PLANNING COMMISSION
MEETING MINUTES
April 16, 2014
CITY COUNCIL CHAMBER
7:00 P.M.

I. CALL TO ORDER

The meeting was called to order at 7:02 p.m.

II. ROLL CALL

Present: R. Johnson, G. Clark, P. Hollifield, H. Jugenitz, A. Bedogne; M. Bullard, C. Zuellig

Absent: B. Lenart, R. Murphy

Staff: Teresa Gillotti, Community Development Director
Megan Minock, Consultant
Nan Schuette, Executive Secretary

Commissioner Clark resigned from the board and acknowledged that this would be his last meeting. Richard Murphy submitted his resignation effective immediately due to family issues but hoped to re-apply to the board at a later date.

III. APPROVAL OF MINUTES – March 19, 2014

Commissioner Bedogne moved to approve the minutes of March 19, 2014 (Support: P. Hollifield) and the motion carried unanimously.

IV. AUDIENCE PARTICIPATION

Ms. Gillotti introduced Nikki Sandberg adding that she would be replacing Brett Lenart on the Planning Commission. Nikki will join the board at the June meeting. Brett resigned effective May 1st but could not attend his last meeting.

V. PUBLIC HEARING ITEMS

None

VI. OLD BUSINESS

1. Zoning Presentation

Megan Minock, Consultant, gave a presentation on the Draft Zoning Plan with assistance from Ms. Gillotti. She reviewed the zoning map by areas and also reviewed all of the tables on the following districts:

R-1 Single Family Residential District
MD Multiple Dwelling Residential Zoning District
Core Neighborhood Zoning Districts
Corridor Zoning Districts
Corridor Neighborhood Zoning Districts
CCenters
Center Zoning Districts
RO Residential Office
PParks
PMD Production, Manufacturing, Distribution

Ms. Minock stated that she planned to give an overview of all of the proposed districts, giving the commissioners' time for discussion and changes. Each district was reviewed in detail with comments and suggestions from the commissioners. Commissioners asked for group living and multiple family residential to be separate categories, more analysis for retail uses as to what scale is appropriate for neighborhood corridor and general corridor, all alternative energy and stormwater facilities to be allowed as accessory in the centers (downtown, Depot Town, Cross Street), review of how to allow tasting rooms and carry-out for microbreweries and distilleries in the centers, review of uses in the Production, Manufacturing and Distribution (PMD) District as phrasing and whether special land use required and for a setback from residential to be added in the PMD District.

She also stated that she would be filling in part-time for Ms. Wessler in the Planning Department, while she is out on maternity leave, so if anyone has any questions, they could call her at any time.

2. Water Street Update

- Ms. Gillotti gave an update on Water Street referring to an article that had been in Ann Arbor News regarding the closure of 370 Family Dollar stores throughout the country. She added that she had spoken to a representative of the company and was assured that the proposed store in Water Street is still in play, hoping to close in May.

- Water Street Flats –she has been in contact with their architect who stated that they would be submitting their plan if financing has been confirmed.

- Staff is still negotiating a purchase agreement on the Recreation Center and continuing to have meetings.

- Bridge and Border-to-Border Trail – this is in the design process – hope to go out to bid in May or June. Construction to start late summer and hope for completion in the fall.

- Grant for Grove Road – this application has not been submitted yet but will keep the board apprised of the status.

3. Consideration of bylaws alteration related to attendance

Chairman Johnson stated that Richard Murphy resigned effective immediately due to a personal commitment at this time and hopefully will re-apply at a later date. He had missed a number of meetings and this brought up a question in the by-laws pertaining to absences. Chairman Johnson read the article pertaining to absences. He also stated that we would be losing three members effective May 1st, and possibly a fourth member, therefore, this would be a good time to go over the by-laws, and make any changes that may be recommended by the board members. After some discussion, Commissioner Clark moved to wait until June to have a full discussion on this issue (Support: H. Jugenitz) and the motion carried.

Commissioner Hollifield moved to use each January as the starting date for counting absences (Support: A. Bedogne) and the motion carried unanimously.

Commissioner Bullard moved to appoint Cheryl Zuellig as temporary Vice Chair (Support: H. Jugenitz). Ms. Zuellig accepted the nomination and the motion carried unanimously.

Chairman Johnson added that we would have election of officers in June for Chair and Vice-Chair.

VII. NEW BUSINESS

None

VIII. COMMITTEE REPORTS

Non-Motorized Committee - reports for March and April were included in packets
Annual Report Committee – this report is due in June, Ms. Gillotti is still waiting for feedback from the committee
Capital Improvements Committee – we are close to having the consultants on board to start the process of the Capital Improvement Plan and Ms. Gillotti wanted to ensure that people are still willing to participate
Community Outreach – Ms. Gillotti asked board members for a volunteer on this – she added it would be a one-time meeting. Gary Clark offered to participate although he would no longer be on the Planning Commission.

IX. FUTURE BUSINESS DISCUSSION/UPDATES

Chairman Johnson thanked Gary Clark for the many years of service to the city and his participation on the Planning Commission. He added that Gary had been a dedicated member, whose opinion was always appreciated. The board is also losing Richard Murphy on a temporary basis and Chairman Johnson hoped that there would be a vacancy when he felt that he could take the time to come back on the board. He added that it is unfortunate that we are losing three of our longest and most experienced and talented board members. He lastly thanked Brett Lenart adding that he will be missed for his valued experience and input on planning issues and for his motions!

X. ADJOURNMENT

Since there was no further business, Commissioner Clark moved to adjourn the meeting (Support: P. Hollifield) and the motion carried unanimously. The meeting adjourned at 10:03 p.m.