



# City of Ann Arbor

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

## Meeting Minutes City Planning Commission

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Tuesday, May 3, 2011

7:00 PM Ann Arbor Municipal Center, 301 E. Huron Street, 2nd Flr.

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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. Persons with disabilities are encouraged to participate. Accommodations, including sign language interpreters, may be arranged by contacting the City Clerk's Office at 734-794-6140 (V/TDD) at least 24 hours in advance. 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 5th 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 red envelope at the top of the home page.

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 Wednesdays at 10:00 AM and Sundays at 2:00 PM. Recent meetings can also be streamed online from the CTN Video On Demand page of the City's website ([www.a2gov.org](http://www.a2gov.org)).

### 1 CALL TO ORDER

*Vice Chair Westphal called the meeting to order at 7:05 PM.*

### 2 ROLL CALL

*Rampson called the roll.*

**Present** 8 - Bona, Pratt, Carlberg, Woods, Derezinski, Briggs, Westphal, and Giannola

**Absent** 1 - Mahler

### 3 APPROVAL OF AGENDA

A motion was made by Pratt, seconded by Giannola, to approve the Agenda as presented. On a voice vote, the agenda was approved.

### 4 INTRODUCTIONS

Jennifer Lawson - Water Quality Manager

Rampson introduced Jennifer Lawson, the new Water Quality Manager for the City of Ann Arbor, to the Commission.

Lawson reported that she has been with the City for three months. She said that her position here was explained to her as "Everything Water", which she acknowledged is the case. She explained that her education was in environmental quality and landscape architecture.

Lawson gave a presentation on storm water to the Commission. She explained the Washtenaw County Water Resource Commissioner (WCWRC) Standards, which she noted will be updated in June 2011.

Carlberg asked how the WCWRC office will deal with storm water and infiltration problems associated with clay soil.

Lawson answered that the responsibility will be put on the engineer of each project to address the site-specific issues and to look at possible options.

Lawson explained that the Municipal Separate Storm System Standards (MS4) permits are a part of the Code of Federal Regulations that address the quality of stormwater runoff going into lakes, rivers and streams.

Woods asked how the University of Michigan storm water is regulated and how cooperation on sites would be handled.

Lawson said that UM operates under their own permit with standards that parallel the City's, noting that the University does their own reviews and the City comments on proposed projects.

Rampson commented that the University tends to look at their stormwater facilities on a regional basis whereas the City tends to look at them on a parcel by parcel basis.

Carlberg asked if we have mechanism in place that would hinder future storm water drainage mistakes, such as those in the Arbor Oaks subdivision.

Lawson responded that we now have site development agreements, which we didn't have at the time of Arbor Oaks. She added that the City is also working with the residents at Arbor Oaks to try to resolve the issues.

Derezinski asked what is being done about the problem with the increasing deer population in Ward 2, and along Huron Parkway and Geddes Rd.

Lawson responded that deer population isn't directly in her purview but rather under the Parks and Recreation Department and Natural Area Preservation.

Woods asked if Lawson is working with Matt Naud on the PALL water quality issues.

Lawson said, yes.

Woods suggested that it would be helpful if the City put out a memo to the community about the status of the PALL situation.

Briggs asked why all storm water isn't treated as wastewater.

Lawson explained that in the oldest sections of the City, the infrastructure wasn't planned and built to allow storm water to be treated. She explained that in districts

*built in the 50's and 60's they started with treatment through swales and some infiltration systems, but it wasn't until the late 80's and 90's that the storm drain rules came about and Ann Arbor really felt that treating the stormwater on-site was the most ethically responsible thing to do.*

*Rampson asked Lawson to clarify the difference between the City's storm water system, which is a separate system, and a combined sewer system.*

*Lawson said that here in Ann Arbor, there are two separate pipe systems; one for wastewater, which goes to the treatment plant, and one for storm water, which is either treated on-site through various methods such as detention ponds and rain gardens or going straight to the stormdrain system. She explained in other cities, they may have a combined system where all the storm water and sewer water is funneled into one pipe that leads to the treatment plant. Lawson said that one of the key problems with combined systems is that when the volume from a heavy downpour is too great, the pipes can't handle the load and raw sewage-overflows can occur.*

*Carlberg asked what Lawson saw as the most pressing problem for the City.*

*Lawson responded that it is the impervious cover of the City, which is directly correlated to the quantity and quality of water run-off.*

*Carlberg asked if Lawson would be coming forward with proposals on dealing with this issue.*

*Lawson responded that she isn't a part of the review process for private projects but will be overseeing all public works projects in the System's Planning Unit.*

*Westphal asked if she foresees more collaboration on projects that deal with private development.*

*Lawson responded that she hoped to and expressed that a partnership with the WCWRC office would be most beneficial for the City, as well as a partnership with the developers.*

*Rampson asked how mechanized approaches storm water facilities are viewed in comparison to other natural approaches such as ponds and swales.*

