



# City of Ann Arbor

## Meeting Minutes - Final

### City Planning Commission

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

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Tuesday, April 6, 2021

7:00 PM

Electronic Meeting

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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: 929 1620 2435

**1. CALL TO ORDER**

*Chair Sarah Mills called the meeting to order at 7:03 p.m.*

**2. ROLL CALL**

*Others present:*

*Brett Lenart, City of Ann Arbor Planning Manager  
Matt Kowalski, City of Ann Arbor City Planner  
Alexis DiLeo, City of Ann Arbor City Planner  
Matt Carpenter, Chief Executive Officer of TheRide*

**All Planning Commission members attended the meeting from the City of Ann Arbor, MI.**

**Present** 8 - Mills, Gibb-Randall, Sauve, Abrons, Hammerschmidt, Disch, Lee, and Clarke

**Absent** 1 - Milshteyn

**3. INTRODUCTIONS**

**4. APPROVAL OF AGENDA**

**Approved as presented**

**5. MINUTES OF PREVIOUS MEETING**

**5-a. [21-0664](#) March 16, 2021 City Planning Commission Meeting Minutes**

Moved by Disch, seconded by Hammerschmidt, approved  
unanimously as presented and forwarded to the City Council.

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

6-a. City Council

6-b. Planning Manager

6-c. Planning Commission Officers and Committees

6-d. Written Communications and Petitions

[21-0665](#) Various Communication to the City Planning Commission

**Received and Filed**

**7. 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.)**

*PUBLIC HEARING*

*Seeing no callers, Chair Mills closed Public Comment.*

**8. PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING**

[21-0666](#) Public Hearings Scheduled for Tuesday, April 20, 2021 Planning  
Commission Meeting

**Received and Filed**

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

9-a. [21-0667](#) 614 S. Ashley Street Addition to Existing Building for City Council Approval  
- Central Property Development, Inc. is proposing a 300-square foot  
elevated addition at the rear of the existing building in a non-residential

zoned district. The proposed addition includes a deck and covers a portion of the surface parking spaces on this 0.10-acre site, located at 614 S Ashley Street, zoned C2B (Business Service). Staff recommendation: Approval

*PUBLIC HEARING*

*Seeing no callers, Chair Mills closed the Public Hearing*

**Moved by Sauve, seconded by Disch that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 614 S. Ashley Site Plan with the modifications reflecting staff comments below prior to scheduling for City Council consideration.**

**On a roll call vote, the vote was as follows with the Chair declaring the motion approved as presented.**

**Yeas:** 8 - Sarah Mills, Shannan Gibb-Randall, Elizabeth Sauve, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, and Sadira Clarke

**Nays:** 0

**Absent:** 1 - Alex Milshteyn

- 9-b.**      [21-0668](#)      Extraordinary Individuals Child Care Center Special Exception Use for City Planning Commission Approval - A request for Special Exception Use approval for a child care center in the New Grace Apostolic church, located at 2898 Packard Road, zoned R1C (Single-Family Dwelling). Staff recommendation: Approval

*PUBLIC HEARING*

*Steven Kunselman, 2885 Butternut Street, Ann Arbor, expressed support for the proposed project.*

*Seeing no further callers, Chair Mills closed the Public Hearing.*

**Moved by Sauve, seconded by Disch, that the Ann Arbor City Planning Commission, after hearing all interested persons and reviewing all relevant information, finds the petition to substantially meet the standards in Chapter 55 (Unified Development Code), Section 5.29.5 (Special Exception Use) and, therefore, approves the Extraordinary Individuals Special Exception Use at 2898 Packard Street for a child daycare. This approval is based on the following findings:**

1. The proposed use will be consistent with the R1C (Single-Family Residential) District, which provides for related activities including religious assembly and daycare services.
2. The proposed use will not adversely impact traffic, circulation, or streets and road intersections based on the location. Packard Road provides access to the site, and the proposed use is consistent with other surrounding uses' traffic impact.
3. There is an existing site plan approved by City Council in 2000 on file in Planning Services.

This Special Exception Use approval is based on the following conditions:

1. A maximum of 60 children.

And that the Ann Arbor Planning Commission approves the attached Site Plan which demonstrates compliance with the applicable Special Exception Use standards as no physical development of the property is proposed.

On a roll call vote, the vote was as follows with the Chair declaring the motion approved.

