

# City of Ann Arbor

301 E. Huron St.

Ann Arbor, MI 48104

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## Meeting Minutes - Final

Tuesday, January 7, 2020

7:00 PM

Larcom City Hall, 301 E Huron St, Second floor, City Council  
Chambers

**City Planning Commission**

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](mailto: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 Milshteyn called the meeting to order at 7:00 p.m.*

**2**      **ROLL CALL**

*City of Ann Arbor Planner, Jeff Kahan, called the roll.*

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

**3**      **INTRODUCTIONS**

*None.*

**4**      **APPROVAL OF AGENDA**

**Moved by Mills, seconded by Sauve, and approved unanimously as presented.**

**5**      **MINUTES OF PREVIOUS MEETING**

**5-a**      **20-0031**    December 17, 2019 City Planning Commission Meeting Minutes

**Moved by Woods, seconded by Gibb-Randall, to approve the December 17, 2019 CPC meeting minutes. On a voice vote the minutes were unanimously approved as presented and forwarded to 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 wished Commissioner Shannon Gibb-Randall a Happy Birthday. He also reported that the City-Initiated Annexations were denied at the State level. He also discussed short term rentals.*

**6-b      Planning Manager**

*No report.*

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

*None.*

**6-d      Written Communications and Petitions**

**20-0032**      Various Correspondence 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.)**

*Ethel Potts (address unknown) encouraged the use of microphones by Planning Commissioners.*

*Seeing no further speakers Chair Milshteyn closed Audience Participation.*

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

**20-0033**      Public Hearings Scheduled for the January 22, 2020 Planning Commission Meeting

**Received and Filed**

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

- 9-a**      **20-0034**      The Standard at Ann Arbor Site Plan for City Council Approval - A proposed apartment community with a 10-story structure on the north side of the site and a 5-story structure on the remaining portion of the 1.16-acre site, located at 425 South Main Street, which includes 218 dwelling units, including studios, 1, 2, 3, and 4-bedroom apartments totaling 421 bedrooms. Two of the units are proposed to be affordable. The project will include 6,020 square feet of retail space along East William Street and a total of 102 off-street parking spaces, most would be located under the structure. Zoned: D2 (Downtown Interface) with Main Street Character Overlay Zoning District. Staff Recommendation: Approval

*John Myefski with Myefski Architects, 400 North Michigan Avenue, Suite 400, Chicago, Illinois, Scott Betzoldt with Midwestern Consulting, LLC, 3815 Plaza Drive, Ann Arbor, for 'The Standard at Ann Arbor', LLC, 315 Oconee St., Athens, Georgia, and City Planner Jeff Kahan reviewed the proposed project.*

**PUBLIC HEARING**

*Ethel Potts, 1939 Jackson Avenue, Ann Arbor, explained that there have been no substantial changes to the plan, citing alley access, traffic, overlay district aspects, trees, and affordability.*

*421 South Fourth Ave, explained that he will be looking at the building on an everyday basis. He expressed concern with the alley way and traffic.*

*Chris Crocket, 506 E Kingsley, Ann Arbor, explained that the color of the building is ugly and expressed concern with traffic, and discussed public art.*

*Deanna (Last name unknown), inquired about 'affordable' units within the building, encouraging an increase in units.*

*Karen Wight, 2719 Cranbrook Road, expressed traffic concerns for an existing apartment building. She proposed alternative traffic configurations.*

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

**Moved by Sauve, seconded by Ackerman, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City**

**Council approve 'The Standard at Ann Arbor' Site Plan and Development Agreement.***COMMISSION DISCUSSION*

*Councilmember Ackerman discussed the mix of unit types, expressing appreciation for the amount of two bedroom and below units. He also expressed support for the proposed building materials, and discussed the building layout. He inquired about the color pallet for the proposed project.*

*Myefski displayed samples of the proposed materials. He explained that the color pallet was informed by community feedback.*

*Ackerman discussed electric vehicle parking and solar panels.*

*Myefski expressed that the construction will include electrical infrastructure for future implementation. He further explained the limitations for solar as they relate to current code.*

*Commissioner Sara Mills discussed solar access and public art.*

*Eric Leath, Landmark Properties, 315 Oconee Street, Athens, Gorgia, said there are current conversations with the Ann Arbor Art Center to make a choice for the art and artist for this building. He explained that a three dimensional sculpture will likely be incorporated.*

*Mills asked about bicycle parking and access, as well as rideshare and delivery services.*

*Myefski discussed the layout of the site and explained that the concentration of traffic will be manageable.*

