

MINUTES

ANN ARBOR CITY PLANNING COMMISSION

BUSINESS/ORGANIZATIONAL MEETING

7:00 p.m. – July 6, 2006

Time: Vice Chair Pratt called the meeting to order at 7:04 p.m.

Place: Council Chamber, Second Floor, 100 North Fifth Avenue, Ann Arbor, Michigan.

ROLL CALL

Members Present: Bona, Borum, Carlberg, Emaus, Kunselman, Potts, Pratt

Members Absent: D'Amour

Members Arriving: Lipson

Staff Present: Vaughn

INTRODUCTIONS

Pratt introduced Craig Borum, new City Planning Commission member.

APPROVAL OF AGENDA

Moved by Carlberg, seconded by Bona, to approve the agenda.

A vote on the motion showed:

YEAS: Bona, Borum, Carlberg, Emaus, Kunselman, Potts, Pratt

NAYS: None

ABSENT: D'Amour, Lipson

Motion carried.

ORGANIZATION OF COMMISSION

a. Election of Officers (Article V of the Bylaws).

(1) Chair

Carlberg nominated Evan Pratt as Chair.

Voice vote resulted in Evan Pratt as Chair.

(2) Vice Chair

Bona nominated Eric Lipson as Vice Chair.

Voice vote resulted in Eric Lipson as Vice Chair.

(3) Secretary

Kunselman nominated Bonnie Bona as Secretary.

Carlberg nominated Ethel Potts as Secretary.

Secret ballot vote resulted in Bonnie Bona as Secretary.

b. Review of Bylaws.

Emaus noted that there was no mention in the bylaws about staff reports or the role they played in Planning Commission deliberations.

Kunselman stated that Section 5:14 of the City Charter was included in the bylaws. He said the first sentence of that section stated that the Planning Department was in the immediate charge of the Planning Director, who was responsible to the Planning Commission. He wondered if the Charter needed to be changed to reflect the reorganization that occurred two years ago.

Pratt stated that this was discussed when the reorganization occurred and said they could check with the City Attorney's Office to see if that could be changed.

Moved by Potts, seconded by Bona, to approve the Bylaws as presented.

A vote on the motion showed:

YEAS: Bona, Borum, Carlberg, Emaus, Kunselman, Potts, Pratt
NAYS: None
ABSENT: D'Amour, Lipson

Motion carried.

c. Committee Assignments.

Pratt anticipated adding four or five new committees relative to implementation of the Calthorpe study. He suggested that Commission members inform Mr. Lloyd of their interest in any of those

committees, as members would be appointed by Council. He said he would distribute the existing list of committees to Commission for review.

d. Public Notice and Input Overview.

Pratt suggested that Commission spend time at a future meeting discussing the implementation of enhanced public awareness and input.

MINUTES OF PREVIOUS MEETING

None.

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

Carlberg stated that City Council postponed the decision on the Calthorpe implementation strategy due to questions on timelines and on whether priorities implicit in the organization of the strategies might want to be revisited and reordered. She said it would come back to Council on July 17.

Kunselman asked if staff had received word from the State on the City plumbing inspector approving multiple water service lines with no codes and standards for separate distances.

Vaughn said staff was advised by the City Attorney's Office to hold off on sending this inquiry to the State until the City's position on this was prepared by the Attorney's Office. He said the question posed was could the City enforce something that went beyond what the State building code authorized.

Kunselman expressed concern about leaving a legacy where neighbors' water service is cut off in order for someone to fix their water service line, thereby causing great consternation. He said it could raise the question of who would pay for it, noting that the City approved it in the first place.

Carlberg assumed the City Attorney's Office was conferring with Public Services about technical difficulties. She recalled that there were a number of developments around town where there were similar easements and said she had not heard of any problems. She believed there would be a way to handle this without causing problems.

Kunselman said this was creating a system where the burden was being put on private homeowners to identify water service lines within an easement because the City would have no responsibility in this private matter. However, he said, it was a public water service and did not fall under the Public Services Area's jurisdiction, which ended at the road. He questioned why the City's plumbing inspector then made the decision as opposed to having sound engineering

standards by which to approve the services. He said standards should exist, which would eliminate disruption among neighbors.

Vaughn said staff would inquire about a response from the City Attorney's Office.

Enter Lipson.

Potts reported that the Ordinance Revisions Committee would be setting its next meeting and would discuss the potential zoning change in the South University area.

Bona stated that the First and Washington Selection Committee selected the Village Green City Apartments proposal and would be making a presentation to Council on July 17.

Carlberg stated that the Allen Creek Greenway Task Force continued to meet every Wednesday. She said a public meeting was scheduled for August 2 at 6:30 p.m. at the Courthouse Square Apartments on Fourth Avenue. This would be an opportunity for people in the community to look at the proposals and provide comments, she said. She noted that this would be the last public meeting before the task force submitted its recommendations to Council.

