



City of Ann Arbor
Formal Minutes
City Planning Commission

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

Tuesday, September 1, 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
Enter Meeting ID: 954 3006 1843**

1 CALL TO ORDER

Chair Sarah Mills called the meeting to order at 7:00 p.m.

2 ROLL CALL

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

Absent 1 - Woods

3 INTRODUCTIONS

None

4 APPROVAL OF AGENDA

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

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

Nays: 0

Absent: 1 - Wendy Woods

5 MINUTES OF PREVIOUS MEETING

[20-1340](#) August 18, 2020 City Planning Commission Meeting Minutes

Attachments: 8-18-2020 Draft CPC Minutes w Links.pdf

Moved by Milshteyn, seconded by Ackerman, approved unanimously as presented and forwarded to the City Council.

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

Nays: 0

Absent: 1 - Wendy Woods

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 explained that the opportunity for public input regarding the City Administrator candidates has been extended. Ackerman also provided an update on the consent judgment for Gelman Sciences, which requires additional services in mitigating the pollution at the site.

6-b Planning Manager

Lenart provided updates on work done by the Ordinance Revisions Committee and the Capital Improvement Plan process

6-c Planning Commission Officers and Committees

No report.

6-d Written Communications and Petitions

20-1341 Various Communication to the City Planning Commission

Attachments: COMM1.pdf, COMM2.pdf

Received and Filed

7 AUDIENCE PARTICIPATION/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 callers, Chair Mills closed Audience Participation.

8 PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING

20-1342 Public Hearings Scheduled for the September 15, 2020 Planning Commission Meeting

Attachments: 9-15-2020 Notice of Public Hearing.pdf

Received and Filed

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

9-a 20-1343 Lockwood of Ann Arbor Planned Unit Development (PUD) Zoning and Site Plan for City Council Approval - A proposed 3-story senior independent living facility with 154 units and 154 vehicle parking spaces on a 7.9-acre parcel located at 2195 East Ellsworth Road. PUD zoning is requested to allow reduced parking and additional density over the existing single-family zoning. Public benefits include: minimum of 40% affordable housing (65 units proposed on-site), reduced parking/impervious surface, increased open space and larger setbacks, and Dark Sky Compliant lighting. Staff recommendation: Postponement

Attachments: Lockwood PUD Staff Report Sept 1 2020.pdf, Lockwood Ellsworth DA Draft.pdf, Lockwood Ellsworth - Supplemental Regulations.pdf

Mark Lockwood, Lockwood Development Company, presented the proposed project

City of Ann Arbor City Planner Matt Kowalski further presented the proposed project.

It was determined that the call in feature of Zoom was not functioning.

The Commission unanimously approved entering a recess to address the issue.

The Commission entered a recess at 7:42 p.m. and resumed the meeting at 8:05 p.m.

Lenart explained that there is a technology issue with Zoom which is not allowing the call in feature, which is not allowing the Planning Commission to take public comment via the published phone numbers. Lenart recommended that the Planning Commission move to postpone Public Hearing and Decision on item 9-a and future agenda items to the September 15, 2020 Planning Commission Meeting.

20-1343 Lockwood of Ann Arbor Planned Unit Development (PUD) Zoning and Site Plan for City Council Approval - A proposed 3-story senior independent living facility with 154 units and 154 vehicle parking spaces on a 7.9-acre parcel located at 2195 East Ellsworth Road. PUD zoning is requested to allow reduced parking and additional density over the existing single-family zoning. Public benefits include: minimum of 40% affordable housing (65 units proposed on-site), reduced parking/impervious surface, increased open space and larger setbacks, and Dark Sky Compliant lighting. Staff recommendation: Postponement

Attachments: Lockwood PUD Staff Report Sept 1 2020.pdf, Lockwood Ellsworth DA Draft.pdf, Lockwood Ellsworth - Supplemental Regulations.pdf

Moved by Ackerman, seconded by Sauve, The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve Lockwood of Ann Arbor Development Planned Unit Development (PUD) Zoning District and Supplemental Regulations, PUD Site Plan, and Development Agreement.

Moved by Ackerman, seconded by Abrons, that item 9-a be postponed to the September 15, 2020 Planning Commission Meeting.

COMMISSION DISCUSSION ON POSTPONEMENT:

None

On a roll call vote, the vote was as follows with the Chair declaring the motion to postpone approved.