**Yeas:** 8 - Sarah Mills, Shannan Gibb-Randall, Elizabeth Sauve, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, and Sadira Clarke

**Nays:** 0

**Absent:** 1 - Alex Milshteyn

- 9-c. [21-0669](#) Amendment to Chapter 55, Unified Development Code, to Create a New Zoning District for Transit Corridors for City Council Approval - A proposed ordinance to amend Chapter 55, Sections 5.12 Mixed Use Zoning Districts, 5.15 Permitted Use Tables, 5.16 Use Specific Standards and 5.17 Area, Height and Placement Regulations to create a new zoning district and establish its intent and purpose, permitted uses, use specific standards, and area, height and placement regulations. This district is proposed to be named the TC1 (Transit Corridor) district, allowing mixed uses in buildings with a minimum of 2-stories and other building standards, along established transit corridors to replace certain office and commercial zoning districts. Staff recommendation: Approval

*PUBLIC HEARING*

*Michelle Hughes, 214 Charles Street, Ann Arbor, expressed support for the proposed zoning district.*

*Will Leaf, 715 Lawrence Street, Ann Arbor, expressed support for the proposed zoning district.*

*Michael Homel, 3473 Wooddale Court, Ann Arbor, expressed concern for the proposed zoning ordinance as applied to Washtenaw Avenue.*

*Kirk Westphal, 3505 Charter Place, Ann Arbor, expressed support and made suggestions for the proposed zoning district.*

*Jonathan Levine, 456 Hilldale Drive, Ann Arbor, expressed support and made suggestions for the proposed zoning district.*

*Adam Jaskiewicz, 1430 Las Vegas Drive, Ann Arbor, expressed support and made suggestions for the proposed zoning district.*

*Blair Curtis, 3480 Wooddale Court, Ann Arbor, expressed concern for the proposed zoning ordinance as applied to Washtenaw Avenue.*

*Louis Vasquez, 1442 Pontiac Trail, Ann Arbor, expressed support and made suggestions for the proposed zoning district.*

*Tom Stullburg, Address Unkown, expressed concern with the process for developing the proposed zoning district.*

*Seeing no further speakers, Chair Mills closed the Public Hearing.*

**Moved by Sauve, seconded by Abrons, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the amendments to the Unified Development Code, Chapter 55, Sections 5.12, 5.15, 5.16.3, 5.17.4, and 5.20.4 to create a new zoning district, theTC1 (Transit Corridor) District.**

**MOTION TO POSTPONE**

**Moved by Sauve, seconded by Abrons to convert the April 13th , 2021 Planning Commission Working Session to a special meeting and place decision on the Amendment to Chapter 55, Unified Development Code, to Create a New Zoning District for Transit**

**Corridors for City Council Approval on that meeting agenda.**

**On a voice vote, the Motion to Postpone was approved unanimously.**

**Yeas:** 7 - Sarah Mills, Shannan Gibb-Randall, Elizabeth Sauve, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, and Sadira Clarke

**Nays:** 0

**Absent:** 1 - Alex Milshteyn

**Recused:** 1 - Wonwoo Lee

**9-d.**      [21-0670](#) Amendments to Modify Home Occupation Regulations in Section 5.16.6.H of Chapter 55 Unified Development Code for City Council Approval. Staff recommendation: Approval

*PUBLIC HEARING*

*Seeing no callers, Chair Mills closed the Public Hearing*

**MAIN MOTION**

**Moved by Hammerschmidt, seconded by Lee to Approve An Ordinance to Amend Section 5.16.6 of Chapter 55 of The City Code – Unified Development Code to Amend Home Occupations Regulations**

**Amendment 1 to the Main Motion**

**Moved by Sauve, seconded by Abrons, to strike "no on premises inventory" from section 3.j**

**Amendment 1 Approved Unanimously**

**Amendment 2 to the Main Motion**

**Moved by Hammerschmidt, seconded by Lee, to strike "such as jewelry making and pottery" from section 3j.**

**Amendment 2 Approved Unanimously**

**Vote on Main Motion as Amended**

**On a roll call vote, the vote was as follows with the Chair declaring the Main Motion approved as amended.**

**Yeas:** 8 - Sarah Mills, Shannan Gibb-Randall, Elizabeth Sauve, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, and Sadira Clarke

**Nays:** 0

**Absent:** 1 - Alex Milshteyn

**10. OTHER BUSINESS**

**10-a. [21-0672](#) 2021-2022 Planning Commission Meeting Schedule**

**Moved by Sauve, seconded by Lee, to approve the 2021-2022 Planning Commission Schedule.**

**Approved Unanimously as presented.**

**Yeas:** 8 - Sarah Mills, Shannan Gibb-Randall, Elizabeth Sauve, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, and Sadira Clarke

**Nays:** 0

**Absent:** 1 - Alex Milshteyn

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

**12. COMMISSION PROPOSED BUSINESS**

*Commissioner Disch requested moving the evaluation of R2A up in priority.*

**13. ADJOURNMENT**

**Moved by Lee, seconded by Hammerschmidt, to adjourn at 11:27 p.m.**

**Adjourned Unanimously.**

**Yeas:** 8 - Sarah Mills, Shannan Gibb-Randall, Elizabeth Sauve, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, and Sadira Clarke

**Nays:** 0

**Absent:** 1 - Alex Milshteyn

Sarah Mills, Chairperson  
/mg

eComments for the Commission may be left via our Legistar calendar page (column to the very right)  
<http://a2gov.legistar.com/Calendar.aspx>

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. Citizens 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