



# City of Ann Arbor

## Formal Minutes - Final

### City Planning Commission

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

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Wednesday, July 6, 2022

7:00 PM

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

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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)**

**Public comment can be made in person, or by calling: 877 853 5247 or 888 788 0099  
Enter Meeting ID: 977 6634 1226**

Please click this URL to join this hybrid meeting via Zoom.

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

Or join by phone: Call: 206-337-9723 or 213-338-8477 or Toll Free 877-853-5247 or 888-788-0099  
Webinar ID: 977 6634 1226

Please note it is possible that telephone or electronic public comment may encounter technical difficulties that prevent your participation. For the greatest assurance that your comments will be heard, submit them in writing ahead of the meeting or attend in person.

#### **1. CALL TO ORDER**

*Chairperson Sarah Mills called the meeting to order at 7:01 pm, in Council Chambers at City Hall of Ann Arbor.*

#### **2. ROLL CALL**

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

*All Commissioners attended the meeting in-person.*

**Present** 6 - Mills, Gibb-Randall, Hammerschmidt, Disch, Clarke, and Wyche

**Absent** 3 - Sauve, Abrons, and Lee

#### **3. APPROVAL OF AGENDA**

**Moved by Shannan Gibb-Randall, seconded by Donnell Wyche, to Approve the Agenda, with the removal of Agenda item 4-a. On a**

voice vote the amended Agenda was unanimously Approved.

**4. MINUTES OF PREVIOUS MEETING**

- 4-a. [22-1153](#) June 7, 2022 City Planning Commission Meeting Minutes  
*Removed from Agenda.*

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

**5-a. City Council**

*Councilmember Lisa Disch reported from last night's City Council meeting; Council approved the rezoning of Geddes, and two of the five Unified Development Code amendments the Planning Commission have signed off on, passed at first reading. The remaining amendments come before Council at a future date.*

**5-b. Planning Manager**

*Planning Manager Brett Lenart added that City Council recommended Approval of a Brownfield Plan related to an approved site planned project at Detroit and Fifth Avenue, and will now progress to Washtenaw County for full consideration.*

**5-c. Planning Commission Officers and Committees**

*Sarah Mills reported from the Ordinance Revisions Committee (ORC) that they had discussed the proposed Transit Corridor 1 (TC1) rezoning.*

*Shannan Gibb-Randall enquired about the proposed direction.*

*Brett Lenart reviewed the public engagement process on the subject matter.*

**5-d. Written Communications and Petitions**

[22-1072](#) Communication to City Planning Commission

**Attachments:** Aikenhead.pdf, Burton.pdf, Chambers.pdf, Dimcheff.pdf, Esau.pdf, Leverich.pdf, Rosenbaum.pdf, Stein 6-8-22 -

TC1.pdf, Williams.pdf, Borset - TC1.pdf, Distelzweig.pdf, Graham - TC1.pdf, Adams.pdf, Bartlett.pdf, Bauer.pdf, Crandall.pdf, Finn.pdf, Gee.pdf, Gryniewicz.pdf, Haag.pdf, Leverich.pdf, Lowe.pdf, McAninch McMullen.pdf, Nyht.pdf, Pyke.pdf, Rogers.pdf, Sadek.pdf, Schweickart.pdf, Stack.pdf, Topalian.pdf, Zinn.pdf, Fields.pdf, Gilbert.pdf, Sears.pdf, Woodward.pdf, Pratt.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.)**

*Ken Garber, 28 Haverhill Court, Ann Arbor, spoke in favor of electrification (see his complete statement attached in Communication file).*

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

**7. PUBLIC HEARINGS SCHEDULED FOR NEXT REGULAR MEETING**

**7-a. [22-1151](#) Public Hearings Scheduled for Tuesday, July 19, 2022 Planning Commission Meeting**

**Attachments:** 7-19-2022 Notice of Public Hearing.pdf

**Received and Filed**

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

**9. OTHER BUSINESS**

**9-a. Election of Officers**

*Brett Lenart introduced the Annual Organizational meeting, thanking Chair Mills for her tireless service, knowledge, and dedication, to the City of Ann Arbor, while serving as Chairperson.*

