



City of Ann Arbor

Formal Minutes

City Planning Commission

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

Wednesday, September 4, 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. [* alternative days around holidays]

1 **CALL TO ORDER**

2 **ROLL CALL**

City Planner Matt Kowalski called the roll.

Present 9 - Woods, Briggs, Mills, Milshteyn, Gibb-Randall, Ackerman,
Sauve, Abrons, and Hammerschmidt

3 **INTRODUCTIONS**

4 **APPROVAL OF AGENDA**

Moved by Mills, seconded by Woods, to approve the agenda as presented. Approved unanimously.

5 **MINUTES OF PREVIOUS MEETING**

[19-1675](#) City Planning Commission Meeting Minutes of August 20, 2019

Attachments: 8-20-2019 CPC Draft Minutes w Live Links.pdf

Moved by Gibb-Randall, seconded by Woods, approved unanimously 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**

Councilmember Zach Ackerman reported on City Council decisions at the previous night's City Council meeting.

6-b **Planning Manager**

No report.

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

Commissioner Erica Briggs provided an update that Master Plan Consultant Interviews will be taking place soon.

6-d **Written Communications and Petitions**

19-1679 Various Correspondences to the City Planning Commission

Attachments: Letter to Ann Arbor PC.pdf, Comm2.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.)**

Seeing no speakers, Chair Alex Milshteyn closed Audience Participation.

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

None.

9 **REGULAR BUSINESS - Project Presentation, Staff Report, Public Hearing and Commission Discussion of Each Item**

- 9-a [19-1676](#) Hideaway Lane Planned Project Site Plan for City Council Approval - A planned project site plan for Council to revise the 17 unbuilt homes from single family to two-family dwellings at 2000 Traver Road. This 4.6-acre site currently contains a 9-unit apartment building and one single family house, as well as one partially built single family house and foundations for two single family houses; the proposal increases the total number of dwellings on the site plan from 29 to 45. No change to the site layout or an increase in number of buildings is proposed. Each of the new homes will have attached garages. Storm water will be detained on site. Access will be from Traver Road. Zoned R4A (Multiple-Family Dwelling). Staff Recommendation: Postponement

Attachments: Hideaway Lane Staff Report w Attachments-9-4-2019 .pdf,
Letter to Ann Arbor PC.pdf

Michael Powell, Design Engineer for the project explained the proposed project. Explaining the history of the project, and the request for the proposed 17 individual buildings to be converted into duplexes. He discussed a revised traffic study, explaining that the plan changes result in few additional trips.

City Planner, Jeff Kahan presented the Staff Report.

PUBLIC HEARING:

Patricia Hall, 1790 Hideaway Lane, Ann Arbor, also representing 2000 Traver Road, Ann Arbor, expressed opposition for the proposed project.

David Favor, 1791 Hideaway Lane, Ann Arbor, expressed opposition for the proposed project.

Craig Wagner, 1793 Hideaway Lane, Ann Arbor, expressed opposition for the proposed project and urged the Planning Commission to recommend denial.

Joseph Pratt, 1790 Hideaway Lane, Ann Arbor expressed opposition for the proposed project and expressed concern for the stormwater systems in the area.

Seeing no further speakers, Chair Milshteyn closed the Public Hearing.

Moved by Mills, seconded by Ackerman that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Hideaway Lane Planned Project Site Plan and

Development Agreement.*COMMISSION DISCUSSION*

Ackerman expressed concern about fencing on the site, traffic, parking, building quality, and impacts to green space.

Commissioner Erica Briggs expressed discussed the need for public engagement in the area of the proposed development and inquired about structural integrity of the existing structures.

Commissioner Sarah Mills discussed a Planned Project as it relates to the proposed project.

Commissioner Wendy Woods inquired about the railroad track areas.

Moved by Ackerman, seconded by Mills to postpone the Hideaway Lane Planned Project Site Plan for City Council Approval to a date uncertain.

On a roll call vote, the vote was as follows with the Chair declaring the motion to postpone approved.

Yeas: 9 - Wendy Woods, Erica Briggs, Sarah Mills, Alex Milshteyn, Shannan Gibb-Randall, Zachary Ackerman, Elizabeth Sauve, Ellie Abrons, and Sara Hammerschmidt

Nays: 0

- 9-b** [19-1677](#) Vic Village South Site Plan for City Council Approval - A proposal for a new 13-story mixed use building containing first floor retail space and 133 residential units at 1100, 1104, 1108, 1112, and 1114 South University Avenue, 609 East University Avenue and 610 Church Street. Parking will be provided for 67 cars below the building and 4 surface spaces. Zoned D1 (Downtown Core) with South University Character Overlay District. Staff Recommendation: Approval

Attachments: The Vic Village South Staff Report w Attachments-9-2019.pdf, Vic South Development Agreement Draft 8-22-19.pdf

Sean Havera, representing the project, explained the proposed project.

