



City of Ann Arbor

Formal Minutes - Final

City Planning Commission

301 E. Huron St.
Ann Arbor, MI 48104
[http://a2gov.legistar.com/
Calendar.aspx](http://a2gov.legistar.com/Calendar.aspx)

Tuesday, March 19, 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

Vice Chairperson Sarah Mills called the meeting to order at 7:00 pm.

2 ROLL CALL

City Planner Alexis DiLeo called the roll.

Present 7 - Woods, Mills, Gibb-Randall, Trudeau, Weatherbee,
Ackerman, and Sauve

Absent 2 - Briggs, and Milshteyn

3 APPROVAL OF AGENDA

Moved by Sauve, seconded by Gibb-Randall, to approve the agenda as presented. On a voice vote the Chair declared the motion carried.

4 INTRODUCTIONS

5 MINUTES OF PREVIOUS MEETING

**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 planning related issues at last night's Council meeting; the Mallett's Wood PUD passed on second reading; the Lockwood PUD failed on first reading; 2625 Valley Drive parcel was annexed into the City; two larger multi-parcel rezoning (S Ashley and W Hoover areas) passed at first reading; City Council passed a resolution for the Planning Commission to review and revise the downtown affordable housing premium; trying to increase the utility of that premium and the public benefit of the premium; City Council also directed Planning staff to pursue regulations on short term rentals, such as Airbnb, because part of those recommendations could be zoning related.

Ackerman further reported that the City is entering into an agreement with Superior Township to add a property to the City's Greenbelt acquisition; the second to final steps on easements to build a pedestrian and flood management tunnel between Depot Street and Argo Pond was approved; three City properties are to be evaluated for affordable housing; a draft revision to the crosswalk ordinance has been approved by the Transportation Commission and the Disabilities Commission before making its' way to Council in April or May.

6-b Planning Manager

6-c Planning Commission Officers and Committees

Vice Chair Mills noted that next week's Ordinance Revisions Committee meeting will be rescheduled to another date.

6-d Written Communications and Petitions

[19-0547](#) Various Correspondences to the City Planning Commission

Attachments: Communication received 3-15-2019.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.)

Dave Diephuis, 2096 S. State Street, Ann Arbor, said he likes reading accompanying staff reports; however, suggested future reports should include how proposed land use ordinances and projects will affect the City's sustainability framework. He said certain expectations should be noted so we can measure if projects are successful or not.

8 PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING

8-a [19-0546](#) Public Hearings Scheduled for the April 2, 2019 Planning Commission Meeting

Attachments: 4-2-2019 Notice of Public Hearing.pdf

Vice Chair Mills reviewed the Public Hearing Notice as published.

Received and Filed

9 UNFINISHED BUSINESS

10 REGULAR BUSINESS - 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 [19-0543](#) 2705 Newport Annexation and Zoning for City Council Approval - A request to annex this 1.19-acre parcel from Ann Arbor Township into the City for connection to utilities and zone the parcel R1A (Single-Family Dwelling). Ward 1. Staff Recommendation: Approval

Attachments: 2705 Newport Road A & Z Staff Report w Attachments
3-19-2019 .pdf

STAFF REPORT:

City Planner Alexis DiLeo provided the staff report on the petition application.

PUBLIC HEARING:

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

Moved by Ackerman, seconded by Sauve, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Erb-Downward/Picazo Annexation and R1A (Single-Family Dwelling District) Zoning (2705 Newport Road).

COMMISSION DISCUSSION:

None

On a voice vote, the Vice Chair declared the motion carried unanimously. Vote: 7-0

Yeas: 7 - Wendy Woods, Sarah Mills, Shannan Gibb-Randall, Scott Trudeau, Julie Weatherbee, Zachary Ackerman, and Elizabeth Sauve

Nays: 0

Absent: 2 - Erica Briggs, and Alex Milshteyn

10-b **19-0542** A petition to amend Chapter 55 (Unified Development Code) for City Council Approval to allow restaurant, bar and food service use in the Office (O) Zoning district under certain conditions, such as when there is already a large office building. Staff Recommendation: Approval

Attachments: Staff Report 3-19-19 (O District Restaurants Amendment).pdf

STAFF REPORT:

City Planner Alexis DiLeo provided the staff report.

