



City of Ann Arbor

Formal Minutes

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 1, 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: 929 1620 2435

1. CALL TO ORDER

Chair Mills called the meeting to order at 7:04 PM

2. ROLL CALL

City of Ann Arbor Planning Manager, Brett Lenart called the roll.

All CPC members attended the meeting electronically from the City of Ann Arbor, Michigan.

Staff present:

Brett Lenart, Planning Manager

Matt Kowalski, City Planner

Present 9 - Mills, Milshteyn, Gibb-Randall, Sauve, Abrons, Hammerschmidt, Disch, Lee, and Clarke

3. INTRODUCTIONS

4. APPROVAL OF AGENDA

Moved by Abrons, seconded by Disch, approved unanimously as presented.

5. MINUTES OF PREVIOUS MEETING

5-a. 21-1085 May 18, 2021 City Planning Commission Meeting Minutes

Attachments: 5-18-2021 CPC Approved Minutes.pdf

Moved by Milshteyn, seconded by Lee, approved unanimously as amended 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

[21-1086](#) 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.)

Seeing no speakers, Chair Mills closed Public Comment

8. PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING

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

9-a. [21-1087](#) 300 W. Huron Street Hotel Site Plan for City Council Approval - Three parcels will be combined to create the 0.35-acre site for a new 5-story hotel. The hotel is proposed to have 95 rooms and 4 vehicular parking spaces; 7 spaces are provided in a nearby permanent parking easement. The petitioner is proposing a premium of LEED Gold for additional density. Parcels zoned D2 (Downtown Interface). Staff recommendation: Approval

Attachments: 300 Huron Hotel Staff Report w Maps 2.pdf, 300 W Huron Site Plan (2021.05.20).pdf, 300 W Huron Development Agreement 2021.pdf

Project team Brandon Chaney, Jason Van Ryn, Nitin Patel, Samir Patel presented the proposed project

PUBLIC HEARING

Dan Kelly, Executive Director of the Washtenaw County Shelter Association at 312 W Huron Street, requested sidewalk access to the DeLonis center during construction of the proposed project.

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

MAIN MOTION

Moved by Milshteyn, seconded by Disch, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 300 West Huron Street Site Plan and Development Agreement.

AMENDMENT TO MAIN MOTION

Moved by Sauve, seconded by Hammerschmidt to add a condition to maintain safe pedestrian access along Huron St during construction to the greatest extent possible.

Unanimously approved.

Yeas: 9 - Sarah Mills, Alex Milshteyn, Shannan Gibb-Randall, Elizabeth Sauve, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, and Sadira Clarke

Nays: 0

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

Yeas: 9 - Sarah Mills, Alex Milshteyn, Shannan Gibb-Randall, Elizabeth Sauve, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, and Sadira Clarke

Nays: 0

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

Seeing no speakers, Chair Mills closed Public Comment

11. COMMISSION PROPOSED BUSINESS

Solid waste design requirements at a working session

12. ADJOURNMENT

Unanimously adjourned at 8:54 PM

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 ; 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