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

Nays: 0

Absent: 1 - Wendy Woods

- 9-b** [20-1344](#) Unified Development Code - Floodplain Management Overlay District and Regulations for City Council Approval - An ordinance to amend Sections 5.14.2, 5.18.4, 5.18.6.d.1.a, 5.23.4, 5.27, 5.29.1, 5.29.3.f.4, 5.29.12.d, and 5.37.2 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor. Staff recommendation: Approval

Attachments: Floodplain Management Overlay District Proposal CPC Sept 2020.pdf, Floodplain Overlay District Staff Report 08282020.pdf, Floodplain Management Overlay District Ordinance for CPC 8-28-20.pdf, 8-31-2020 Public Meeting Q&A Report.pdf

Moved by Ackerman, seconded by Brigs, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the amendments to Chapter 55 Unified Development Code: Add Section 5.14.2 and modify Sections 5.18.4, 5.18.6.D.1.a, 5.23.4, 5.27, 5.29.1, 5.29.3.F.4, 5.29.12.D, and 5.37.2 to establish a Floodplain Overlay District and Regulations to effectively regulate Floodplains throughout the City.

Commission Discussion:

None

Moved by Ackerman seconded by Milshteyn that item 9-b be postponed to the September 15, 2020 Planning Commission Meeting.

A Friendly amendment made by Milshteyn to amend the motion to read as follows:

That item 9-b be postponed to the October 20, 2020 Planning Commission Meeting.

Commission Discussion:

Commissioner Erica Briggs inquired about public notice for this agenda item.

Lenart explained that the proposed amendments were noticed pursuant to requirements, in the Washtenaw Legal News and to all registered neighborhood associations. Lenart clarified that specific property owners were not noticed.

Briggs expressed desire for further notification and public outreach regarding the proposed amendment.

Commissioner Alex Milshteyn suggested postponing the item to an October meeting.

Lenart inquired about specific requests from the Planning Commission relating to sharing information regarding the proposed amendment.

Briggs suggesting improving the maps that are available to the public.

Commissioner Sara Hammerschmidt suggested a Question and Answer meeting format for a future meeting.

Commissioner Shannon Gibb-Randall suggested providing meeting notices geographically. Additionally reaching out to the webinar attendees, and providing information to local realtor groups.

On a roll call vote, the vote was as follows with the Chair declaring the motion to postpone approved.

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

Nays: 0

Absent: 1 - Wendy Woods

10 UNFINISHED BUSINESS

10-a [20-1263](#) City Planning Commission FY 2021-2022 Work Program

Attachments: FY21 Work Program Cover Memo.pdf, CPC Work Program September 2020 Proposed.pdf

Moved by Sauve Seconded by Abrons, that the Ann Arbor City Planning Commission hereby adopts the City Planning Commission FY2021 Work Program.

Moved by Milshteyn, seconded by Sauve that item 10-a be postponed to the September 15, 2020 Planning Commission meeting.

Commission Discussion:

Commissioner Lisa Sauve suggested adding a timeframe for the Planned Projects item.

Chair Mills discussed A2Zero items related to the work plan.

On a roll call vote, the vote was as follows with the Chair declaring the motion passed.

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

Nays: 0

Absent: 1 - Wendy Woods

10-b [20-1345](#) Planning Commission Sub-committee and Designee Appointments

Attachments: CPC Subcommittees and Designees Memo 2020.pdf,
CPC Committee Assignments - Proposed August
2020.pdf

Moved by Sauve, seconded by Abrons that the Ann Arbor Planning Commission approves the Planning Commission Subcommittee and designee assignments as presented.

COMMISSION DISCUSSION:

None

Moved by Ackerman, seconded by Briggs, to postpone item 10-b to the September 15, 2020 Planning Commission Meeting

On a roll call vote, the vote was as follows with the Chair declaring the motion to postpone passed.

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

Nays: 0

Absent: 1 - Wendy Woods

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

Seeing no speakers, Chair Mills closed Audience Participation.

12 **COMMISSION PROPOSED BUSINESS**

Chair Mills discussed the Zoom call in feature and that the toll numbers that should be provided for future meetings.

13 **ADJOURNMENT**

Moved by Milshteyn, seconded by Briggs, that the meeting be adjourned at 8:47 p.m.

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

Nays: 0

Absent: 1 - Wendy Woods

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