PUBLIC HEARING:

Dave Diephuis, 2096 S. State Street, Ann Arbor, said there are some

things still nagging him, relating to these definitions. He said it seems like the request is creating a zoning only benefitting two large landowners, which seems like spot zoning through the back door. Diephuis said the idea of a shared parking lot, while the word "shared" is not defined in the ordinance could led to unwanted situations; could you have a separate lot and the owners say you can park everywhere or expect contiguous lots to be shared? He said there is no limit on how many restaurants would be allowed by this change; we could end up with two or three restaurants up front of a parcel, and is that something you really want. There is also the possibility of an aggregation of office properties; someone buys three offices just to put up enough space to have a restaurant. He looked forward to Commission discussion on the issue.

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

Moved by Sauve, seconded by Weatherbee, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the amendments to Chapter 55 Unified Development Code, Sections 5.15 and 5.16 to allow Restaurant, Bar and Food Service use in the O Office district and provide use specific 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]

Use specific standards for Restaurant, Bar and Food Service in the Office district are proposed to be added to Section 5.16.3.L. Use specific standards are required in addition to the general provisions of the code as proposed below:

L. Restaurant, Bar, Food Service

1. C1 District

Each Restaurant, Bar, and Food Service use shall have a maximum seating capacity of 50 seats.

2. O District

Restaurant, Bar, and Food Service use shall be permitted where all of the

following standards are met:

- a. Parcel has a minimum of 4 acres (174,240 square feet)*
- b. Parcel has a minimum of 100,000 square feet of office uses existing or proposed. If proposed, certificates of occupancy for the proposed office uses must be issued before any certificates of occupancy for the Restaurant, Bar and Food Service use may be issued.*
- c. No separate curb curbs or driveway access for the Restaurant, Bar and Food Service use are permitted. All vehicular access and off-street parking for the Restaurant, Bar and Food Service use must be shared with the existing or proposed office uses.*
- d. Restaurant, Bar and Food Service uses may be provided within existing or proposed buildings, as additions to existing buildings, or in new free-standing buildings.*

Moved by Ackerman, seconded by Trudeau to postpone this matter to a future Planning Commission working session. On a voice vote, the Vice Chair declared the motion carried unanimously. Vote: 7-0

Yeas: 7 - Wendy Woods, Sarah Mills, Shannan Gibb-Randall, Scott Trudeau, Julie Weatherbee, Zachary Ackerman, and Elizabeth Sauve

Nays: 0

Absent: 2 - Erica Briggs, and Alex Milshteyn

- 10-c** [19-0544](#) Proposed Amendments to Table 5-15: Permitted Use Table and Section 5.16.6.D Accessory Dwelling Unit (ADU) specific standards in Chapter 55 Unified Development Code, Article V of the City of Ann Arbor Code of Ordinances for City Council Approval. Staff Recommendation: Approval

Attachments: Proposed ADU Ordinance Amendments 3-14-19.pdf

STAFF REPORT:

City Planner Alexis DiLeo provided the staff report.

PUBLIC HEARING:

Dave Diephuis, 2096 S. State Street, Ann Arbor, thanked staff for their work on revising the ADU ordinance to make it a reality. He suggested adding 'No subleasing allowed', as well as considering offering the same

opportunity to renters as to owner-occupied properties; allowing one person to rent the entire property. He said this would provide the same opportunity to let renters have their parent or adult child live close but not too close.

Jessica Letaw, 533 Fifth Street, Ann Arbor, said she is a renter in the Fifth Ward and had attended a workshop last fall about ADUs. She said what we are going through is what other communities have gone through – it's an evolution, trying something for a limited time and reworking it if it doesn't work. Letaw said she appreciated the WORD documents showing track changes from people's input at the working session. She expressed appreciation that the City is trying to make it easier to have ADU in the center of the City. She appreciates the change as well as appreciating the City's process.

