



# City of Ann Arbor

## Formal Minutes - Final

### City Planning Commission

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

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Tuesday, June 4, 2024

7:00 PM

Larcom City Hall, 301 E Huron St, Second floor, City Council Chambers

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This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at [a2gov.org/watchCTN](http://a2gov.org/watchCTN)

To speak at public comment call 206-337-9723 or 213-338-8477 or Toll Free 877-853-5247 or 888-788-0099 Enter Meeting ID: 977 6634 1226

#### 1. CALL TO ORDER

Chair Wonwoo Lee called the meeting to order at 7:00 PM in the City of Ann Arbor's Council Chambers.

#### 2. ROLL CALL

*Deputy Planning Manager Hank Kelley called the roll.*

**Present** 7 - Mills, Abrons, Hammerschmidt, Disch, Lee, Weatherbee, and Adams

**Absent** 1 - Wyche

*Others present:*

*City Planner Alexis DiLeo*

*City Planner Mariana Melin-Corcoran*

*City Planner Matthew Kowalski*

*City Planner Julia Shake*

#### ROLL CALL

*Commissioner Wyche entered the meeting at 7:02 pm.*

**Present** 8 - Mills, Abrons, Hammerschmidt, Disch, Lee, Wyche, Weatherbee, and Adams

#### 3. APPROVAL OF AGENDA

Moved by Commissioner Weatherbee seconded by Commissioner Mills, approved unanimously by all present.

**4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS**

- 4-a. [24-1015](#) May 21, 2024 City Planning Commission Meeting Minutes

**Attachments:** May 21, 2024 City Planning Commission Meeting Minutes.pdf

**Moved by Commissioner Abrons seconded by Commissioner Mills, to approve the May 21, 2024 City Planning Commission meeting minutes. On a voice vote the minutes were unanimously approved as presented and forwarded to City Council.**

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

- 5-a. **City Council**

*Councilmember Disch reported:*

*At their June 3, 2024 meeting City Council passed the 732 Packard PUD Zoning Supplemental Regulations and site plan. In addition Council approved the Development Agreement for 416 Long Shore Drive. Finally, Council authorized a purchase agreement with a six month negotiation period for 415 West Washington.*

- 5-b. **Planning Manager**

*Deputy Planning Manager Hank Kelley reported:*

*The Comprehensive plan online survey will be closed in the next few weeks. An announcement with the date is forthcoming.*

*Staff would like to invite the Planning Commissioners to the June 15, 2024 Summer Festival event, from 5:00-9:00 PM, if they would like to join staff in engaging with the community.*

- 5-c. **Planning Commission Officers and Committees**

*None.*

- 5-d. **Written Communications and Petitions**

**24-1016** Various Communication to the City Planning Commission

**Attachments:** Brixmor email TC1.pdf, Chambers email Comprehensive Plan.pdf, Devereaux email of opposition Pittsfield Village Townhouse.pdf, Hudson Public Comment.pdf, Mirsky email The Goldilocks of Density.pdf, Tindall email of opposition E Stadium and Washtenaw Development.pdf, Westphal email of support TC1.pdf

**Received and Filed****6. PUBLIC COMMENT (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.)**

*Ken Garber, 28 Haverhill Court, commented that fossil gas should be excluded from all new construction, noting that buildings are a significant source of emissions.*

*Seeing no additional speakers Chair Lee closed the Public Comment.*

**7. PUBLIC HEARINGS SCHEDULED FOR NEXT REGULAR MEETING****7-a. 24-1017** Public Hearings Scheduled for Thursday, June 20, 2024, Planning Commission Meeting

**Attachments:** 6-20-2024 Notice of Public Hearing.pdf

*Deputy Planning Manager Kelley reported:*

*3750 Washtenaw Avenue (SP23-0015) - Site Plan for Planning Commission Approval. A proposal to demolish the existing building (Victory Inn Motel) and construct a new 101,357 square foot four-story hotel with 159 rooms and 109 parking spaces. Parcel is zoned C3, Fringe Commercial.*