**Moved by Sarah Mills, seconded by Sara Hammerschmidt, to nominate and elect the following Planning Commission members to the following Officer positions:**

**Chair - Shannan Gibb-Randall**  
**Vice Chair - Ellie Abrons**  
**Secretary - Lisa Sauvé**

**On a voice vote, the vote was as follows with the Chair declaring the motion approved.**

**9-b.      [22-1150](#)    Review of By-Laws**

**Attachments:**    CPC Organizational Meeting - Staff Report - July 2022.pdf

**Moved by Sara Hammerschmidt, Seconded by Donnell Wyche, to Affirm the City Planning Commission By-Laws are appropriate in their current form and require no amendment at this time.**

**On a voice vote, the vote was as follows with the Chair declaring the motion carried.**

**Yeas:**    6 -    Sarah Mills, Shannan Gibb-Randall, Sara Hammerschmidt, Lisa Disch, Sadira Clarke, and Donnell Wyche

**Nays:**    0

**Absent:**    3 -    Elizabeth Sauve, Ellie Abrons, and Wonwoo Lee

**9-c.      [22-1152](#)    Committee Assignments**

**Attachments:**    CPC Committee Assignments - Proposed July 2022.pdf

*Lisa Disch offered to serve on the Environmental Commission, if Shannan Gibb-Randall felt she needed relief in continuing to serve; however, noted that she would never be able to provide the same professional input on the matter as Gibb-Randall.*

*Gibb-Randall responded that she was willing to serve in that capacity for another year.*

*Brett Lenart added that the only change to the Committee Assignments would be the newly elected Planning Commission Officials to the Executive Committee.*

*Sadira Clarke said if there was an opening on the Zoning Board of Appeals, she would be willing to serve as a Planning Commission representative.*

**Moved by Lisa Disch, Seconded by Sadira Clarke, that the Commission appointments reflected on the attachment and as modified during this discussion be approved.**

**On a voice vote, the Chair declared the motion carried unanimously.**

**Yeas:** 6 - Sarah Mills, Shannan Gibb-Randall, Sara Hammerschmidt, Lisa Disch, Sadira Clarke, and Donnell Wyche

**Nays:** 0

**Absent:** 3 - Elizabeth Sauve, Ellie Abrons, and Wonwoo Lee

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

*Ken Garber, 28 Haverhill Court, Ann Arbor, thanked Sarah Mills for her 3.5 years of dedicated service as Chairperson.*

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

**11. COMMISSION PROPOSED BUSINESS**

*None*

**12. ADJOURNMENT**

**Moved by Shannan Gibb-Randall, Seconded by Sara Hammerschmidt to adjourn the meeting at 7:29 pm. On a voice vote, the Chair declared the motion carried unanimously.**

Sarah Mills, Chairperson

/mia gale

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. 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](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

City Planning Commission regular meetings are transitioning to a hybrid meeting model. The City of Ann Arbor highly encourages the public to view and participate in public meetings remotely due to the high COVID-19 transmission rate in Washtenaw County. In order to prevent the transmission of COVID-19, protect the health of meeting attendees, minimize the possibility of disrupting the meeting, and thereby promote public participation by creating a safer meeting environment, City Council has established a regulation that all in-person attendees at meetings are required to wear a mask. See the Mask Requirement signage that is posted throughout City Hall. The City of Ann Arbor has existing COVID-19 safety rules that are required of visitors entering city facilities. If you choose to attend a meeting in-person, the following safety rules are expected to be observed. These include:

Masks - Required in Council Chambers. Masks are available at the guest services desk in the lobby of Larcom City Hall.

Physical Distancing - Individuals should be physically distanced from one another at least 6 feet.

Illness - Anyone diagnosed with COVID-19, who has symptoms of COVID-19, or has had recent close contact with someone with COVID-19, should not attend a public meeting.