Jeff Crockett, 506 E Kingsley Street, Ann Arbor, said most people present this evening are here in support of affordable housing, noting that he is in favor of ADUs. He complimented planning staff for improving the ordinance on time requirements and said he has the following concerns about ADUs becoming Airbnbs, which will decrease the housing stock:

- There is no requirement that designs of ADUs be compatible with primary structures, which could give us ADUs that will look incompatible; design is a factor in beauty and a sense of community.*
- Enforcement needs to be established, how will time limits will be monitored and tracked by the City. He noted that his neighborhood is very sensitive to temporary signage, the enforcement aspect needs to be outlined, such as having enough inspection staff to do the enforcement. He said, I'm a fan of more planning staff to respond to the community.*
- The affordability issue of constructing ADUs in the first place. He said if the City takes this seriously they need to provide support to people considering building them, since it's likely that the middle class can't afford a second mortgage, so only those people without a mortgage would be able to get additional funding to build an ADU.*

Tom Stulberg, 1202 Traver Street, Ann Arbor, said he wanted the Commission to pause for a moment and think about the worst-case scenario of creating a by-right to build something in ones back yard without any design regulations. He mentioned a neighbor who builds things with salvaged materials, noting that somebody is going to end up with the worst-case in their backyard. Stulberg said the working session

provided good comments but there were just four present, so he expressed the need for more public engagement on this issue, focusing on how this change will affect every homeowner. He suggested possibly giving notice to neighbors that they plan to build a new structure instead of the issue going under the radar. He reiterated the need for more work on the issue, with more public engagement and input, including worst-case scenarios, because there will always be someone wanting to game the system. Stulberg said as we move one step at a time, maybe we're not ready for this step of brand new structures, because after this change we could be one step away from going over the cliff of up-zoning every neighborhood for detached duplexes.

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

Moved by Weatherbee, seconded by Sauve, that the Ann Arbor Planning Commission recommends approval of amendments to the Unified Development Code as presented to increase the opportunity for Accessory Dwelling Units in the City of Ann Arbor.

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]

AMENDMENTS TO THE ACCESSORY DWELLING UNIT REQUIREMENTS

Section 1. That Table 5-15: Permitted Use Table of Chapter 55 of Title V of the Code of the City of Ann Arbor be amended to read as included in staff report.

Section 2. That Section 5.16.6 of Chapter 55 of Title V of the Code of the City of Ann Arbor be amended to read as follows:

5.16.6 Accessory Uses and Structures

A. All Accessory Uses and Structures

1. General

No Accessory Building shall be used prior to the Principal Building or Principal Use, except as a construction facility for a Principal Building.

Such construction facility shall not be used for residential purposes. This exception is a temporary Accessory Building which shall lapse 30 days after completion of the Principal Building or Buildings.

2. In R-1, R-2, R-3, R-4, R-5, R-6, and P Zoning Districts

Accessory Buildings in these districts shall conform to the following regulations, except as may otherwise be provided in this chapter:

- a. Accessory Buildings shall not exceed 21 feet in height, except in the R-6 District Accessory Buildings shall not exceed 15 feet.*
- b. Accessory Buildings shall not be erected in any Required Front Setback Area.*
- c. Detached Accessory Buildings may occupy the Side Setback Area provided that such Buildings are set back farther from the street than any part of the Principal Building on the same Lot and any part of the Principal Building on any Lot abutting said required Side Setback Area. Accessory Buildings shall not be located closer than three feet to any Lot Line.*
- d. Accessory Buildings may occupy Rear Setback Areas provided that such Buildings do not occupy more than 35% of the required Rear Setback Area and are not closer than three feet to any Lot Line.*
- e. Attached Accessory Buildings shall not occupy any portion of the required Side Setback Area.*

3. In All Other Districts

Accessory Structures and Accessory Buildings are subject to the Area, Height, and Placement regulations of the zoning district in which they are located as provided in attached table.

