



City of Ann Arbor

Formal Minutes - Draft

City Planning Commission

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

Thursday, June 20, 2024

7:00 PM

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

This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at 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

Vice Chair Ellie Abrons called the meeting to order at 7:01 pm in the City of Ann Arbor's Council Chambers.

2. ROLL CALL

City Planner Matt Kowalski called the roll.

Present 6 - Abrons, Hammerschmidt, Disch, Wyche, Weatherbee, and Adams

Absent 2 - Mills, and Lee

Others present:

City Planner Matt Kowalski

Administrative Assistant Brittany Alexander

3. APPROVAL OF AGENDA

Moved by Commissioner Wyche seconded by Councilmember Disch. The agenda was approved unanimously by all present.

4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

4-a. [24-1104](#) June 4, 2024 City Planning Commission Meeting Minutes

Attachments: June 4, 2024 City Planning Commission Meeting Minutes.pdf

Moved by Councilmember Disch seconded by Commissioner Weatherbee to approve the June 4, 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:

Amendments to the conditions for 415 W Washington went through first reading and will have a second reading at Council.

City Council approved three annexations, noting rezoning has not been completed yet.

5-b. Planning Manager

City Planner Matt Kowalski reported:

City Staff was present at the Ann Arbor Summer Festival the previous week to discuss the Comprehensive Plan.

5-c. Planning Commission Officers and Committees

None.

5-d. Written Communications and Petitions

24-1105 Various Communication to the City Planning Commission

Attachments: Scherer Email Pro Demolish.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.)

Seeing no speakers Vice Chair Abrons closed the Public Comment.

7. PUBLIC HEARINGS SCHEDULED FOR NEXT REGULAR MEETING

- 7-a. [24-1106](#) Public Hearings Scheduled for Tuesday, July 16, 2024, Planning Commission Meeting
City Planner Kowalski noted due to the July 2, 2024 Planning Commission meeting being cancelled Staff has not yet published a Public Hearing notice for the July 16, 2024 meeting.

8. UNFINISHED BUSINESS

None.

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

- 9-a. [24-1107](#) 3750 Washtenaw Avenue Site Plan for Planning Commission Action (SP23-0015) - Staff Recommendation: Approval
Attachments: 3750 Washtenaw SR 06-20-2024.pdf,
3750-Washtenaw-Ave-2024-04-25_Site Plan_v5.pdf,
3750 Washtenaw Ave Zoning Map.pdf, 3750
Washtenaw Ave Aerial Map Zoom.pdf, 3750 Washtenaw
Ave Aerial Map.pdf, 3750 Wash
_PC_PRESENTATION.pdf

PROJECT/PRESENTATION:

Scott Bowers, Bowers and Associates, and Mitch Harvey, Stonefield Engineering presented the proposed request.

STAFF PRESENTATION:

City Planner Matt Kowalski presented the staff report for the proposed request.

PUBLIC HEARING:

An Ann Arbor resident spoke to parking within the City.

Michael Haas, 5 Bristol Court, spoke to parking associated with the proposed project.

Ken Garber, 28 Haverhill Court, spoke to electrification with the proposed project.

Seeing no additional speakers Vice Chair Abrons closed the Public Hearing.

Moved by Councilmember Disch seconded by Commissioner Wyche that:

The Ann Arbor City Planning Commission approves the 3750 Washtenaw Site Plan with Landscape Modification to allow required street trees to be planted on private property based on the lack of sufficient area within the ROW.

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 City Planner Kowalski declaring the motion carried. Vote 6-0.

Yeas: 6 - Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Donnell Wyche, Julie Weatherbee, and Daniel Adams

Nays: 0

Absent: 2 - Sarah Mills, and Wonwoo Lee

10. OTHER BUSINESS

10-a. [24-1134](#) Correction to October Planning Commission Meeting Schedule

Attachments: 2024 City Planning Commission Meeting Calendar.pdf

City Planner Kowalski presented the proposed calendar correction.

Moved by Councilmember Disch seconded by Commissioner Wyche that:

I move to amend the 2024 Planning Commission agenda to correct the second regular meeting in October which will occur October 16, 2024.

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 the Vice Chair

declaring the motion carried. Vote 6-0.

Yeas: 6 - Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Donnell Wyche, Julie Weatherbee, and Daniel Adams

Nays: 0

Absent: 2 - Sarah Mills, and Wonwoo Lee

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

Seeing no speakers Vice Chair Abrons closed the Public Comment.

12. COMMISSION PROPOSED BUSINESS

None.

13. ADJOURNMENT

Moved by Commissioner Wyche seconded by Councilmember Disch to adjourn the meeting at 7:40 pm. On a voice vote, the Vice Chair declared the motion carried unanimously.

Wonwoo Lee, Chairperson

/Courtney Manor

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; 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)

(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.