

PETITIONER PRESENTATION:

Joe Maynard, Washtenaw Engineering, 3526 W Liberty Rd, Suite 400,

Ann Arbor, applicant, and Bill Kinley, Phoenix Contractors, 2111 Golfside, Ypsilanti, petitioners, provided the presentation of the proposed project, noting there are currently no structures on the property, with part of the property being previously cleared. The homes will be built to the current energy code, and all homes will have either a 1 or 2-car garage. It was noted that the Planning Commission has unanimously approved this petition when it came before them earlier.

STAFF REPORT:

City Planner Jill Thacher provided the staff report on the petition application.

PUBLIC HEARING:

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

Moved by Weatherbee, seconded by Sauve, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Malletts Wood 2 Amended Planned Unit Development (PUD) Zoning and Supplemental Regulations, and

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Malletts Wood 2 Amended Planned Unit Development (PUD) Site Plan and Development Agreement.

CONTINUED COMMISSION DISCUSSION:

The Commission took into consideration the presented petition and discussed the matter. [For a complete record of the discussion, please see available video format]

Commissioner Mills noted that the Commission had received letters of approval from all 14 homeowners.

Commissioner Briggs thanked the petitioner for their patience in going through the site plan review process again to correct a technicality.

On a voice vote, the Chair declared the motion carried. Vote: 9-0

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

Nays: 0

- 10-c [19-0095](#) Fiscal Year 2020-2025 Capital Improvements Plan (CIP) - The FY2020-2025 CIP is a plan for City capital investments to be undertaken over the next six years. This plan describes projects that address needs for municipal and park facilities, transportation improvements and utility infrastructure, along with proposed costs and scheduling. Upon adoption by the City Planning Commission, the CIP becomes a supporting document for the City's master plan. The CIP is also used as the source document for the City's capital budget planning. Staff Recommendation: Approval

PUBLIC HEARING:

Larry Deck, 3050 Lorraine Street, Ann Arbor, Washtenaw Bicycling and Walking Coalition, spoke about three gaps in the Border to Border Trail (B2B Trail) project included in the Capital Improvements Plan (CIP); Bandemer Park/Barton Nature Area in the City, and segments in the Maiden Lane/Fuller intersection vicinity). Since 2017, a mile of Border to Border Trail in Gallup Park was resurfaced and widened. He said while there is a lot of good news in the County on the Border to Border Trail there is no good news in Ann Arbor because nothing is happening here now; we think it is important to get these projects prioritized because the Border to Border Trail is the backbone of the non-motorized path throughout the City. Deck said the Border to Border trail has been planned in the City and County for decades and has been included in the City's Transportation Plan; one segment proposes a bikeway that would connect south campus to north campus, while currently there is no way to do that. He explained that the heaviest used part of the Border to Border Trail is in Ann Arbor and addresses safety concerns. He noted that the projects have been delayed, which is not ideal, and they would like to get the priority of these projects moved up, noting there is significant funding available for these projects, so they believe it is more of an issue of will and awareness to the importance of these priorities. He asked the Planning Commission to move these priorities up on the schedule as well as for City Council to review available funding in order to make this possible.

Clark Charnetski, 2646 Traver Boulevard, Ann Arbor, spoke on behalf of the Michigan Association of Railroad Passengers, to promote rail and inner city bus traffic and address the City's train station replacement plan. He noted the CIP includes final design plans of the station and construction of Phase I. He provided the following data: the Ann Arbor station handles more riders than Detroit and Dearborn combined;

approximately 150,000 train passengers and 50,000 inner-city bus passengers use the current station every day; a train or bus pulls into the station 21 times per day; 40 destinations can be reached from Ann Arbor to four states and Ontario, Canada, from this location, without having to transfer via bus or train. He said Ann Arbor and Detroit are the only two stations that remain to be upgraded; Detroit intends to have a New Center station, while Ann Arbor's station is woefully inadequate, both in waiting room size and long term parking. They encourage the Border to Border Trail crossing the tracks (above or below them) in the north area, and a trail that connects the Arboretum to Gallup Park via a tunnel or bridge, to improve the safety of the situation, as well as for convenience.

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

Moved by Weatherbee, seconded by Mills:

Whereas, Section 1:185 of the Ann Arbor City Code requires that the City Planning Commission annually prepare a Capital Improvements Program, identifying public improvements that will be needed within the ensuing six years, in the general order of priority;

Whereas, The FY2020-2025 Capital Improvements Plan (CIP) has been drafted by City asset category teams and reviewed by the City Planning Commission; and

Whereas, A duly-noticed public hearing on the draft plan was held by the City Planning Commission on January 15, 2019;

Resolved, That the City Planning Commission hereby approves the FY2020-2025 Capital Improvements Plan as a supporting document for the City's Master Plan; and

Resolved, That the City Planning Commission recommends that City Council approve the FY2020-2025 Capital Improvements Plan as the basis for the FY2020/2021 Capital Budget.

