



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, July 17, 2018

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-Chair Milshteyn called the meeting to order at 7:05 p.m.

2 **ROLL CALL**

Planning Manager Brett Lenart called the roll and declared a quorum with seven Commissioners present.

Present 7 - Woods, Briggs, Mills, Milshteyn, Weatherbee, Ackerman,
and Sauve

Absent 2 - Gibb-Randall, and Trudeau

3 **INTRODUCTIONS**

Planning Manager Lenart introduced Lisa Sauve, as the newest Planning Commissioner.

Commissioner Sauve thanked the Commission for having her. She said she's the principal Architect at Synecdoche, a design studio she founded in Ann Arbor.

Present 7 - Woods, Briggs, Mills, Milshteyn, Weatherbee, Ackerman,
and Sauve

Absent 2 - Gibb-Randall, and Trudeau

4 APPROVAL OF AGENDA

Lenart said there were no proposed changes to the agenda, but for the benefit of attendees, the public, and the Commission, he highlighted a few proposed staff recommendations.

For two reasons, he requested the Commission's postponement of three petitions that appear on the agenda:

For Item 11-c (1420 S. Maple – a 256 condominium development) and Item 11-e (202 Miller, a Medical Marijuana Provisioning Center Special Exception Use Permit application) our public hearing notices mailed to nearby property owners contained errors. For this reason, he requested postponement for each item so that accurate notices could be provided and the public hearing continued to the August 8th meeting.

For item 11-b (1251 N. Main – Medical Marijuana Provisioning Center Special Exception Use Permit), the petitioner had requested postponement to consider comments regarding traffic circulation; he requested postponement of this item, as well, to the August 8th agenda.

He explained for each of these items, staff will not present a staff report, however, the public hearing should be held pursuant to notice made. The public hearing for each item will be continued to August 8th, providing an opportunity for any interested individual to address the Planning Commission prior to action. While the public hearing will begin this evening and continue to August 8th, note that individuals may only address the Planning Commission once on the item.

On a voice vote the agenda was approved without objection.

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 Zach Ackerman reported that since the previous Planning Commission meeting, Council had taken action on the following items:

- *Homewood Suites - approval*
- *Elroy's Place - approved*
- *Cottages at Barton Green - City Council postponed action on the Cottages at Barton Green Site Plan application.*
- *City Council approved proposed ordinance amendments that require specification of the maximum occupancy of fraternities and sororities; and that any such organization must be affiliated with an post-secondary institution, operating an academic campus in the City of Ann Arbor.*
- *City Council approved the Unified Development Code and other applicable City Code references*
- *2955 & 2965 Kimberly Avenue were rezoned from TWP to R1C.*
- *2410 Newport Road was rezoned from TWP to R1A*
- *City Council approved on first reading a series of amendments:*
 - *Changing SEU applications to a Type I Citizen Participation Project*
 - *Amending the requirements of provisioning centers to require separation of 1,000 feet from other provisioning centers; and adding a requirement of 1,000 feet separation of any medical marijuana facility from a state licensed child care center or state licensed group home child care center. (100-125)*
 - *Adding Marijuana-Infused Product Processor as a definition and special exception use*
 - *City Council passed a resolution directing the Planning Commission to evaluate the City's Design Review Process for Downtown Buildings and report back to the City Council by October 15, 2018.*

6-b Planning Manager

No additional report.

6-c Planning Commission Officers and Committees

6-d Written Communications and Petitions

[18-1213](#) Various Communication 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.)

18-1184 Organizational Meeting

Election of Officers (Per Article V of Bylaws)

(1) Chair (2) Vice Chair (3) Secretary

(1) Chair:

Commissioner Mills nominated Alex Milshteyn to be Chair of the City Planning Commission. Noting no further nominations, Milshteyn declared the nomination closed. Alex Milshteyn accepted the nomination to Chair.

On a voice vote, the motion carried and Alex Milshteyn was elected to serve as Chair. Vote: 7-0

(2) Vice Chair:

Commissioner Ackerman nominated Sarah Mills to be Vice Chair of the City Planning Commission. Noting no further nominations, Milshteyn declared the nominations closed. Mills accepted the nomination to Vice Chair.

On a voice vote, the motion carried and Sarah Mills was elected to serve as Vice Chair. Vote: 7-0

(3) Secretary:

Commissioner Mills nominated Shannan Gibb-Randall to be Secretary of the City Planning Commission. Noting no further nominations, Milshteyn declared the nominations closed.

