



City of Ann Arbor

Meeting Minutes - Final

City Planning Commission

301 E. Huron St.
Ann Arbor, MI 48104
[http://a2gov.legistar.com/
Calendar.aspx](http://a2gov.legistar.com/Calendar.aspx)

Tuesday, June 16, 2020

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: 877 853 5247 (Toll Free) or 888 788 0099
Meeting ID: 941 3631 2895

1 **CALL TO ORDER**

Chair Milshteyn called the meeting to order at 7:04 p.m. with the following statement:

Welcome to the Tuesday, June 16, 2020 electronic meeting of the Ann Arbor Planning Commission. This meeting is in accordance with executive orders from the Governor to effect social distancing and mitigate the spread of the COVID-19 virus. We intend to conduct this meeting similarly to an in-person meeting. However, please be patient if there are technical issues. Public comment will be via telephone only. To speak during any of the public comment opportunities please call 877-853-5247 and enter Meeting ID# 941 3631 2895. This information is also available on the published agenda, in the public notices section of the city website, and on the broadcast of this meeting on CTN channel 16, AT&T channel 99, and online at www.a2gov.org/watchctn.

2 **ROLL CALL**

Planning Manager Brett Lenart called the roll.

Present 8 - Woods, Briggs, Mills, Milshteyn, Gibb-Randall, Ackerman, Sauve, and Hammerschmidt

Absent 1 - Abrons

3 **INTRODUCTIONS**

None

4 **APPROVAL OF AGENDA**

Moved by Sarah Mills, seconded by Erica Briggs, to Approve the Agenda as presented. On a voice vote, the Chair declared the motion carried unanimously.

5 MINUTES OF PREVIOUS MEETING

5-a [20-0782](#) City Planning Commission Meeting Minutes - May 19, 2020

Moved by Sarah Mills, Seconded by Wendy Woods to approve the May 19, 2020 meeting minutes as presented. On a voice vote, the Chair declared the motion carried unanimously.

5-b [20-0879](#) City Planning Commission Meeting Minutes - June 2, 2020

Moved by Sarah Mills, Seconded by Wendy Woods to approve the June 2, 2020 meeting minutes as presented. On a voice vote, the Chair declared the motion carried unanimously.

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

6-a **City Council**

Councilmember Zach Ackerman reported on the previous Council meeting; 3611-3621 Plymouth Road (previous Red Roof Inn with former attached Big Boy restaurant) rezoning passed at 1st Reading, but with several concerns over the use of a Planned Project land use; several Councilmembers suggested a Planned Unit Development (PUD) would be more appropriate for the project. He further reported Council passed the millage language for a proposed half mil millage that will be on the ballot this August; funds will support road projects around the county with a significant amount going towards non-motorizes projects. Council also heard two resolutions for the Healthy Streets Initiative that would allow streets to be closed to through traffic and open up neighborhoods, making them more friendly to social distancing during this on-going Covid-19 pandemic; these resolutions were postponed for three weeks and it's most likely these would not be passed due to a lack of efficiency without the necessary staffing levels they would require. Council also asked Sam Schwartz, Transportation Planning and Engineering Consultant to do an inventory of the City's pedestrian crossings and similar amenities, with an eye towards Vision Zero and their partners to

ensure we're up to Best Practices in that field.

6-b Planning Manager

Planning Manager Brett Lenart reported that the Ordinance Revisions Committee will meet on June 22nd to discuss amendments to the Planned Project Modifications, as a follow-up to City Council's discussion at their previous meeting.

He also reported that City Planning Commission will follow City Council's lead on continuing to hold meetings electronically, allowing for social distancing, and doing our part in possibly spreading the virus, while still following the Open Meetings Act. Lenart said he will evaluate the situation on a month by month basis, but believes meetings will continue to be held effectively, as they have been, into the foreseeable future.