B. Dish Antenna

1. General

- i. No Person shall install a Dish Antenna greater than three feet in diameter without having obtained a building permit and an electrical permit.*

ii. Dish Antennas in any zoning district shall be installed and maintained in compliance with applicable building and electrical codes.

iii. Not more than one Dish Antenna greater than three feet in diameter shall be allowed on any Lot unless shown on an approved site plan.

iv. Dish Antennas must be solid in color.

v. Dish Antennas must be permanently mounted except under the following circumstances:

i.) The Dish Antenna has been designed and sold as a portable antenna not intended for permanent installation, and the diameter of the Dish Antenna does not exceed six feet. Portable Dish

Antennas shall meet the requirements of Section c through e of this Section.

ii.) Portable Dish Antennas may be installed at locations other than required in Subsections 2, 3, and 4 for not more than seven days in any 30-day period.

2. R-1, R-2, R-3 or R-6 Districts

a. Dish Antennas shall be ground mounted.

b. The diameter shall not exceed ten feet.

c. The height shall not exceed 12 feet.

d. Dish Antennas shall be located only in the area between the rear of the principal Structure and the Rear Lot Line.

e. Dish Antennas shall not be placed closer to any Lot Line than its height.

3. R-4 District

Dish Antennas may be erected in any R-4 zoning district in accordance with the standards of Subsection 2, but they may be mounted on a Roof if they do not exceed the height limit of the district.

4. All Districts Other Than R-1, R-2, R-3, R-4 and R-6 Districts

- a. *The diameter shall not exceed 12 feet.*
- b. *A ground-mounted Dish Antenna shall comply with the setback requirements established for its zoning district, but shall not be located in the Front Yard.*
- c. *The height for a ground-mounted Dish Antenna shall not exceed 25 feet.*
- d. *The height of a Roof-mounted Dish Antenna shall not exceed 15 feet, nor shall it exceed the height limit established within its zoning district.*

C. Drive-Through Facility

1. O District

- a. *Drive-Through Facilities are only permitted for financial uses, and are subject to Special Exception Use approval.*
- b. *The Drive-Through Facility may not be located between a street and the Principal Building, and the vehicular circulation to enter and exit the facility may not impair the general vehicular circulation on the Site or the pedestrian circulation on and off the Site.*

2. D1, D2, and C2B Districts

- a. *Drive-Through Facilities are permitted for any Principal Use of property, subject to Special Exception Use approval.*
- b. *In the C2B district, the Drive-Through Facilities may not be located between a street and the Principal Building, and the vehicular circulation to enter and exit the facility may not impair the general vehicular circulation on the Site or the pedestrian circulation on and off the Site.*

3. C3 District

- a. *The Drive-Through Facilities may not be located between a street and the Principal Building, and the vehicular circulation to enter and exit the facility may not impair the general vehicular circulation on the Site or the pedestrian circulation on and off the Site.*

D. Accessory Dwelling Unit (ADU)

1. *An ADU is permitted on a parcel that has one Single-Family Dwelling as the permitted principal use.*
2. *The owner shall occupy either the ADU or the Single-Family Dwelling on the property, except for temporary absences not to exceed a combined total of six months in a calendar year.*
3. *A deed restriction that runs with the land, on a form to be provided by the City, shall be filed with the Register of Deeds prior to occupancy, and it shall incorporate the following restrictions:*
 - a. *The ADU may not be sold separately from the Single-Family dwelling.*
 - b. *The owner occupancy requirement of Section 5.16.6.D.2.*
 - c. *The deed restriction shall be in effect until the ADU is removed.*
4. *The ADU shall not be occupied by more than the number of occupants permitted by Section 5.16.1A except that only two unrelated Persons plus their offspring living as a single Housekeeping Unit may occupy the ADU.*
5. *The total number of Persons residing in the primary Dwelling Unit and the ADU combined shall not exceed the limits on occupancy established by Section 5.16.1.A.*
6. *Leasing or rental of an ADU for less than a term of 30 consecutive days is prohibited.*
7. *For Lots up to 7,200 square feet in size, the maximum size of an ADU is 600 square feet of Floor Area. For Lots 7,200 square feet or greater in size, the maximum size of an ADU is 800 square feet of Floor Area.*
8. *An ADU is permitted as or within any legally conforming Accessory Building.*
9. *At least one off-street Parking Space shall be provided for the ADU unless the property is within ¼ mile of a bus stop, then no additional Parking Space is required. Tandem or stacked parking in a Driveway may count toward the off-street parking requirement if not located in the Front Yard setback.*