*Commissioner Wendy Woods discussed building color pallet and public art.*

*Commissioner Erica Briggs, enquired about proposed glass types, pedestrian mobility, courtyard configuration, bicycle parking, and delivery-vehicle impacts, and Leadership in Energy and Environmental Design LEED (Leadership in Energy and Environmental Design) Silver certification.*

*Myefski explained the lobby and waiting area, resident education, and*

*LEED Silver certification.*

*Commissioner Shannon Gibb-Randall discussed the public art aspect of the proposed development, and encouraged art on one of the street corners with Main Street.*

*Commissioner Ellie Abrons discussed 'affordable' housing at the site, and encouraged including more units than are required.*

*Commissioner Sara Hammerschmidt discussed 'affordable' housing at the site, open-space, lighting, parking, traffic, and public art.*

*Commissioner Lisa Sauve, discussed the Main Street facade, and inquiring about retail space and residential units.*

*Myefski explained the dark brick color, security considerations, and the lighter storefront materials.*

*Commissioner Sauve further discussed the alley.*

*Chair Milshteyn discussed how frequently the alley is used and expressed support for public art. He also inquired about the traffic study and the William Street bike lane. He enquired about retail tenants.*

*Betzoldt explained that the traffic study was completed approximately one year ago and that the bike lane was taken into account although it didn't yet exist.*

*Commissioner Briggs, expressed appreciation for Dark Skies compliment lighting, and encouraged research into preventing bird deaths or collisions into the fenestration.*

*Councilmember Ackerman expressed support for a mural, and encouraged taking advantage of iconic locations in terms of bringing the areas to life. He inquired about whether or not the developer would put four units of 'affordable' housing into the building. He also inquired about proposed rental costs.*

*Leath explained that he can't say definitively at this time. He agreed that \$2,200 is in the ballpark of what rents could be like. He also explained that the regulations for the 'affordable' units would require the larger than proposed square footage.*

*Myefski explained that the current proposed 'affordable' units are larger than the proposed market-rate apartments due to that regulation.*

**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, Sarah Mills, Alex Milshteyn, Shannan Gibb-Randall, Zachary Ackerman, Elizabeth Sauve, Ellie Abrons, and Sara Hammerschmidt

**Nays:** 0

- 9-b**      [20-0035](#)      2511 Newport Road Annexation and Zoning (Lohmann) for City Council Approval - Application to Annex this 1.52-acre parcel from Ann Arbor Township and zone it R1A (Single-Family Residential). Annexation is requested in order to access utilities. No change proposed to the current Single-Family Use. Staff Recommendation: Approval

*Kahan presented the Staff Report.*

#### *PUBLIC HEARING*

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

**Moved by Ackerman, seconded by Sauve, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Lohmann Annexation and R1A (Single-Family Dwelling District) Zoning (2511 Newport Road).**

#### *COMMISSION DISCUSSION*

*Commissioner Woods inquired about City Initiated versus Owner Initiated Annexations.*

*Kahan explained that due to 2511 Newport Rd. being an Owner Initiated Annexation, the process is different than City Initiated annexation, and there is no anticipated opposition from the State.*

**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, Sarah Mills, Alex Milshteyn, Shannan Gibb-Randall, Zachary Ackerman, Elizabeth Sauve, Ellie Abrons, and Sara Hammerschmidt

**Nays:** 0

**9-c**      **20-0036**      2731 Newport Road Annexation and Zoning (Talpos-Knight) for City Council Approval - Application to Annex this 1.3-acre parcel on the west side of Newport Road between White Oak Drive and North Maple Road, Ann Arbor Township and zone it R1A Single-Family Residential. Annexation is requested in order to access utilities. No change proposed to the current Single-Family Use. Staff Recommendation: Approval

*Kahan presented the Staff Report.*

*PUBLIC HEARING*

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

**Moved by Mills, seconded by Woods, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 2731 Newport Road Annexation and R1A (Single-Family Dwelling District) Zoning.**

*COMMISSION DISCUSSION:*

*None.*

**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, 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.)**

**11      COMMISSION PROPOSED BUSINESS**

*Commissioner Mills requested adding research into loading*

*zones/rideshare areas to the work plan.*

*Councilmember Ackerman discussed solar panel requirements and reevaluating LEED certification as a criteria.*

*Milshteyn discussed LEED certification and cost implications.*

*Commissioner Abrons discussed the 600 square foot 'affordable' unit as it relates to the new section of code.*

*The Commission discussed 'affordable' unit requirements.*

## **12      ADJOURNMENT**

**Moved by Woods, seconded by Gibb-Randall to adjourn the meeting at 9:11 p.m. Approved Unanimously.**

Alex Milshteyn, Chairperson  
/kvl  
/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](http://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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