6-c Planning Commission Officers and Committees

6-d Written Communications and Petitions

[20-0880](#) Various Communication to the City Planning Commission

Received and Filed

7 AUDIENCE/PUBLIC PARTICIPATION (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.)

No speakers.

8 PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING

[20-0881](#) Public Hearings Scheduled for the July 7, 2020 Planning Commission Meeting

Brett Lenart reported on upcoming agenda items for the next business meeting.

Received by the Commission and Filed.

9 UNFINISHED BUSINESS - Project Presentation, Staff Report, Public Hearing and Commission Discussion

- 9-a [20-0878](#) 2800 Jackson Road Hotels Rezoning and Site Plan for City Council Approval - A proposal to rezone this 4.48-acre vacant parcel from R5 (Motel-Hotel) to C3 (Fringe Commercial) zoning classification and construct two new hotels with 132,737 square feet of new floor area. One hotel proposes 128 rooms, the other, 107 rooms. A total of 237 parking spaces, storm water improvements, water main construction, and sanitary main construction are proposed as part of the project. Staff Recommendation: Approval

PROJECT PRESENTATION:

Scott Bowers, Bowers and Associates, presenting the petitioner provided the proposed project since last discussed.

STAFF REPORT:

Matt Kowalski, City Planner, provided the staff report.

PUBLIC HEARING:

Noting no public speakers, the Chair closed the public hearing.

Moved by Sarah Mills, Seconded by Shannan Gibb-Randall, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 2800 Jackson Avenue Hotels Development rezoning from R5 to C3 (Fringe Commercial), and

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 2800 Jackson Avenue Hotels Development Site Plan and Development Agreement.

COMMISSION DISCUSSION:

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

Lisa Sauve appreciated the site changes.

Shannan Gibb-Randall agreed.

Erica Briggs shared her appreciation.

Sarah Mills echoed the appreciation. She noted communication received from the public on Electric Vehicle charging stations and how the City is working towards implementing steps necessary in reaching the Zero Emissions goal. She hoped the hotel developers/owners would realize it's far less expensive installing the underground conduit necessary for future charging stations now, than retro-fitting once the hotel is constructed and operating.

Sara Hammerschmidt also thanked the petitioner for all the changes they made to the facade of the hotel, facing Jackson Avenue.

She requested staff if possible, to show 'before' and 'after' facade renderings, which would be most helpful on projects returning to the Commission. Staff said that would be possible.

Hammerschmidt asked if there was a large demand for hotels in the area, given the amount of hotels coming before them.

Chris Abbo, Ann Arbor Best Hospitality, 31100 Stephenson Highway, Madison Heights, MI, said yes, noting the Ann Arbor market has been under-served and is just now catching up.

Wendy Woods echoed the appreciation for the significant changes made to the facade. She asked staff if the Commission should expect to see the presented renderings associated with this site plan to be what is actually built as the final product.

Kowalski explained that this site plan project has a Development Agreement that locks in the City Council approved site plan to be built, with minor exceptions, or the developer would need to come back to the Commission and Council for further reviews and approvals if they decide to make changes.

On a roll call vote, the Chair declared the motion carried. Vote: 8-0

Yeas: 8 - Wendy Woods, Erica Briggs, Sarah Mills, Alex Milshteyn, Shannan Gibb-Randall, Zachary Ackerman, Elizabeth Sauve, and Sara Hammerschmidt

Nays: 0

Absent: 1 - Ellie Abrons

10 REGULAR BUSINESS - Project Presentation, Staff Report, Public Hearing and Commission Discussion on Each Item

- 10-a [20-0882](#) Home2 Hotel Site Plan for City Council Approval - A proposal to demolish an existing building and construct a four-story, 71,662-square foot hotel with 115 rooms on this 2.60-acre parcel located at 361 West Eisenhower Parkway. Access to the 115 car parking lot will be provided through two driveways on Signature Boulevard. Staff Recommendation: Approval
PROJECT PRESENTATION:

Andy Andre PE, presenting the petitioner, provided the proposed project.