10. *An ADU or Single-Family Dwelling that is not owner-occupied shall be subject to periodic housing inspections as required by Section 8:511.*

E. Manager's Dwelling Unit

1. M1, M1A, and M2 Districts

Limited to one Dwelling Unit, provided that it is specifically required to house a security guard or resident manager who is needed to properly carry on the business of the permitted use, and shall be used as a dwelling only by that security guard or resident manager and members of that Person's family.

F. Family Day Care Home

1. All Residential Zoning Districts Must be licensed by the State of Michigan Department of Licensing and Regulatory Affairs.

G. Group Day Care Home

1. All Residential Zoning Districts

a. Shall be licensed by the State of Michigan Department of Licensing and Regulatory Affairs.

b. A zoning permit shall be obtained from the PDSU.

c. Shall be located on a Lot with at least 5,000 square feet of Lot Area.

d. Shall provide at least one off-street Parking Space for each caregiver not living in the dwelling.

e. Shall show that two off-street or on-street Parking Spaces are available within 250 feet of the parcel for drop off and pick up of children.

H. Home Occupation

1. All Residential Zoning Districts

a. The total Floor Area devoted to the Home Occupation in the Principal or Accessory Building shall not exceed 25% of the Floor Area of the dwelling.

- b. Outside appearance of the Premises shall have no visible evidence of the presence of a Home Occupation.*
- c. No outdoor display of goods or outside storage of equipment or materials used in the Home Occupation shall be permitted.*
- d. No article or service shall be sold or offered for sale on the Premises except those that are produced or administered by such Home Occupation on the Premises.*
- e. The nature of the Home Occupation shall not generate more than 10 Business-related vehicle trips in any one day in the vicinity of the Home Occupation, and any need for parking generated by the conduct of such Home Occupation shall be provided off-street in accordance with the off-street parking requirements.*
- f. No equipment or process shall be used in such Home Occupation which creates noise, dust, vibration, glare, fumes, odors or electrical interference detectable to the normal senses beyond the Lot Line.*
- g. The following are typical examples of that which often can be conducted within the limits of these restrictions and qualify as Home Occupations. Uses that may qualify as "Home Occupations" are not limited to those named in this paragraph (nor does the listing of a use in this paragraph automatically qualify it as a Home Occupation); accountant, architect, artist, author, consultant, tailor, individual musical instrument instruction, individual academic tutoring, millinery, preserving, and home cooking.*
- h. The following uses are not permitted as Home Occupations if conducted as a Person's principal occupation and the Person's dwelling is used as the principal place of Business: vehicle repair or painting; office, medical or dental.*

I. Incidental Services

1. O District

Incidental Services other than Beauty Salons may be provided within an Office Building or Buildings for the convenience of occupants of that Building, provided the use meets the following standards:

- a. *Not more than 5% of the Floor Area is used for Incidental Services.*
- b. *All Incidental Services shall be situated within the interior of the Building or Buildings so that no part of the Incidental Services use shall be directly accessible from the outside of the Building.*
- c. *No Sign or window display shall be discernible or visible from a public Sidewalk or Street.*

2. *R5 District*

All Incidental Services shall be situated within the interior of the Principal Building or Buildings.