On a voice vote, the motion carried and Shannan Gibb-Randall was elected to serve as Secretary. Vote: 7-0

Review of Bylaws (per Article XIV of Bylaws)

Moved by Woods, seconded by Mills, that the By-Laws of the Planning Commission be affirmed as currently adopted. On a voice vote, the vote was as following with the Chair declaring the motion carried unanimously. Vote: 7-0

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

10 **UNFINISHED BUSINESS**

18-1185 1115 Broadway Special Exception Use and Site Plan for City Planning Commission Approval- A request to allow the existing space at 1115 Broadway Street to be used as a Medical Marijuana Provisioning Center by issuance of a Special Exception Use Permit, with an accompanying site plan that demonstrates no physical development change, in accordance with City requirements. Zoned C1 (Local Business) Staff Recommendation: Approval with Conditions

City Planner Matt Kowalski gave the staff report.

PUBLIC HEARING:

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

Moved by Mills, 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 (Zoning Ordinance), Section 5:104 (Special Exceptions) and Section 5:50.1 (Regulations Concerning Medical Use of Marijuana), and therefore approves the 1115 Broadway 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 C1 Local Business District, which provides for commercial activities including retail establishments, offices, and personal services.**
- 2. The proposed use will not adversely impact traffic, pedestrians, bicyclists, circulation, or road intersections based on the location. Packard Road 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 the Plymouth curb cut and restore the right-of-way according to City Standards.
4. The petitioner will install four Class C and two Class B bicycle parking spaces as shown on sheet C1.0 the parking spaces must be installed by August 30, 2018.
5. A public sidewalk, according to City standards, shall be installed along Plymouth Road within 3 years of City Planning Commission approval of this petition.

And that the Ann Arbor Planning Commission approves the attached Site Plan which demonstrates compliance with the applicable Special Exception Use standards as no physical development of the property is proposed.

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]

Briggs suggested adding language to the motion that would assure the City the sidewalk gap would be completed regardless of the 1140 Broadway project.

Woods agreed with Briggs on the need to fill the sidewalk gap at this location.

Milshteyn commented that the new permanent ramp blended in very nicely with the existing building.

Kyle Gonzales, Damian Farrell Design Group, Ann Arbor, as present to respond to enquiries of the Commission.

VOTE ON AMENDMENT:

Moved by Mills, seconded by Ackerman, to add a 5th condition to read:

“A public sidewalk, according to City standards, shall be installed along Plymouth Road within 3 years of City Planning Commission approval of this petition”. On a voice vote the amendment was approved.

VOTE ON MAIN MOTION:

On a voice vote, the vote was as following with the Chair declaring the motion carried unanimously. Vote: 7-0

Yeas: 7 - Wendy Woods, Erica Briggs, Sarah Mills, Alex Milshteyn, Julie Weatherbee, Zachary Ackerman, and Elizabeth Sauve

Nays: 0

Absent: 2 - Shannan Gibb-Randall, and Scott Trudeau

11 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.)

- 11-a** **18-1233** 811 N Main Street Special Exception Use and Site Plan for City Planning Commission Approval A request to allow the existing space at 811 N. Main Street to be used as a Medical Marijuana Provisioning Center by

issuance of a Special Exception Use Permit, with an accompanying site plan that demonstrates no physical development change, in accordance with City requirements. The 0.11-acre site is zoned C1 (Local Business) Staff Recommendation: Approval with Conditions

City Planner Matt Kowalski gave the staff report.

PUBLIC HEARING:

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

Moved by Weatherbee, seconded by Mills 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 (Zoning Ordinance), Section 5:104 (Special Exceptions) and Section 5:50.1 (Regulations Concerning Medical Use of Marijuana), and therefore approves the 811 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. The proposed 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 re-pave and install parking blocks along the north edge of the existing parking lot, and provide a minimum of one Class B bicycle space, and three total bicycle spaces.

4. The hours of operation will be within 9:00am to 8:00pm, Monday through Saturday, and 10:00am to 6:00pm on Sundays.

And that the Ann Arbor Planning Commission approves the attached Site Plan which demonstrates compliance with the applicable Special Exception Use standards as no physical development of the property is proposed.

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]

Mills asked about the Class B and C parking, noting that she would like to see mention of it in the conditions.

The petitioner said the parking still needs to be installed.

Sauve asked if the hours of operation are synched with the traffic light.

Kowalski said no; however, the City's Traffic Engineer had reviewed the plan given the circulation issues in the area, and had given it her approval.

Weatherbee asked about the parking lot and if the whole parking lot would be re-paved.

Woods asked about second floor usage and security measures.

The petitioner reviewed their proposed process for customer service and noted that the whole parking lot had been re-paved.

