



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, August 17, 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: 977 6634 1226

Please copy and paste this URL into your browser to join:

<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

1. CALL TO ORDER

Chairperson Sarah Mills called the meeting to order at 7:02 p.m. with the following statement:

Welcome to the Tuesday, August 17, 2021 meeting of the Ann Arbor Planning Commission. This meeting is being held electronically to protect public health and safety due to the COVID-19 virus and to comply with orders issued by the governor, the Michigan Department of Health and Human Services, and/or the Washtenaw County Health Department. We intend to conduct this meeting similarly to an in-person meeting. However, please be patient if there are technical issues.

To speak during public comment opportunities, you will be able to speak through the webinar link, or by phone, depending on your method of access to this meeting, and available devices. Both the phone number and weblink are available on the published agenda, in the public notices section of the city website.

For phone access, please call 877-853-5247 and Enter Meeting ID: 977 6634 1226.

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, select "government channel."

2. ROLL CALL

Planning Manager Brett Lenart called the roll.

All members attended the meeting virtually from Ann Arbor, MI.

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

Absent 1 - Hammerschmidt

3. INTRODUCTIONS

None

4. APPROVAL OF AGENDA

Moved by Ellie Abrons, Seconded by Donnell Wyche, to amend agenda item order to 10-b before 10-a. On a voice vote and show of hands, the Chair declared the motion carried unanimously.

5. MINUTES OF PREVIOUS MEETING

5-a. [21-1516](#) August 3, 2021 City Planning Commission Meeting Minutes

Moved by Donnell Wyche, seconded by Lisa Sauvé, to approve the August 3, 2021 City Planning Commission meeting minutes and forward to City Council. The minutes were unanimously approved.

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

6-a. City Council

Councilmember Lisa Disch reported on the previous Council meeting.

6-b. Planning Manager

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

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

[21-1517](#) 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.)

8. PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING

[21-1518](#) Public Hearings Scheduled for Wednesday, September 8, 2021 Planning Commission Meeting

Received and Filed

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

9-a. [21-1519](#) 3090 Geddes Avenue Annexation and Zoning for City Council Approval - Request to annex this 1.5-acre site in Ann Arbor Township to the City of Ann Arbor and zone it to R1A (Single-Family Dwelling) for connection of utilities. No proposed changes to the existing single-family house. (Returning from 7/22/2021 meeting) Staff Recommendation: Approval

STAFF REPORT:

Matt Kowalski, City Planner, provided the staff report.

PUBLIC HEARING:

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

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Rothfuss Annexation and R1A (Single-Family Dwelling District) Zoning (3090 Geddes Road) subject to obtaining an updated access easement description for 3100 Geddes Road.

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 vote the Chair declared the motion carried unanimously. Vote: 8 - 0

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

Nays: 0

Absent: 1 - Sara Hammerschmidt

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

- 10-b. [21-1521](#)** Mill Creek Townhomes Rezoning and Site Plan for City Council Approval - A request to rezone the 32.6-acre Mill Creek Townhomes site from R3 (Townhouse Dwelling) to R4B (Multiple-Family Dwelling). The site currently contains 281 dwelling units and a community center building. A site plan proposes to construct 102 more dwelling units in four buildings and renovate the community center. Site improvements include new parking lots, updated lighting, updated storm water management, and updated solid waste/recycling enclosures. A landscape modification request is made to limit required landscape improvements to redeveloped areas of the site only. Staff Recommendation: Approval (on rezoning) Approval with Conditions (on site plan)

PROJECT PRESENTATION:

Tom Covert, Engineer for the project, provided the proposed project presentation.

Mike Martin, Ted Hirsch, and Wayne Chubb were also available.

STAFF REPORT:

Jill Thacher, City Planner, provided the staff report.

PUBLIC HEARING:

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

Moved by Lisa Sauvé, Seconded by Lisa Disch, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Mill Creek Townhomes Rezoning from R3 (Townhouse Dwelling) to R4B (Multiple-Family Dwelling), and

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Mill Creek Townhomes Site Plan with Landscape Modifications to allow landscape elements which are part of a previously approved site plan be maintained and continued as nonconforming in areas where no alterations are proposed, subject to a variance granted by the Zoning Board of Appeals for EV parking spaces.

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 vote the Chair declared the motion carried unanimously. Vote: 8 - 0

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

Nays: 0

Absent: 1 - Sara Hammerschmidt

- 10-a.** [21-1520](#) 700 Tappan Street Amended Planned Unit Development (PUD) Zoning for City Council Approval - A petition to revise the PUD supplemental regulations in order to remove a requirement for a curb cut to be closed at this time. Petitioner is proposing a rain garden on the site to mitigate for storm water. No other site improvements or construction is proposed. 0.60-acre site zoned PUD. Staff Recommendation: Denial

PROJECT PRESENTATION:

Scott Munzel, Attorney for Applicant, provided the petition presentation. Mike McCloud, owner, was also available. Joe Maynard and Aaron Wanty, Engineers for the site were also available.

STAFF REPORT:

Matt Kowalski, City Planner, provided the staff report.

PUBLIC HEARING:

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

Moved by Lisa Disch, Seconded by Wonwoo Lee, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Casa Dominick's Planned Unit Development (PUD) revised Supplemental Regulations.

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

Yeas: 0

Nays: 8 - Sarah Mills, Shannan Gibb-Randall, Elizabeth Sauve, Ellie Abrons, Lisa Disch, Wonwoo Lee, Sadira Clarke, and Donnell Wyche

Absent: 1 - Sara Hammerschmidt

- 10-c.** [21-1522](#) 336 S Ashley Site Plan for City Council Approval - A site plan to enclose the front porch. 0.076-acre site zoned D2 (Downtown Interface).
POSTPONED

At the request of the petitioner and staff, this agenda item is being recommended for postponement to the October 5th Planning Commission Meeting. Prior to action to postpone, a public hearing was held given that public hearing notice had been provided.

PUBLIC HEARING:

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

Moved by Donnell Wyche, Seconded by Shannan Gibb-Randall, to postpone agenda item, 336 South Ashley Street Site Plan, to the October 5th, 2021 Planning Commission Meeting.

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 vote the Chair declared the motion carried unanimously. Vote: 8 - 0

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

Nays: 0

Absent: 1 - Sara Hammerschmidt

11. OTHER BUSINESS

11-a. [21-1527](#) Revised 2021-2022 Planning Commission Meeting Schedule

Moved by Donnell Wyche, Seconded by Lisa Disch, to revise 2021-2022 Planning Commission Meeting Schedule, to move the October 12, 2021 Working Session meeting to October 13, 2021.

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

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

Nays: 0

Absent: 1 - Sara Hammerschmidt

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

None

13. COMMISSION PROPOSED BUSINESS

Electric Vehicle (EV) Parking to apply to all parking provided, not just required.

14. ADJOURNMENT

Moved by Ellie Abrons, Seconded by Lisa Sauvé, to adjourn the meeting at 10:33 pm. Without objection the meeting was adjourned.

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