Pratt reported that the Community Security and Open Space Committee met today. He said a number of sites have been considered and ideas from architects have been presented. The committee currently was discussing financial issues and how to show people how something might look. He said there was not a great deal of money for a new City Hall or court facility and he anticipated it would be a while before there was a presentation from the committee.

AUDIENCE PARTICIPATION

None.

PUBLIC HEARINGS SCHEDULED FOR NEXT MEETING

Pratt announced the public hearings scheduled for the meeting of July 18, 2006.

REGULAR BUSINESS

- a. Public Hearing and Action on Amendment to Chapter 55 (Zoning Ordinance), Section 5:1, to add the definition of "High-Water Mark, Ordinary" and Section 5:51(4)(a) and (b) to add the word "horizontally" -- Staff Recommendation: Approval

Vaughn described the proposed amendments.

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

Moved by Carlberg, seconded by Bona, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the amendments to Chapter 55 (Zoning Ordinance), Section 5:1 (Definition of High-Water Mark, Ordinary) and Section 5:51(4)(a) and (b).

Carlberg expressed concern about how the horizontal measurement would be achieved if over time the vegetation began to creep down the streambank and the high-water mark were no longer at the top of, but partway down, the bank.

Vaughn stated that if water flow expanded or was reduced for a long enough period of time, the vegetation would adjust and that would become the new ordinary high-water mark, at which the horizontal measurement would begin. He said the proposed amendment is broad enough to allow staff to determine what the ordinary high-water mark is and where the water has been flowing at its highest point.

Potts asked if staff believed adding the word “horizontally” in order to calculate measurements provided adequate clarity.

Vaughn replied yes. He added that staff was in the process of creating a book of illustrations as an appendix to the Zoning Ordinance to explain different sections of the code.

Potts stated that an illustration of how to make a horizontal measurement between something that was low and something that was high would be helpful.

Pratt thought a stand-alone book of illustrations would be most beneficial as an attachment to the Zoning Ordinance, as the process for including the illustrations and then making any updates would be quite lengthy. He was glad to hear that staff was working on a pictorial reference.

A vote on the motion showed:

YEAS: Bona, Borum, Carlberg, Emaus, Kunselman, Lipson, Potts, Pratt
NAYS: None
ABSENT: D’Amour

Motion carried.

b. Resolution of Appreciation for Commissioner Jennifer Hall.

Moved by Potts, seconded by Bona, that the Ann Arbor City Planning Commission hereby tenders its sincere appreciation to Jennifer Hall for her valuable contributions to the City of Ann Arbor through efforts as a member of the City Planning Commission.

Lipson said it was a pleasure to work with Ms. Hall, stating that many improvements were made during her role as Chair of the Commission. He noted that she dedicated many hours to her role as a Commission member.

Kunselman expressed his gratitude to Ms. Hall for personally inviting him to express an interest in serving on the City Planning Commission.

Carlberg stated that Ms. Hall brought a high level of energy and thoughtfulness to the work she did and the work she encouraged the Commission to do. This was a great accomplishment of hers, she said.

Potts stated that one thing she especially appreciated about Ms. Hall was that she was able to organize all materials and, in doing so, saved other Commission members a great deal of time. She also recognized Ms. Hall's ability to make a coherent whole out of Commission discussions.

Bona thanked Ms. Hall for the opportunity to serve on the Planning Commission with her. She said Ms. Hall set a high standard and she would be missed.

Pratt also thanked Ms. Hall for her service and commitment. He echoed the comments about the organizational skills she brought to the Commission.

A vote on the motion showed:

YEAS: Bona, Borum, Carlberg, Emaus, Kunselman, Lipson, Potts, Pratt
NAYS: None
ABSENT: D'Amour

Motion carried.

AUDIENCE PARTICIPATION

None.

COMMISSION PROPOSED BUSINESS

Carlberg suggested that staff react to the resolution passed by Commission on ideas to improve the public process. She thought one idea at a time could be placed on Commission agendas to begin implementation. She suggested that Commission be provided the staff report in advance and that Commission then take no more than 15 or 20 minutes to discuss at a meeting.

Potts stated that some of the suggestions might be more complex than others and that some may end up taking more discussion.

Bona recommend that these be handled at televised Commission meetings so the public could hear the deliberations, rather than discussing them at working sessions.

Pratt said this was a good suggestion, but noted that if one of the suggestions were more involved, it might first need to be discussed at a working session.

ADJOURNMENT

Pratt declared the meeting adjourned at 7:55 p.m.

Mark Lloyd, Manager
Planning and Development Services

Bonnie Bona, Secretary

Prepared by Laurie Foondle
Management Assistant
Planning and Development Services