Diane McIntyre, Architect, explained the aspects of the design, described the project location, and discussed parking and amenities.

Kowalski presented the Staff Report.

PUBLIC HEARING

Ethel Potts, 1939 Jackson Road, Ann Arbor, discussed the proposed project and inquired if it is a type of project that is needed by the downtown. She also requested that the character overlay district be discussed.

Moved by Sauve, seconded by Hammerschmidt, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve The Vic Village South Site Plan and Development Agreement, subject to combining the lots prior to issuance of any permits.

COMMISSION DISCUSSION:

Commissioner Briggs discussed sidewalk width, bicycle parking, automobile parking, rideshare considerations, front entrance design, and affordable housing.

MacIntyre discussed the entrance design explaining that changes were made in response to Design Review Board recommendations.

Havera explained that the third party manager of the housing aspect of the project has experience with projects of this type.

Kowalski explained that filling the affordable units is handled by the county.

Commissioner Woods inquired about the entrance design in the interior of the building and overhead walkways.

Havera responded explaining that there is a lot of flexibility for lighting and public art and he explained that the first floor tenant has a lot of sidewalk space to use for seating or other purposes.

Commissioner Gibb Randall discussed the character of the area, and the flexibility of the space proposed for future use. She also inquired about lessons learned for the developer. She also inquired about overlay districts.

Havera explained the circulation challenges with building in flexibility for multiple tenants. He also explained that one difference about the proposed project is the unit variety. He explained that material use has also changed, and the application of other themes and materials.

Kowalski explained that proposed projects must meet the requirements by code, but that many features of the character overlay districts are not code enforceable.

Commissioner Elizabeth Sauve discussed the possibility for breaking up the commercial space. She explained that modern building code requires more square footage for accessibility, bathrooms, etc. She discussed the relationship of the proposed project and the neighborhoods, and explained that she understands the complicated aspects of maintaining character while still complying with current standards. Sauve inquired about transformer placement. Sauve inquired about the pedestrian spaces and the balcony placement.

Havera explained that two transformers will be required, and that he is waiting on DTE for information on what the transformer placement and accommodations will be like. He explained also that there will be lighting, cameras, and potentially artwork in the pedestrian areas. Havera also requested specific suggestions about design.

Councilmember Ackerman discussed density in the university area, explaining that there is a significant shortage of bedrooms due to increases in university enrollment. He expressed appreciation for the retail and mixed uses. He discussed the architecture of nearby buildings as they relate to the proposed project.

Commissioner Mills discussed bicycle parking and other cyclist considerations in building design.

Commissioner Hammerschmidt discussed the proposed alleyway and bicycle parking at the site.

Commissioner Woods inquired about sustainability at the site.

Commissioner Ellie Abrons explained that she is going to vote in favor of the project because it meets the requirements. Abrons also discussed the design of the proposed project.

Chair Milshteyn inquired about the affordable units in the building. He

also inquired about parking. He also inquired about supply and demand for the area.

MacIntyre answered that the units would be dispersed within the building.

Havera explained that the contribution in lieu option will be utilized to accommodate for the required parking at the site. He explained that the demand is still there for the area, and that all but one or two units are full in the neighboring units. He explained that lower bedroom units have a high demand.

Commissioner Briggs discussed light pollution.

Commissioner Mills discussed parking at the site.

Commissioner Hammerschmidt inquired about soundproofing.

Havera explained that there would be insulation for sound.

On a voice vote, the vote was as follows with the Chair declaring the motion passed.

Yeas: 9 - Wendy Woods, Erica Briggs, Sarah Mills, Alex Milshteyn, Shannan Gibb-Randall, Zachary Ackerman, Elizabeth Sauve, Ellie Abrons, and Sara Hammerschmidt

Nays: 0

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

Ethel Potts, 1939 Jackson Road, Ann Arbor discussed the Hideaway Lane project and the difficulty with waterway in the area.

Representing Ken Bryant, inquired about the Medical Marijuana Provisioning Center approval process.

11 COMMISSION PROPOSED BUSINESS

Chair Milshteyn discussed potential rideshare regulations.

Commissioner Briggs also discussed delivery vehicle regulations as well as bicycle parking.

Councilmember Ackerman discussed short term rental regulations.

Commissioner Briggs thanked Ackerman for his service on the Planning Commission and expressed appreciation for his thorough thoughtful participation.

12 ADJOURNMENT

Moved by Hammerschmidt, seconded by Sauve, to adjourn the meeting at 9:24 p.m.

Adjourned Unanimously

Alex Milshteyn, Chairperson
/mg

(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.

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