COMMISSION DISCUSSION:

The Commission took into consideration the presented petition and discussed the matter. [For a complete record of the discussion, please see available video format]

Commissioners enquired about Bandemer Park/Barton Nature Area

improvements, seeing they moved back: for design in 2021 and construction in 2022.

City Engineer, Deb Gosselin explained that the project is more County led at this point because one of the pivotal financial pieces is the portion of County streets given this is right at the edge. She said they are almost done with an updated cost estimate, noting it has been a while since the last one was done, and she believes the cost will increase from the \$4.5 Million budget, as shown in the CIP, thereby leaving a funding gap. She said they believe there could be private funding forthcoming, as well as a possible Transportation Alternatives Program (TAP) grant (Federal funding administered by the State) however, it couldn't occur in 2019. Gosselin explained that the City received a TAP grant just shy of \$1 Million in 2018 for use in 2019 for the Allen Creek berm tunnel project.

Gosselin further explained TAP is a competitive grant program that uses federal transportation funds designated by Congress for specific activities that enhance the intermodal transportation system and provide safe alternative transportation options.

Commissioner Briggs said she would like to see funding for the Washington Bicycle Boulevard, the disrepair in front of the YMCA, and the bike lane from East William to State Street. Gosselin said the designated bike lane project is presently in the works, slated to be completed in 2019 (hopefully before July 1) with combined funding coming from the Downtown Development Authority (DDA). She enquired about allocated funds for the Ann Arbor Railroad Quiet Zone. Gosselin explained that without a clear indication, yet with Council taking a step in that direction, this potential project needs to be included in the CIP. Briggs said since the Commission has supported higher density downtown, she isn't in support of the Quiet Zone; however, she can understand how it would benefit residents living close to the railroad. She said given the price tag of the Railroad Quiet Zone, her preference would be to see those general-fund dollars shifted to other projects, like the Border to Border Trail, that have been included in the plan for years.

Commissioner Weatherbee enquired about the \$175,000 allocation for an urban park plaza project in 2022; Gosselin explained the project had been in the plan for several years and was for improvements at Liberty Plaza. She said the project is being pushed back to allow further discussion with property owners in the area. She asked if sidewalk gap filling would continue even if it wasn't shown in this year. Gosselin said, yes, the City has received County funding in the past, and funds are set

aside for the sidewalk gap program to continue.

Commissioner Ackerman asked about proposed Farmer Market improvements; Gosselin explained that funds are set aside, some coming from the Market Association, and other sources but not from the general fund.

Ackerman asked about proposed sanitary sewer improvements in high failure areas, which Gosselin outlined to the Commission. He also enquired if flood grant matching funds were being set aside, to which Gosselin responded, yes. He expressed appreciation for added streetlights (especially along Packard Road) and non-motorized improvements throughout the City.

Commissioner Trudeau asked about airport funding; Gosselin indicated that most of these projects would be funded through Federal Aviation Authority (FAA) grants and airport user fees. He asked about proposed modifications to Fire Station 1, noting the CIP didn't include any new ambitious projects to fire stations throughout the City. Gosselin explained that the included remodel to Fire Station 1 would be on the third floor only; she said the Fire Chief has acknowledged the need for upgrading all of the stations, but they are looking at utilizing existing locations for such.

Commissioner Mills asked about the Fuller/Maiden Lane/East Medical Center Drive intersection plans. Gosselin indicated that a roundabout was originally envisioned but with development patterns in the area, there is concern that a roundabout will not meet the needs, so until a solution is identified that will work for all necessary variables, funds will not be spent on a short-term fix. Mills expressed appreciation to Gosselin for her clear explanation on the CIP projects as well as the formulated process for ranking each project.

Commissioner Briggs asked if there might be a short term fix for the Fuller/Maiden Lane underpass.

Commissioner Milshteyn thanked Gosselin and staff for all the hard work that goes into the CIP; he appreciated the list of completed projects.

On a voice vote, the Chair declared the motion passed unanimously.

Vote: 9-0

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

Nays: 0

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

Larry Deck, 3050 Lorraine Street, Ann Arbor, Washtenaw Bicycling and Walking Coalition, stated you can rarely build your way out of congestion by adding lanes so I wouldn't advise it at Fuller and Maiden Lane. I also think that many of these projects can be built without impact to the future reconfiguration of the intersection.

Omar Hishmeh, Exclusive Brands LLC, 38701 Seven Mile Road, Suite 160, Livonia, petitioner for 1251 N. Main Street, said we have a 25-year lease for this site and we are very excited to have a patient center there. I'd consider naming the location 'Right In/Right Out'. He said it's going to turn this location into something positive, and we are looking at what would be necessary to have things reconsidered.

12 COMMISSION PROPOSED BUSINESS

13 ADJOURNMENT

The meeting was unanimously adjourned at 9:17 pm. without objection.

Alex Milshteyn, Chairperson
/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).

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.