



City of Ann Arbor

Formal Minutes - Final

City Planning Commission

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

Tuesday, October 18, 2022

7:00 PM

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

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

This meeting is accessible in person, via Zoom, or by phone, see agenda for details.

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Passcode: 882985

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888-788-0099 Enter Meeting 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 Shannan Gibb-Randall called the meeting to order at 7:00
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.

Others Present: Planning Manager Brett Lenart.

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

Absent 1 - Lee

3. APPROVAL OF AGENDA

Moved by Donnell Wyche, Seconded by Lisa Disch, to Approve the

Agenda as presented. On a voice vote the Agenda was unanimously Approved.

4. MINUTES OF PREVIOUS MEETING

- 4-a [22-1637](#) September 7, 2022 City Planning Commission Meeting Minutes
Attachments: 9-7-2022 CPC Approved Meeting Minutes.pdf

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

5-a. City Council

Councilmember Disch reported Council had not taken action on any Planning related items, since their previous meeting.

5-b. Planning Manager

Lenart reported that the Request for Proposals (RFP) for the Comprehensive Plan was sent out and available on the City's website.

5-c. Planning Commission Officers and Committees

5-d. Written Communications and Petitions

[22-1638](#) Various Communications to the Planning Commission

Attachments: Epstein.pdf, Mirsky.pdf, Morgan.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 about electrification, noting, Robertson Brothers has agreed to electrify the 164 single-family homes, but the apartments will still use gas. He reported from the agreed upon meeting between the development team and himself, as well as

several other knowledgeable professionals, saying Robertson Brothers had no concerns for technology or cost. The biggest issue was local electric utility; waiting for DTE connections can be very difficult; Business risk is created for the project; It is insane for anyone to install gas; DTE's behavior is a real problem. He suggested City Staff should start working with DTE at the beginning of the project review process.

7. NO NEW PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING

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

- 8-a** **22-1729** Amendments to Chapter 55 (Unified Development Code), Section 5.22 (Storm Water Management and Soil Erosion) for Storm Water Management Systems

Attachments: Staff Report Storm Water Management Amendments 10-18-22.pdf, September 2, 2022 Memo from SW/FP Programs Coordinator, Ordinance to Amend (Storm Water Management Systems) Final Draft 10-13-22 v2.pdf, Ordinance to Amend (Storm Water Management Systems) ANNOTATED STRIKEOUT 10-13-22.pdf

STAFF REPORT:

City Planner Alexis DiLeo, together with Jerry Hancock, provided the staff report on the agenda item.

PUBLIC HEARING:

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

Moved by Lisa Sauv , Seconded by Ellie Abrons, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the amendments to Chapter 55 Unified Development Code, Section 5.22 Storm Water Management and Soil Erosion, Subsection 5.22.3 Storm Water Management Systems, to eliminate currently offered exceptions and revise the criteria for approving alternative standards, and to reformat Subsections 5.22.2 and 5.22.3 with additional headings and tables for a more user-friendly and concise layout consistent and reorganized content for efficiency.

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.]

On a roll call voice vote, the vote was as follows with the Chair declaring the motion carried. Vote: 8 - 0

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

Nays: 0

Absent: 1 - Wonwoo Lee

9. OTHER BUSINESS

- 9-a.** [22-1721](#) Update to the City of Ann Arbor Parks and Recreation Open Space Plan (PROS) for 2023-2028 - Planning Commission action to forward draft plan to City Council for review and authorization to distribute to adjoining municipalities. The draft plan incorporates feedback the city received through an online survey and public meeting. The PROS plan is an element of the City Master Plan and provides an inventory of existing parks and facilities; describes the relationship between the park and recreation system, surrounding municipalities and recreation providers; identifies park and recreation needs and deficiencies; and proposes major capital park projects for existing and new parks, based on citizen input.

Attachments: PROS Plan 2023 FINAL staff rep.docx, 2023-2028 Parks and Recreation Open Space Plan Draft.pdf

STAFF REPORT:

City Park's Planner Adam Fercho , together with Brett Lenart, provided the presentation and staff report on the agenda item.

PUBLIC HEARING:

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

Moved by Lisa Sauvé, Seconded by Sara Hammerschmidt, that the Ann Arbor City Planning Commission hereby supports the draft 2023-2028 Parks and Recreation Open Space Plan and recommends that the Mayor and City Council approve the plan for submission to the Michigan Department of Natural Resources and all interested parties.

COMMISSION DISCUSSION:

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

On a voice vote, the vote was as follows with the Chair declaring the motion carried. Vote: 8 -0

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

Nays: 0

Absent: 1 - Wonwoo Lee

9-b. [22-1718](#) Planning Commission - FY 23 Work Program Review

Attachments: CPC Work Program - Draft for Discussion 10-18-22.pdf,
CPC FY 23 Work Program Memo 10-18-22 Meeting.pdf,
CPC Work Program - Approved May 17 2022.pdf

Brett Lenart, provided the review of the Commissions Work Program.

COMMISSION DISCUSSION:

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

Received and Filed

9-c. [22-1641](#) Revised 2022 City Planning Commission Meeting Calendar

Attachments: Revised 2022 CPC Meeting Schedule.pdf

Moved by Lisa Sauv , Seconded by Sarah Mills, to Approve the Revised 2022 CPC Meeting Calendar. On a voice vote, the Chair declared the motion carried.

9-d. [22-1741](#) Comprehensive Plan Evaluation Appointment

Attachments: Comp Plan Evaluation Appointment 10-18-22 Meeting.pdf

Moved by Sarah Mills, Seconded by Lisa Sauv , to select Commissioners Hammerschmidt and Sauve to represent the Planning Commission on the Comprehensive Plan Subcommittee evaluation team.

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

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

None

11. COMMISSION PROPOSED BUSINESS

12. ADJOURNMENT

The meeting was unanimously adjourned at 9:14 pm.

Shannan Gibb-Randall, Chairperson

/mia gale

/courtney manor

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; 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

City Planning Commission regular meetings have transitioned to a hybrid meeting model. The City of Ann Arbor highly encourages the public to participate in public meetings, either in-person or remotely.

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:

- City Hall is mask-friendly to all guests at all times.
- Masks will be required for all meeting participants and guests when the local CDC Community Level in Washtenaw County is high. Check the current level for Washtenaw County through the CDC's website [here](#).
- Please do not attend if you are sick for any reason, including having symptoms or a diagnosis of COVID-19, or have recently been in close contact with someone with COVID-19. Several other attendance options are available when you are sick or in quarantine, or simply for your convenience.