AMENDMENT:

Moved by Mills, seconded by Ackerman to add the following to the end of Condition 3:

"...and provide a minimum of one Class B bicycle space, and three total bicycle spaces".

VOTE ON AMENDMENT:

On a voice vote the Chair declaring the motion carried unanimously.

VOTE ON MAIN MOTION:

On a voice vote, the vote was as following with the Chair declaring the motion carried unanimously. Vote: 7-0

Yeas: 7 - Wendy Woods, Erica Briggs, Sarah Mills, Alex Milshteyn, Julie Weatherbee, Zachary Ackerman, and Elizabeth Sauve

Nays: 0

Absent: 2 - Shannan Gibb-Randall, and Scott Trudeau

- 11-b** [18-1186](#) 1251 N Main Street Special Exception Use Permit and Site Plan for City Planning Commission Approval - A request to allow the existing space at 1251 N Main Street to be used as a Medical Marijuana Provisioning Center by issuance of a Special Exception Use Permit, with an accompanying site plan that demonstrates no physical development change, in accordance with City requirements. The 1.10-acre site is zoned C3 (Fringe Commercial) Staff Recommendation: Postponement

PUBLIC HEARING:

Douglas Allen, said he agrees that the Traffic Engineer should look at this petition very carefully from a circulation perspective. He said at peak hour, 4-5pm, traffic has become progressively worse.

Lenart explained the petitioner has requested postponement to consider comments regarding traffic circulation, and I request postponement of this item as well to the August 8th agenda.

Staff did not present a staff report; however, the public hearing was held pursuant to notice made. The public hearing will be continued to August 8th, providing an opportunity for any interested individual to address the Planning Commission prior to action. While the public hearing will begin this evening and continue to August 8th, note that individuals may only address the Planning Commission once on the item. It is fully at individual discretion to use the opportunity this evening or on August 8th,

at the time of deliberation.

Noting no further public speakers, the Chair declared the public hearing held and continued to the August 8th meeting.

Moved by Woods, Seconded by Mills, to postpone agenda item to the August 8, 2018 meeting.

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

- 11-c** [18-1187](#) Midtown Ann Arbor Condominiums Site Plan for City Council Approval - A proposal to demolish the existing two houses on the 1420 S. Maple Road site and construct 19 three and four story buildings and a community center with pool on the 20.46-acre portion of an overall 34-acre property. A total of 256 units are proposed with 500 parking spaces in garages and surface parking lots. Existing zoning is R4B (Multiple-Family Dwelling).

PUBLIC HEARING:

Noting no public speakers, the Chair declared the public hearing held and continued to the August 8th meeting.

The Midtown Ann Arbor Condominium Site Plan's 300-foot postcard notices were mailed out with the wrong meeting date. The postcard indicated that the meeting was July 2, when it should have said July 17. The public hearing was correctly noticed for the July 17 Planning Commission meeting. After holding the public hearing on the 17th, staff recommended postponing the item to the August 8, 2018 meeting, and continuing the public hearing on that date. New postcard notices will be mailed for the August 8 meeting.

Moved by Mills, Seconded by Ackerman, to postpone agenda item to the August 8, 2018 meeting.

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

- 11-d** [18-1188](#) 1958 S Industrial Highway Special Exception Use and Site Plan for City Planning Commission Approval - A request to allow the existing space at 1958 S Industrial Highway to be used as a Medical Marijuana Provisioning Center by issuance of a Special Exception Use Permit, with an accompanying site plan that demonstrates no physical development change, in accordance with City requirements. The 1.6-acre site is zoned C3 (Fringe Commercial). Staff Recommendation: Approval with Conditions

City Planner Chris Cheng gave the staff report.

PUBLIC HEARING:

Alec Riffle, representing the petitioner, asked about the applicability of restrictions on hours on the Special Exception Use requirements; if hours were exceeded, would they need to return to the Commission for approval.

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

Moved by Miils, Seconded by Ackerman, 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 (Zoning Ordinance), Section 5:104 (Special Exceptions) and Section 5:50.1 (Regulations Concerning Medical Use of Marijuana), and therefore approves the 1958 S. Industrial Hwy. 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 Local Business District, which provides for commercial activities including retail establishments, offices, and personal services.**
- 2. The proposed use will not adversely impact traffic, pedestrians, bicyclists, circulation, or road intersections based on the location. S. Industrial Hwy. 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 install bicycle parking spaces on the site according to the site plan sheet AS101 by August 31, 2018.

4. The special exception use may occupy no more than 2,600 square feet of the entire building.

5. The petitioner will maintain the operating hours of 9:00 am to 9:00 pm Monday thru Saturday and 10:00 am to 7:00 pm Sunday.