*Lawson said they are new and there are still a lot of questions surrounding long-term maintenance of the systems over a 50-100 year timeframe. She acknowledged that they can be a great alternative in situations that have limited space and poor soil issues.*

*Pratt noted that there isn't a lot of available data regarding performance of mechanized approaches. He explained that the WCWRC office is currently monitoring and sampling the Pioneer High School run-off basin for needed data on mechanized approaches, such as the one located under their parking lot.*

*Pratt added that E.Coli can't be treated through swirl concentrators, but needs filtration through material such as sand. He hoped that there would be good data available in a year or so, but noted that there isn't much funding available for monitoring.*

*Westphal thanked Lawson for her interesting presentation.*

- a. [11-0242](#) City Planning Commission Meeting Minutes of January 20, 2011

*Approved*

**A motion was made by Woods, seconded by Briggs, that the minutes be approved by the Commission and forwarded to the City Council. On a voice vote, the Vice Chair declared the motion carried.**

**Yeas:** 8 - Bonnie Bona, Evan Pratt, Jean Carlberg, Wendy Woods, Tony Derezinski, Erica Briggs, Kirk Westphal, and Diane Giannola

**Nays:** 0

**Absent:** 1 - Eric A. Mahler

- b. [11-0336](#) City Planning Commission Meeting Minutes of February 8, 2011

*Approved*

**A motion was made by Woods, seconded by Briggs, that the minutes be approved by the Commission and forwarded to City Council. On a voice vote, the Vice Chair declared the motion carried.**

**Yeas:** 8 - Bonnie Bona, Evan Pratt, Jean Carlberg, Wendy Woods, Tony Derezinski, Erica Briggs, Kirk Westphal, and Diane Giannola

**Nays:** 0

**Absent:** 1 - Eric A. Mahler

- c. [11-0524](#) City Planning Commission Meeting Minutes of February 15, 2011

*Briggs stated that on Page 6. 1st sentence, she believed she had said "felt a benefit", instead of "only benefit".*

*Approved.*

**A motion was made by Woods, seconded by Briggs, that the minutes be approved by the Commission with changes and forwarded to the City Council. On a voice vote, the Vice Chair declared the motion carried.**

**Yeas:** 8 - Bonnie Bona, Evan Pratt, Jean Carlberg, Wendy Woods, Tony Derezinski, Erica Briggs, Kirk Westphal, and Diane Giannola

**Nays:** 0

**Absent:** 1 - Eric A. Mahler

- d. [11-0525](#) City Planning Commission Meeting Minutes of March 1, 2011

*Approved*

**A motion was made by Woods, seconded by Briggs, that the minutes be approved by the Commission and forwarded to the City Council. On a voice vote, the Vice Chair declared the motion carried.**

**Yeas:** 8 - Bonnie Bona, Evan Pratt, Jean Carlberg, Wendy Woods, Tony Derezinski, Erica Briggs, Kirk Westphal, and Diane Giannola

**Nays:** 0

**Absent:** 1 - Eric A. Mahler

**6 REPORTS FROM CITY ADMINISTRATION, CITY COUNCIL, PLANNING MANAGER, PLANNING COMMISSION OFFICERS AND COMMITTEES, WRITTEN COMMUNICATIONS AND PETITIONS**

**a. City Administration**

*Rampson reported that City Administrator Roger Fraser had left the City for his new position in Lansing and that the Chief Financial Officer, Tom Crawford, was acting interim City Administrator.*

**b. City Council**

*Derezinski reported that the City Council has appointed a committee to oversee the process of hiring a new City Administrator. He explained that one of the first things the committee did was to hire a consulting firm that was well versed in the process and knows how to look for the qualifications the City has outlined. He said Council's timeline is to try to have a City Administrator in place by August.*

*Derezinski also reported that the City Council had received compliments on last week's Planning Commission "Corridor Crawl." He noted that Council had approved the Packard Square site plan and the public comments were generally favorable.*

*Derezinski said that City Council had postponed taking action on the medical marijuana ordinances, but did present several more amendments, including the elimination of licensing over cultivation facilities.*

**c. Planning Manager**

*Rampson thanked the Commission for their feedback on the retreat.*

*Rampson reported that at the next Planning Commission working session, there will be a report on the Transforming Transportation Conference from Commissioners Woods and Bona, in addition to the Planning Manager evaluation.*

*Rampson reviewed the May meeting calendar.*

*Westphal asked if there were any updates on the potential South State Street Corridor study.*

*Rampson responded that there had been some discussion with Council regarding expenditures of funds for the project. She said that currently the RFP is on hold until further notice, and she is looking at other options to staff the project internally.*

*Derezinski agreed, adding that the deficit is real.*

[11-0526](#)

May Meeting Calendar

**Received and Filed**

**d. Planning Commission Officers and Committees**

*None*

**e. Written Communications and Petitions**

[11-0527](#)

Updated Planning Division FY2011 Third Quarter Staff Summary

**Received and Filed**

**7 AUDIENCE PARTICIPATION (Persons may speak for three minutes about an item that is NOT listed as a public hearing on this agenda. Please state your name and address for the record.)**

