

**I. CALL TO ORDER**

**II. ROLL CALL**

Present: Dunwoodie, Simmons (7:06pm), Bettis, Davis Jr, Donnelly (7:03pm), Hollifield, Smith

Absent: Schier

**III. AGENDA APPROVAL**

*Motion to amend the agenda to include Non-motorized Committee reappointments.*

Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Smith

Approved: Yes – 5; No – 0; Absent – 3 (Schier, Donnelly, Simmons)

**IV. APPROVAL OF MINUTES**

*Motion to approve the July 20, 2022 Minutes*

Offered By: Commissioner Hollifield.; Seconded By: Commissioner Donnelly

Approved: Yes – 6; No – 0; Absent – 2 (Schier, Simmons)

**V. AUDIENCE PARTICIPATION**

*Motion to open the audience participation.*

Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Donnelly

Approved: Yes – 7; No – 0; Absent – 1 (Schier)

None.

*Motion to close the audience participation.*

Offered By: Commissioner Donnelly; Seconded By: Commissioner Davis Jr.

Approved: Yes – 7; No – 0; Absent – 1 (Schier)

**VI. COMMITTEE REPORTS**

A. Non-Motorized Committee Report

[Nonmotorized Report November 16](#)

*Motion to reappoint Bob Krzewinski to the Non-Motorized Committee*

Offered By: Commissioner Simmons; Seconded By: Commissioner Donnelly

Approved: Yes – 7; No – 0; Absent – 1 (Schier)

*Motion to reappoint Mike Davis Jr. to the Non-Motorized Committee*

Offered By: Commissioner Smith; Seconded By: Commissioner Donnelly

Approved: Yes – 7; No – 0; Absent – 1 (Schier)

**VII. PRESENTATIONS AND PUBLIC HEARING ITEMS**

A. 212 N Summit Sketch Plan and Special Approval for 3 unit apartment

*Motion to open the Public Hearing*

Offered By: Commissioner Simmons.; Seconded By: Commissioner Hollifield

Approved: Yes – 7; No – 0; Absent – 1 (Schier)

*Motion to close the Public Hearing*

Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Hollifield

Approved: Yes – 7; No – 0; Absent – 1 (Schier)

*Motion that the Planning Commission deny the Limited Special Use Site Plan for the 212 N Summit for the following reasons:*

**Considerations for Denial:**

- 1. Applicant trash storage area plan does not meet the requirements of §122-608**
- 2. All parking spaces must be accessible to vehicles by means of maneuvering aisles. Except for one-and two-family uses, maneuvering or backing from a parking space directly onto a street or walkway shall be prohibited, and all parking spaces shall be designed so that any motor vehicle may be parked or unparked without moving another vehicle. The site layout makes the standard for vehicular access required by §122-683 very difficult to meet.**

**Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Simmons**

**Approved: Yes – 6; No – 1 (Hollifield) ; Absent – 1 (Schier)**

- B. *Zoning Text Amendment to allow for “Temporary Mobile Healthcare Establishments” in Center, Parks, General Corridor, Neighborhood Corridor, and Health and Human Services zoning districts.*

***Motion to open the Public Hearing***

**Offered By: Commissioner Donnelly; Seconded By: Commissioner Davis Jr.**

**Approved: Yes – 7; No – 0; Absent – 1 (Schier)**

***Motion to close the Public Hearing***

**Offered By: Commissioner Bettis; Seconded By: Commissioner Davis Jr.**

**Approved: Yes – 7; No – 0; Absent – 1 (Schier)**

***Motion that the the Planning Commission approve the text amendment with the following findings:***

- 1. The amendment is consistent with the guiding values of the Master Plan.**
- 2. The amendment is consistent with the description and purpose of the district.**
- 3. The proposed amendment is consistent with the intent of the zoning ordinance.**
- 4. The proposed amendment will enhance the functionality and character of the future development in the City.**
- 5. The proposed amendment will enhance the environmental sustainability of the City and not negatively affect its natural features.**
- 6. The proposed amendment will protect the health, safety, and general welfare of the public.**
- 7. The proposed amendment will address a community need in economic conditions.**
- 8. The proposed amendment will not result in the creation of significant nonconformities.**

**Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Simmons**

**Approved: Yes – 7; No – 0; Absent – 1 (Schier)**

- C. *Sketch plan review at 599 S Mansfield for an automobile repair, towing, and vehicle storage facility.*

***Motion to open the Public Hearing***

**Offered By: Commissioner Donnelly; Seconded By: Commissioner Simmons**

**Approved: Yes – 7; No – 0; Absent – 1 (Schier)**

***Motion to close the Public Hearing***

**Offered By: Commissioner Donnelly; Seconded By: Commissioner Simmons**

**Approved: Yes – 7; No – 0; Absent – 1 (Schier)**

***Motion that the Planning Commission approve with conditions the Sketch Plan Review for the 599 S Mansfield for the following reasons:***

***Conditions:***

- 1. Applicant must provide trash storage plan.**
- 2. Applicant must provide photometric / lighting plan.**
- 3. Applicant must provide curbing at landscaped islands and wheel stops in parking spaces.**
- 4. Applicant must provide sidewalk or a fee in lieu of the sidewalk.**

***5. The entire lot, excluding areas occupied by landscaping and building, must be hard-surfaced with concrete or plant-mixed bituminous material. Curbs of at least six inches in height must be installed around the perimeter of all surfaced areas. Drainage must be provided in accordance with §122-683.***

**Offered By: Commissioner Donnelly; Seconded By: Commissioner Hollifield**

**Approved: Yes – 7; No – 0; Absent – 1 (Schier)**

**VIII. OLD BUSINESS**

**IX. NEW BUSINESS**

**X. FUTURE BUSINESS DISCUSSIONS/UPDATES**

A. City of Ann Arbor Planning Division Notice

**XI. ADJOURNMENT**

***Motion to adjourn at 9:16pm***

**Offered By: Commissioner Donnelly; Seconded By: Commissioner Simmons**

**Approved: Yes – 7; No – 0; Absent – 2 (Schier, Davis Jr.)**