3. *ORL District*

- a. *Not more than 25% of the Floor Area of any one Building and not more than 5% of the total Floor Area of all Buildings within the continuous boundary of the area zoned ORL may be used for Incidental Services.*
- b. *All such services shall be situated to conveniently serve the employees of the district.*

J. *Outdoor Display and Vending Machines*

1. *The Display or Vending Machine:*

- a. *Shall be located within ten feet of Principal Building.*
- b. *Shall not be located in any Setback Area.*
- c. *Shall maintain adequate pedestrian access and circulation.*
- d. *Is only permitted in an area specifically designated for outdoor sales and display on an approved site plan.*

K. *Outdoor Sales, Temporary*

1. *Temporary Outdoor Sales:*

- a. *Require the issuance of a zoning permit.*
- b. *Are limited to a maximum of 180 days per calendar year.*

c. *Shall occupy an area of 10% or less of the Floor Area of the Principal Building or Principal Use.*

d. *Shall not be located in any setback area, interior vehicular landscape area, Right-of-Way buffer area or conflicting land use buffer.*

e. *Shall maintain adequate pedestrian and vehicular circulation.*

L. *Restaurant, Bar, Food Service*

1. *R5 District*

Must be planned, designed, developed and made an integral and unified part of a Hotel so as to not result in a separate, freestanding Building.

M. *Retail Sales, General Merchandise*

1. *ORL District*

a. *Retail Sales of products or services produced on the Site shall be permitted as an Accessory Use.*

b. *Floor Area used for sales and display shall not exceed 5% of the total Floor Area of the Principal Use.*

2. *M1 and M1A Districts*

a. *Limited to Retail Sales of products customarily incidental to the Principal Use;*

b. *Floor Area used for sales and display shall not exceed 10% of the total Floor Area of the Principal Use.*

N. *Solar Energy System*

In the R3 and R4 zoning districts, Lots that contain a Single-Family Dwelling use are limited to a Personal-Scale SES.

O. *Solar Energy System, Personal-Scale*

1. *In the R3 and R4 zoning districts, Lots that contain a Single-family Dwelling use are limited to a Personal Scale SES.*

2. Application

a. A Personal-Scale SES requires a Zoning Permit, and additional permits may be required as stated in Section b below. An application for a Zoning Permit shall include the following additional information:

i.) Renderings and/or specifications of the proposed Solar Energy System.

ii.) A description of the screening to be provided for Ground-Mounted SES.

3. Installation, Use, and Maintenance

a. The SES shall be installed, maintained, and used only in accordance with the manufacturer's specifications.

b. The SES and its installation and use shall comply with the Michigan Building Code, the Michigan Electrical Code and any other applicable State codes, and installation of a SES shall not commence until all necessary permits have been issued.

4. Ground-Mounted SES

Ground-Mounted, Personal-Scale SES shall comply with all regulations in Section 5.16.6.A. Accessory Uses and Structures except may not be located in a Front Yard. :

5. Building-Mounted SES

Building-Mounted Personal-Scale SES shall comply with the following additional standards:

a. A Building-Mounted SES shall comply with Area, Height, and Placement requirements for Principal Building or Accessory Building standards, as applicable to placement of SES.

P. Wireless Communication Antenna

The provisions of Section 5.16.6 shall apply as applicable to accessory antennas rather than freestanding Towers.

Section 3. This ordinance shall take effect and be in force on and after ten days from legal publication.

On a voice vote, the Vice Chair declared the motion carried unanimously. Vote: 7-0

Yeas: 7 - Wendy Woods, Sarah Mills, Shannan Gibb-Randall, Scott Trudeau, Julie Weatherbee, Zachary Ackerman, and Elizabeth Sauve

Nays: 0

Absent: 2 - Erica Briggs, and Alex Milshteyn

- 11 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

- 12 COMMISSION PROPOSED BUSINESS**

Vice Chair Mills requested to add the discussion on how to incorporate measures of the Sustainability Framework into staff reports.

- 13 ADJOURNMENT**

Moved by Weatherbee, seconded by Sauve, to adjourn the meeting at 8:50 p.m. Without objection the meeting was adjourned.

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.