*None*

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

[11-0632](#)

Public Hearing and Action on Summers-Knoll School Special Exception Use - A request for Special Exception Permission to convert an office building at 2203 Platt Road to a private school for a maximum of 144 students in grades K-8. Staff Recommendation: Approval

*Vice Chair Westphal read the Public Hearing Notice as published.*

**9 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](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.)

9-1 [11-0528](#)

Public Hearing and Action on Master Plan Review- Once a year, the Ann Arbor City Planning Commission and Planning and Development Services review the City Master Plan. The "City Master Plan" is a collection of plans, or "elements," that work together to outline a vision for the City's future and guide decisions about its land use, transportation, infrastructure, environment, housing, and public facilities. - Staff Recommendation: Approval.

*Rampson reviewed the Master Plan list with the Commission.*

*There were no public speakers.*

**Motion made by Pratt, seconded by Carlberg, that the Ann Arbor City Planning Commission hereby approves the "City of Ann Arbor Master Plan Resolution" and the "City of Ann Arbor Resource Information In Support Of The City Master Plan Resolution," dated May 3, 2011.**

*Pratt stated that as the Commission moves forward, he likes the concept of making the Master Plan more comprehensive and is looking forward to seeing specific elements included in the future. He asked if the Downtown Design Guidelines need to be mentioned in the Plan. He also asked if the resource documents that are a part of the Master Plan are easily accessible on the City's website.*

*Rampson responded that on the Planning Department's webpage, there are navigation tabs that bring you directly to the Master Plan documents.*

*Pratt said he liked the idea of waiting until after the Sustainability Framework is completed, and then letting the Master Plan Review Committee re-organize and re-structure the document to include the overarching goals.*

*Carlberg stated that it would be helpful to have the dates of adoption included in the document.*

*Bona asked how the State Street Corridor and the Washtenaw Corridor work would be incorporated into the Plan.*

*Rampson responded that staff is envisioning that those documents would become a part of the Master Plan's Land Use Element.*

*Giannola asked if the Downtown Design Guidelines would be added as a separate item on the Master Plan.*

*Westphal added that he felt they straddled on the line of belonging, since they are ordinances.*

*Rampson responded that they could go either way, since the Downtown Design Guidelines are considered advisory and voluntary.*

*Pratt said that not all the items in the Master Plan are mandatory, rather they are what the City envisions for the City's future.*

*Briggs supported bringing in the Downtown Design Guidelines as a resource document.*

*Giannola asked if there was a detriment to not having the document listed.*

**A motion was made by Carlberg, seconded by Derezinski, that the Resource Information list be revised to include the Downtown Design Guidelines. On a roll call, the vote was as follows with the Vice Chair declaring the amendment carried.**

**Yeas:** 8 - Bonnie Bona, Evan Pratt, Jean Carlberg, Wendy Woods, Tony Derezinski, Erica Briggs, Kirk Westphal, and Diane Giannola

**Nays:** 0

**Absent:** 1 - Eric A. Mahler

*Woods asked if the Commission should also think about the Park Advisory Commission as it relates to the Master Plan.*

*Bona stated that the Commission may want to address the issue of being inclusive by adding the words "and other Commissions".*

**A motion was made by Bona, seconded by Pratt, that the resolution be amended to include "and other Commissions". On a roll call, the vote was as follows with the Vice Chair declaring the amendment carried.**

**Yeas:** 8 - Bonnie Bona, Evan Pratt, Jean Carlberg, Wendy Woods, Tony Derezinski, Erica Briggs, Kirk Westphal, and Diane Giannola

**Nays:** 0

**Absent:** 1 - Eric A. Mahler

**A vote on the main motion to approve the "City of Ann Arbor Master Plan Resolution" and the "City of Ann Arbor Resource Information In Support Of The City Master Plan Resolution," dated May 3, 2011 as amended was as follows, with the Vice Chair declaring the motion carried.**

**Yeas:** 8 - Bonnie Bona, Evan Pratt, Jean Carlberg, Wendy Woods, Tony Derezinski, Erica Briggs, Kirk Westphal, and Diane Giannola

**Nays:** 0

**Absent:** 1 - Eric A. Mahler

9-2     **11-0529**            July 2011-2012 Planning Commission Meeting Schedule. - Staff Recommendation:  
Approval

**A motion was made by Derezinski, seconded by Giannola, that the 2011-2012 Planning Commission Meeting Schedule be approved. On a roll call, the vote was as follows with the Vice Chair declaring the motion carried.**

**Yeas:** 8 - Bonnie Bona, Evan Pratt, Jean Carlberg, Wendy Woods, Tony Derezinski, Erica Briggs, Kirk Westphal, and Diane Giannola

**Nays:** 0

**Absent:** 1 - Eric A. Mahler

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

11     **COMMISSION PROPOSED BUSINESS**

12     **ADJOURNMENT**

*Unanimously Adjourned at 8:40 PM.*

**Eric Mahler, Chair  
mg**