And that the Ann Arbor Planning Commission approves the attached Site Plan which demonstrates compliance with the applicable Special Exception Use standards as no physical development of the property is proposed.

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]

Mills asked staff about the hours of operation.

Cheng explained that the hours the petitioner would be bound by would be the hours approved by the Planning Commission, and if they want to change them, they would have to come before the Commission again.

Mills asked Riffle if he was concerned with the proposed hours of operation.

Riffle said he would prefer to get the maximum hours allotted now, even if it might take the business several years to reach that level, but it would save time and effort in returning before the Commission.

The Commission discussed hours of operation.

Moved by Ackerman, Seconded by Woods to amend the hours of

operation to the following: 9:00 am to 9:00 pm Monday thru Saturday and 10:00 am to 7:00 pm Sunday.

VOTE ON AMENDMENT:

On a voice vote, the vote was as following with the Chair declaring the motion carried unanimously. Vote: 7-0

VOTE ON MAIN MOTION:

On a voice vote, the vote was as following with the Chair declaring the motion carried unanimously. Vote: 7-0

Yeas: 7 - Wendy Woods, Erica Briggs, Sarah Mills, Alex Milshteyn, Julie Weatherbee, Zachary Ackerman, and Elizabeth Sauve

Nays: 0

Absent: 2 - Shannan Gibb-Randall, and Scott Trudeau

- 11-e [18-1189](#) 202 Miller Special Exception Use and Site Plan for City Planning Commission Approval - A request to allow the existing space at 202 Miller Avenue Street to be used as a Medical Marijuana Provisioning Center by issuance of a Special Exception Use Permit, with an accompanying site plan that demonstrates no physical development change, in accordance with City requirements. The 0.07-acre site is zoned D2 (Downtown Interface) with the Kerrytown Overlay Character District. Staff Recommendation: Postponement

PUBLIC HEARING:

Noting no public speakers, the Chair declared the public hearing held and continued to the August 8th meeting.

The 300-foot postcard notices were mailed out with the wrong meeting date. The postcard indicated that the meeting was July 2, when it should have said July 17. The public hearing was correctly noticed for the July 17 Planning Commission meeting. After holding the public hearing on the 17th, staff recommended postponing the item to the August 8, 2018 meeting, and continuing the public hearing on that date. New postcard notices will be mailed for the August 8 meeting.

Moved by Mills. Seconded by Weatherbee, to postpone agenda item to the August 8, 2018 meeting.

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]

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

- 11-f** **18-1190** Honda Research Parking lot Expansion Site Plan for Planning Commission Approval (3947 Research Park Drive) - A proposed site plan to eliminate 19 previously deferred (approved but unbuilt) parking spaces, construct 21 new parking spaces on the south side of the building, and add a carport structure over 8 existing spaces. The plan proposes to increase the number of approved spaces by 2 (from 69 to 71) and increase the number of constructed spaces by 21 (from 50 to 71). No changes or additions to the existing 43,473 square foot building are proposed. The 2.65-acre site is zoned RE (Research District). Staff Recommendation: Approval
City Planner Alexis DiLeo gave the staff report.

PUBLIC HEARING:

Paul Hart, Manager of American Honda Motor Company lab, 3947 Research Park Drive, Ann Arbor, said we believe in working with neighbors, Honda believes in localizing; the complete product creation happens here in the United States with the hope of certifying vehicles here in Ann Arbor. He explained Honda needs to maintain vehicles over the duration of a model year. Hart said they hope to maintain the existing trees on site and hope to construct this year. He said if there were questions, they had a team ready to answer any questions.

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

Moved by Weatherbee, Seconded by Sauve, that the Ann Arbor City Planning Commission hereby approves the Honda Research Facility Site Plan to expand the existing parking lot and the Landscape Modification Petition to permit more than 15 parking spaces in a row without a landscape island break and permit less than 50% of the required interior landscape areas to be depressed bio-retention areas, contingent upon addressing all outstanding issues from staff.

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]

Mills asked about the stormwater area.

DiLeo explained that the area under the current grass has underground storage for the 100-year storm event, and that the City's stormwater reviewer as well as the City's Forester has reviewed and approved the plans.

Briggs asked if pervious pavers had been considered to be used, and if electric charging stations would be provided.

Hart explained that pervious pavers were ruled out because they wouldn't work in the proposed area. He said electric charging stations were provided inside their testing facility but not outside. He explained that the added parking is intended for their testing vehicles and not for their associates.

The petitioner explained the stormwater system.

Weatherbee asked if the fenced area would be expanded.

DiLeo said yes, reviewed the area, noting they are proposing to have 3 sides fenced with the building on the 4th side.