**8. UNFINISHED BUSINESS**

*None.*

**9. REGULAR BUSINESS – Project Presentation, Staff Report, Public Hearing, and Commission Discussion of Each Item**

- 9-a. [24-1018](#) TC1 Washtenaw, East Stadium, Pittsfield Village Area Rezonings - Amendment to the Zoning Map, Section 5.10.2 of Chapter 55 (Unified Development Code), to rezone parcels in the Washtenaw Avenue and East Stadium Boulevard areas to TC1 (Transit Corridor) District and to rezone a parcel of Pittsfield Village to R3 (Townhouse Dwelling) District  
Staff Recommendation: Approval

**Attachments:** Staff Report Wash-EStad RZ TC1.pdf, Ordinance Packet Wash-EStad RZ.pdf, Ordinance Packet Pittsfield RZ.pdf, Engagement Report Wash-EStad TC1.pdf, Staff Presentation Wash-EStad RZ TC1.pdf

*STAFF REPORT/ PRESENTATION:*

*City Planner Mariana Melin-Corcoran presented the staff report for the proposed request.*

*PUBLIC HEARING:*

*Zachary Weiss, 2424 Stadium Boulevard, commented in support of the ideas behind TC1 like walkability, but also expressed that some of the zone's specific regulations may hinder redevelopment.*

*Seeing no additional speakers Chair Lee closed the Public Hearing.*

**Moved by Commissioner Wyche seconded by Commissioner Mills that:**

**The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve amendments to the Zoning Map, a part of Chapter 55 Unified Development Code, to designate the zoning classification of parcels in the Washtenaw Avenue and East Stadium Boulevard areas as TC1 and designate certain lengths of Washtenaw Avenue and East Stadium Boulevard as Transit Corridor Street Type as shown on the attached ordinance.**

**The Commission took into consideration the proposed request and discussed the matter. [For a complete record of the discussion, please see available video format.]**

**On a roll call vote the vote was as follows with the Deputy Planning Manager declaring the motion carried. Vote 8-0.**

**Yeas:** 8 - Sarah Mills, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Donnell Wyche, Julie Weatherbee, and Daniel Adams

**Nays:** 0

**Moved by Chair Lee seconded by Commissioner Wyche that:**

**The City Planning Commission table the discussion and vote to rezone a parcel of Pittsfield Village to R3 (Townhouse Dwelling) District.**

**The Commission took into consideration the proposed request and discussed the matter. [For a complete record of the discussion, please see available video format.]**

**On a voice vote the vote was as follows with Chair Lee declaring the motion failed. Vote 0-8.**

**Yeas:** 0

**Nays:** 8 - Sarah Mills, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Donnell Wyche, Julie Weatherbee, and Daniel Adams

**Moved by Commissioner Wyche seconded Commissioner Hammerschmidt that:**

**The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve amendments to the Zoning Map, a part of Chapter 55 Unified Development Code, to designate the zoning classification Pittsfield Village parcel 09-12-02-209-902, main address as 2270 Parkwood Avenue, as R3 Townhouse Dwelling district.**

**The Commission took into consideration the proposed request and discussed the matter. [For a complete record of the discussion, please see available video format.]**

**On a roll call vote the vote was as follows with the Deputy Planning Manager declaring the motion failed. Vote 1-7.**

**Yeas:** 1 - Lisa Disch

**Nays:** 7 - Sarah Mills, Ellie Abrons, Sara Hammerschmidt, Wonwoo Lee, Donnell Wyche, Julie Weatherbee, and Daniel Adams

## **10. OTHER BUSINESS**

- 10-a. [24-1019](#) 3551 Packard Road Pre-PUD Petition Conference - Proposed rezoning from R4A to PUD to construct 49 units of affordable housing in a four-story building over approximately 4,000 square feet of retail. A single curb cut from Packard will lead to a 54-space parking lot behind the building. The existing residence will remain on site.

