



City of Ann Arbor

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

Meeting Agenda City Planning Commission

Tuesday, December 7, 2021

7:00 PM

Electronic Meeting

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

Please click this URL to join.

<https://a2gov.zoom.us/j/97766341226?pwd=akdzTVllcnBBaGJNSlZJdFpDdGUrdz09>
Passcode: 882985

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Webinar ID: 977 6634 1226

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. MINUTES OF PREVIOUS MEETINGS

4-a. [21-1898](#) October 19, 2021 City Planning Commission Meeting Minutes

Attachments: 10-19-2021 CPC Minutes- Strikethr.pdf, 10-19-2021 CPC Minutes-Corrected MG.pdf

4-b. [21-2176](#) November 4, 2021 City Planning Commission Meeting Minutes

Attachments: 11-4-2021 CPC Draft Minutes.pdf

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

5-a. City Council

5-b. Planning Manager

5-c. Planning Commission Officers and Committees

5-d. Written Communications and Petitions

[21-2177](#) Various Communication to the City Planning Commission

Attachments: 11-9-2021 Mtg Comm.pdf, Chambers.pdf, Emaus 1.pdf, Emaus 2.pdf, Parnell.pdf, Sellers.pdf, Slocum.pdf, Wysocki.pdf, Burrell.pdf, ecomments_export.pdf

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.)

7. PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING

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

8-a. [21-2178](#) The Village of Ann Arbor Annexation for City Council Approval - A request to annex the following parcels from Ann Arbor Township into the City of Ann Arbor and zone them R4A (Multiple-Family Residential) for a multi-family development known as The Villages of Ann Arbor:

- 1680 Dhu Varren Road Annexation of 58.868 acres
- 2670 Pontiac Trail Annexation of 1.859 acres
- 2672 Pontiac Trail Annexation of 1.256 acres
- 2678 Pontiac Trail Annexation of 1.248 acres
- 2682 Pontiac Trail Annexation of 1.248 acres

Staff Recommendation: Approval

Attachments: The Village of AA Annexation Staff Report w Maps.pdf, Annexation Survey 09-16-150-003 (1680 D).pdf, Annexation Survey Rev1 (2670 Pontiac Tr).pdf, Annexation Survey Rev1 (2672 Pontiac Tr).pdf, Annexation Survey Rev1 (2678 Pontiac Tr).pdf, Annexation Survey Rev1 (2682 Pontiac Tr).pdf

8-b. [21-2179](#) Fiscal Year 2023-2028 Capital Improvements Plan (CIP) - The FY2023-2028 CIP Capital Improvements Plan (CIP) is comprised of updated financial data for FY2023 projects contained in the approved FY2022-2027 CIP, in addition to changes to project schedules. Upon adoption by the City Planning Commission, the Capital Improvements Plan (CIP) becomes a supporting document for the City's master plan. The Capital Improvements Plan (CIP) is also used as the source document for the City's capital budget planning. At this hearing, the City Planning Commission will consider all comments from persons wishing to provide them before adopting the plan. Staff Recommendation: Approval

Attachments: CIP Doc For Hearing.pdf

8-c. [21-2180](#) Ann Arbor Chinese Christian Church Site Plan for City Council Approval and Special Exception Use for City Planning Commission Approval - Existing church is expanding to provide a social gathering area and

classrooms; 6,412 square feet footprint (ground level), 2,788 square feet upper level. The Special Exception Use is being modified to allow an increase in capacity from 160 to 240 people. Stormwater management detention basin is also being expanded to provide required storage. Additional landscaping is being provided for the conflicting land use buffer to the adjacent residential areas of this 8.51-acre site zoned R4A (Multiple-Family Residential) located at 1750 Dhu Varren Road. Staff Recommendation: Approval

Attachments: AA CCC Staff Report 12-7-21 w Maps.pdf, Site Plan AACCC.pdf, SEU Application AACCC.pdf

9. OTHER BUSINESS

- 9-a. [21-2181](#) The City of Ann Arbor is Beginning an Update to the Parks and Recreation Open Space Plan (PROS Plan). The Plan is an element of the City's master plan and the City's vision for parks and recreation in Ann Arbor. The Plan provides an inventory of existing parks and facilities, describes the relationship between the Parks and Recreation system and surrounding municipalities and recreational providers, identifies parks and recreation needs and deficiencies, and proposes major capital park projects for existing and new parks. The document was last updated in 2017.

Attachments: DRAFT Notice to Plan Letter - PROS 2022.pdf

- 9-b. [21-2182](#) Revised 2021-2022 CPC Meeting Calendar

Attachments: 2021-2022 CPC Meeting Schedule Revised 12-07-21.pdf

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

11. COMMISSION PROPOSED BUSINESS

12. ADJOURNMENT

Sarah Mills, Chairperson

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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 ; 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