



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, June 7, 2016

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

Chair Woods called the meeting to order at 7:00 p.m.

2 ROLL CALL

Planning Manager Ben Carlisle called the roll.

Present 7 - Woods, Clein, Briere, Peters, Bona, Milshteyn, and
Gibb-Randall

Absent 2 - Franciscus, and Mills

3 APPROVAL OF AGENDA

A motion was made by Milshteyn, seconded by Peters, that the Agenda be Approved as presented. On a voice vote, the Chair declared the motion carried.

4 INTRODUCTIONS

5 MINUTES OF PREVIOUS MEETING

5-a [16-0861](#) March 1, 2016 City Planning Commission Minutes with Live Links

The Commission unanimously approved the Minutes and forwarded to the City Council . On a voice vote, the Chair declared the motion carried.

5-b [16-0763](#) March 15, 2016 City Planning Commission Minutes with Live Links

The Commission unanimously approved the Minutes and forwarded to the City Council . On a voice vote, the Chair declared the motion carried.

5-c [16-0864](#) April 5, 2016 City Planning Commission Minutes with Live Links

The Commission unanimously approved the Minutes and forwarded to the City Council . On a voice vote, the Chair declared the motion carried.

5-d [16-0865](#) May 4, 2016 City Planning Commission Minutes with Live Links

The Commission unanimously approved the Minutes and forwarded to the City Council . On a voice vote, the Chair declared the motion carried.

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

6-a City Council

6-b Planning Manager

6-c Planning Commission Officers and Committees

6-d Written Communications and Petitions

[16-0862](#) Various Correspondences 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.)**

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

8-a **16-0863** Public Hearings Scheduled for June 21, 2016 Planning Commission Meeting

Chair Woods read the public hearing notice as published.

Received and Filed

9 **UNFINISHED BUSINESS**

9-a **16-0866** Master Plan Review - Once a year, the Ann Arbor City Planning Commission and Planning & Development Services Unit review the City Master Plan. The City Master Plan is a collection of plans, or “elements,” that work together to describe a vision for the City’s future and guide decisions about its land use, transportation, infrastructure, environment, housing, and public facilities. The adopted plan elements can be found on the City’s website at www.a2gov.org/masterplan <<http://www.a2gov.org/masterplan>>. As part of its annual review, the Planning Commission is seeking comments about the City Master Plan, including elements that should be studied for possible change or new elements that should be added to the master plan. This information is important to the Planning Commission in setting its work program for the upcoming fiscal year. Staff Recommendation: Postponement

The Commission unanimously Postponed taking action on the Master Plan Review. On a voice vote, the Chair declared the motion carried.

10 **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.)

- 10-a [16-0867](#) 611 East University Site Plan for City Council Approval - A proposal to demolish the existing buildings at 611 and 615 East University Ave and 612 and 616 Church Street, creating a 19,500-square foot site, and construct a 134,000-square foot, 13-story building with retail on the ground floor, 2 levels of parking for 56 cars, and 90 apartments. The building has frontage on both East University and Church Street. D1(Downtown Core) and South University Character zoning district. Ward 3. Staff Recommendation: Approval

A motion was made by Councilmember Briere, seconded by Peters, that the The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 611 East University Street Site Plan and Development Agreement, subject to combining the lots prior to issuance of any permits.

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

Yeas: 7 - Wendy Woods, Kenneth Clein, Sabra Briere, Jeremy Peters, Bonnie Bona, Alex Milshteyn, and Shannan Gibb-Randall

Nays: 0

Absent: 2 - Sofia Franciscus, and Sarah Mills

- 10-b [16-0868](#) Borum-Maigret Annexation & Zoning for City Council Approval - A request to annex this 0.5- acre parcel, located at 685 S. Wagner Road, from Scio Township and zone it R1D (Single-Family Dwelling District). Ward 5. Staff Recommendation: Approval

A motion was made by Councilmember Briere, seconded by Peters, that The Ann Arbor City Planning Commission hereby recommends

that the Mayor and City Council approve the 685 S. Wagner Annexation and R1D (Single-Family Dwelling District) Zoning.

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

Yeas: 7 - Wendy Woods, Kenneth Clein, Sabra Briere, Jeremy Peters, Bonnie Bona, Alex Milshteyn, and Shannan Gibb-Randall

Nays: 0

Absent: 2 - Sofia Franciscus, and Sarah Mills

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

12 COMMISSION PROPOSED BUSINESS

13 ADJOURNMENT

Moved by Peters, seconded by Milshteyn, that the meeting be Adjourned at 9:19 p.m. On a voice vote, the Chair declared the motion carried.

Wendy Woods, Chair
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 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).

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.