**Attachments:** 3551 Packard Rd Staff Memo, 3551 Packard Rd Site Plan, 3551 Packard Rd PUD Pre-Petition Conference Application, 3551 Packard Rd Narrative Statement, 3551 Packard PUD Pre-Petition Presentation.pdf

*PROJECT/ PRESENTATION:*

*Mya McHallam, MHT Housing, and Kyle Osterheart Concept Design Studio, presented the proposed request.*

*STAFF REPORT/ PRESENTATION:*

*City Planner Matt Kowalski presented the proposed request.*

*The Commission took into consideration the proposed request and discussed the matter. [For a complete record of the discussion, please see available video format.]*

- 10-b. [24-1049](#) City Planning Commission 2024 Calendar and Meeting Review

**Attachments:** 2024 CPC Meeting Schedule.pdf

*STAFF PRESENTATION:*

*Deputy Planning Manger Kelley recommended cancelling the July 2, 2024 Regular Session due to lack quorum. Deputy Planning Manager Kelley also recommended canceling the June 11, 2024 Working Session due to a lack of items on the agenda for the date.*

*Commissioner Abrons questioned the October 15, 2024 City Planning Commission meeting date noting a calendar invitation had been sent for October 16, 2024. Deputy Planning Manager Kelley noted they would discuss with administrative staff.*

**Moved by Commissioner Wearherbee seconded by Commissioner Mills that:**

**The City Planning Commission cancel the June 11, 2024 Working Session and the July 2, 2024 Regular Session.**

**On a voice vote the vote was as follows with the Deputy Planning**

**Manager declaring the motion carried. Vote 8-0.**

**Yeas:** 8 - Sarah Mills, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Donnell Wyche, Julie Weatherbee, and Daniel Adams

**Nays:** 0

**11. PUBLIC COMMENT (Persons may speak for three minutes on any item.)**

*Zachary Weiss, 2424 East Stadium, asked for the reasoning behind the TC1 buffer residential buffer regulation.*

*Ken Garber, 28 Haverhill Court, spoke in support of 3551 Packard Road but voiced concern about the parking. Mr. Garber recommended revisions to the UDC's sustainability definition and to the affordable housing component.*

*Seeing no additional speakers Chair Lee closed Public Comment.*

**12. COMMISSION PROPOSED BUSINESS**

*Commissioner Wyche suggested reviewing 3551 Packard Road PUD zoning in the Comprehensive Plan Subcommittee, and asked about Mr. Garber's comment on the sustainability definition and 5.18.4.D's solar panel reference point.*

*Commissioner Abrons noted that the sustainability component is in the terms but that it would be helpful to reference within the code as well.*

**13. ADJOURNMENT**

**Moved by Commissioner Wyche and seconded by Commissioner Mills, to adjourn the meeting at 9:05 PM. On a voice vote, the Chair declared the motion carried unanimously.**

Wonwoo Lee, Chairperson

/Courtney Manor  
/Brittany Alexander

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. Persons 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](mailto:cityclerk@a2gov.org); or by written request addressed and mailed 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> ). 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.

(If an agenda item is postponed, it will most likely be rescheduled to a future date. If you would like to be notified when a postponed agenda item will appear on a future agenda please contact Planning staff. 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. 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.)

These meetings are typically broadcast on Ann Arbor Community Television Network Comcast 16 / AT&T 99 live at 7:00 p.m. on the first and third Tuesdays of the month and replayed the following Saturdays at 8:00 PM. Recent meetings can also be streamed online from the CTN Video On Demand page of the City's website <https://a2gov.org/watchctn> . The complete record of this meeting is available in video format at <https://a2gov.org/watchctn>, or is available for a nominal fee by contacting CTN at (734) 794-6150

City Planning Commission regular meetings have transitioned to a hybrid meeting model. The City of Ann Arbor highly encourages the public to participate in public meetings, either in-person or remotely.