Ben Berr was also present to provide information to the Commission.

STAFF REPORT:

Matt Kowalski, City Planner, provided the staff report.

PUBLIC HEARING:

Noting no public speakers, the Chair closed the public hearing.

Moved by Erica Briggs, Seconded by Wendy Woods, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Home2 Hotel, 361 West Eisenhower Parkway, Site Plan and Development Agreement.

COMMISSION DISCUSSION:

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

Sauve enquired about the three proposed curbcuts and snow storage proposed in the heavily landscaped area.

Andy Andre explained they specifically needed the middle and southern curbcut in order to have appropriate circulation for the firetrucks. He said the northern drive is an exit only, with right-turn only use.

Sauve asked about the location of the proposed pedestrian crossing.

Matt Kowalski said he couldn't provide an answer to that at the present time.

Sauve said it would be great to have solar panels installed in a workable space, where they would collect and feed the EV (Electric Vehicles) charging stations. She also asked about bike sharing.

Andre said the hotel will have two bikes available for guests to check out.

Shannan Gibb-Randall asked for clarification on snow removal locations on the site plan noting various planting species that don't like salty snow. She suggested shrubs could be moved back in order to accommodate piled snow. She also enquired about the park and paths on Signature Boulevard, and if traffic gets backed up on Signature Boulevard and if a traffic survey was done.

Andre referenced the snow location as shown on site plan sheet C3.0. He said there are paved paths leading to the park. Andre explained there was a traffic survey conducted, which didn't show congestion on Signature Boulevard.

Sarah Mills expressed appreciation that the developer has planned their project with the amenities in the area in mind, encouraging pedestrians and non-motorized vehicles. She noted that the developer could defer a percentage (40%) of their vehicular parking, per code, if shown on the site plan. She asked about bicycle parking, saying she liked the thoughtful site plan and the project.

Zach Ackerman agreed with the possibility of deferring some of the parking area, since it would help cut down on impervious surface in the City.

Andre compared the requirements of parking on projects in the City of Novi vs. City of Ann Arbor, noting Novi has an ordinance that requires less parking than Ann Arbor.

Erica Briggs suggested using something similar to a trellis along their other entrances, that are near pedestrian walkways, to which the developer responded they could incorporate a trellis similar to the one near the front entrance.

Wendy Woods enquired about lighting as well as noting that during UM football games cars will park in this area as well as on Waymarket, given the proximity to the Stadium.

Sara Hammerschmidt shared appreciation for improvements based on

their previous discussion; she felt exterior facade changes could've been enhanced more, as the previously proposed and reviewed Home2 project on Jackson Avenue.

Alex Milshteyn echoed the desire for deferred parking on the site.

Erica Briggs asked about lighting fixtures and if they will be Dark Skies compliant.

Andre said they want to limit the amount of lighting they have to pay for on site, while still providing a safely lit area that meets code. He said all lighting will be LED and parking fixtures will be cut-off. Beacon lighting will be from inside, illuminating the inside space and not from the outside. He clarified that the flagpole lights will be the only lights that shine upwards, illuminating the flags.

On a roll call vote, the Chair declared the motion carried. Vote: 8-0

Yeas: 8 - Wendy Woods, Erica Briggs, Sarah Mills, Alex Milshteyn, Shannan Gibb-Randall, Zachary Ackerman, Elizabeth Sauve, and Sara Hammerschmidt

Nays: 0

Absent: 1 - Ellie Abrons

10-b **20-0883** City Initiated Annexations: Proposed Zoning for City Council Approval - In November 2019, the State of Michigan's Department of Licensing and Regulatory Affairs approved the City's petitions to annex these 26 vacant Scio Township parcels located within the City's ultimate service boundary. Now that the Scio Township parcels have been annexed, a City zoning designation must be established.