Hart explained that they will have a continued 10-foot tall vinyl fence.

Woods asked if the Washtenaw County Water Resource Commissioner needed to review this project.

DiLeo said it didn't fall under their jurisdiction; however, the City's stormwater reviewers, did a thorough review.

Briggs said she felt while the addition was necessary, she expressed concern that it felt like they might be moving in the wrong direction, since they creating more imperviousness. She asked if the petitioner would reconsider adding an electric charging station for their workers.

Hart explained that in total they would be having less than a dozen workers and none of them owned an electric vehicle.

Sauve said she felt saving the mature trees on site is a pro and offsets somewhat. She asked if there were any possibilities to add vegetation further out along the sidewalk.

The petitioner explained that the the underground storage went out under the sidewalk.

AMENDMENT:

Moved ny Mills, Seconded by Ackerman, to add the following to the end of the motion: "...contingent upon addressing all outstanding issues from staff."

VOTE ON AMENDMENT:

On a voice vote, the Chair declaring the motion carried.

VOTE ON MAIN MOTION:

On a voice vote, the vote was as following with the Chair declaring the motion carried unanimously. Vote: 7-0

Yeas: 7 - Wendy Woods, Erica Briggs, Sarah Mills, Alex Milshteyn, Julie Weatherbee, Zachary Ackerman, and Elizabeth Sauve

Nays: 0

Absent: 2 - Shannan Gibb-Randall, and Scott Trudeau

- 11-g [18-1191](#) Amendments to Chapter 55 Unified Development Code (consolidated Zoning Ordinance and other land use ordinances) to add three new uses (temporary outdoor activity, short term car storage, medium term car storage), provide use specific standards for each new use, and allow the new uses as primary or special exception uses in the P Parking district. Amendments effect Sections 5.15, 5.16, and 5.37.2. Staff Recommendation: Approval
City Planner, Alexis DiLeo gave the staff report.

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 amendments to Chapter 55, to create Temporary Outdoor Activity, Short Term Car Storage, and Medium Term Car Storage as new uses, provide use specific standards for each, and allow the uses in the P (Parking) district.

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]

DiLeo explained that the Planning Commission discussed and expressed support for text amendments to expand the permitted uses in the P district at their working session of May 8, 2018.

Mills applauded staff for their creative efforts in coming to the current amendments on the floor.

Ackerman agreed.

Woods also thanked staff from Briarwood Mall for attending multiple meetings and working with staff to come to this win-win result.

On a voice vote, the vote was as following with the Chair declaring the motion carried unanimously. Vote: 7-0

Yeas: 7 - Wendy Woods, Erica Briggs, Sarah Mills, Alex Milshteyn, Julie Weatherbee, Zachary Ackerman, and Elizabeth Sauve

Nays: 0

Absent: 2 - Shannan Gibb-Randall, and Scott Trudeau

11-h **18-1192** Approval of 2018-2019 CPC and Staff Work Program

Lenart explained that during their annual retreat, and a working session, the Planning Commission held discussions to consider upcoming work and prioritization of tasks. This discussion is summarized in the attached materials and workplan, which is being presented here for adoption.

PUBLIC HEARING:

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

Moved by Sauve, Seconded by Weatherbee, that the Ann Arbor City Planning Commission hereby adopts the City Planning Commission 2018-2019 Work Program.

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]

Weatherbee asked how the Urban Trail fits into their workplan.

Lenart explained that there would likely be zoning issues for the Commission to deal with at a later date, but for now, the Treeline will be added to the City's Master Plan.

Mills asked if staff felt there would be adequate time for them to complete the tasks before them as well as potential Council directives.

Lenart expressed praise for all the Commission was able to accomplish during their previous workplan year, adding that some items on the new Workplan might not be completed fully, but they are goals that are set for them to meet.

On a voice vote, the vote was as following with the Chair declaring the motion carried unanimously. Vote: 7-0

Yeas: 7 - Wendy Woods, Erica Briggs, Sarah Mills, Alex Milshteyn, Julie Weatherbee, Zachary Ackerman, and Elizabeth Sauve

Nays: 0

Absent: 2 - Shannan Gibb-Randall, and Scott Trudeau

12 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.)

13 COMMISSION PROPOSED BUSINESS

Briggs expressed she would like for the Commission to revisit the possibility for public speakers to speak multiple times when agenda items return to the Commission. She hoped the Commission could bring this to a future Working Session.

14 ADJOURNMENT

Moved by Weatherbee, Seconded by Mills, to adjourn the meeting at 9:15 p.m. Without objection the meeting was adjourned.

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.

/kvl