560 Allison Drive, 570 Allison Drive, 404 Barber Avenue, 410 Barber Avenue, 2570 Dexter Road, 2576 Dexter Road, 2582 Dexter Road, 3214 Dexter Road, 2510 Miller Road, 410 Parkwood Street, 2565 Valley Drive, and 2850 Valley Drive are proposed to be rezoned from Township to R1C (Single Family Dwelling) Zoning.

3428 Porter Street, 147 S. Wagner Road, 167 S. Wagner Road, 175 S. Wagner Road, 225 S. Wagner Road, 235 S. Wagner Road, 255 S. Wagner Road, 261 S. Wagner Road, 363 S. Wagner Road, 367 S. Wagner Road, 371 S. Wagner Road, 153 Westover Street, 221 Westover Street, and 260 Westover Street are proposed to be rezoned from Township to R1D (Single Family Dwelling) Zoning. Staff Recommendation: Approval

STAFF REPORT:

Jeff Kahan, City Planner, provided the staff report.

PUBLIC HEARING:

Noting no public speakers, the Chair closed the public hearing.

Moved by Sarah Mills, Seconded by Shannan Gibb-Randall, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve 560 Allison Drive, 570 Allison Drive, 404 Barber Avenue, 410 Barber Avenue, 2570 Dexter Road, 2576 Dexter Road, 2582 Dexter Road, 3214 Dexter Road, 2510 Miller Road, 410 Parkwood Street, 2565 Valley Drive, and 2850 Valley Drive for rezoning to R1C (Single Family Dwelling) and

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve 3428 Porter Street, 147 S. Wagner Road, 167 S. Wagner Road, 175 S. Wagner Road, 225 S. Wagner Road, 235 S. Wagner Road, 255 S. Wagner Road, 261 S. Wagner Road, 363 S. Wagner Road, 367 S. Wagner Road, 371 S. Wagner Road, 153 Westover Street, 221 Westover Street, and 260 Westover Street for rezoning to R1D (Single Family Dwelling).

COMMISSION DISCUSSION:

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

Shannan Gibb-Randall asked if any of the parcels being annexed had water wells.

Jeff Kahan said to the knowledge of staff, all parcels being annexed are vacant, without wells, and owners can connect to City water and sewer if they would like.

On a roll call vote, the Chair declared the motion carried. Vote: 8-0

Yeas: 8 - Wendy Woods, Erica Briggs, Sarah Mills, Alex Milshteyn, Shannan Gibb-Randall, Zachary Ackerman, Elizabeth Sauve, and Sara Hammerschmidt

Nays: 0

Absent: 1 - Ellie Abrons

11 **AUDIENCE/PUBLIC PARTICIPATION (Persons may speak for three minutes on any item.)**

Milt Baker, called in, with support for adding additional EV charging stations at hotels. He said he'd recently driven an electrical car from Florida to Michigan and he chose hotels to stay in, based on them having EV charging, because it was practical to drive all day and charge the car all night, while resting at the hotel. He thanked the Commission for their thoughtful discussion on the issues.

12 **COMMISSION PROPOSED BUSINESS**

Commissioner Sauve said she would like to talk about the Master Plan Committee as well as possibly a conversion to the A20 Carbon Neutrality Plan, transit corridors and how they relate to uses around them, brainstorming session around land use versus form use and how single-family carries the burden to address social issues in our nation.

Commissioner Mills said parking requirements or parking relief in relation to EV charging stations.

Brett Lenart said he didn't feel parking requirements or relief thereof needs to be associated with EV charging stations only, since the City's current ordinance provides a minimum and maximum for parking requirements.

Lenart noted the City's current resource hardships, due to the Covid-19 virus impact, needs to be taken into consideration moving forward on prioritization of issues.

13 **ADJOURNMENT**

Moved by Sarah Mills, Seconded by Erica Briggs, to adjourn the meeting at 9:13 pm. Without objection the meeting was adjourned.

Alex Milshteyn, 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 ; 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.