



# City of Ann Arbor

## Formal Minutes - Final

### City Planning Commission

301 E. Huron St.  
Ann Arbor, MI 48104  
[http://a2gov.legistar.com/  
Calendar.aspx](http://a2gov.legistar.com/Calendar.aspx)

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Tuesday, July 19, 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)**

**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**

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Passcode: 882985

Or join by phone: Call: 206-337-9723 or 213-338-8477 or Toll Free 877-853-5247 or 888-788-0099  
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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.*

**Present** 7 - Gibb-Randall, Sauve, Hammerschmidt, Disch, Lee,  
Clarke, and Wyche

**Absent** 2 - Mills, and Abrons

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

**Moved by Wonwoo Lee, Seconded by Lisa Disch, to Approve the  
Agenda as presented. On a voice vote the Agenda was unanimously**

Approved.

**4. MINUTES OF PREVIOUS MEETING**

**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; at First Reading, Council approved the Parking Amendments to the Unified Development Agreement (UDC), Marijuana Facilities Amendments to the UDC, Street Trees and Trees in the Right-of-Way Amendment.*

**5-b. Planning Manager**

*Planning Manager Brett Lenart added that City Council modified the Marijuana Amendments that were forwarded from the City Planning Commission; to specify provide for curbside service for Provisioning Centers, Retailers, and Micro-Businesses.*

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

*Wonwoo Lee reported from the Transportation Commission, that they had reviewed the Park's Plan (PROS Plan) and discussed the importance of continuity in our parks, and emphasizing connectivity - of ways of getting between recreation and ways of creating more connectivity. He noted they would like to see a greater presence from the Commission as they move forward.*

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

**22-1245** Various Communications Received to City Planning Commission

**Attachments:** Garber.pdf, Garton.pdf, Gillon.pdf, Goodman.pdf, Gurk.pdf, Moon .pdf, Murphey.pdf, Rogers.pdf, Burgoon.pdf, Dawson.pdf, Wollin TC1 Letter of Concern 7-12-2022\_0001.pdf, Burrell.pdf, Lucas.pdf, Pomana.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 electric heat pumps (see his complete statement attached in Communication file).*

*Seeing no further speakers, Chair Gibb-Randall closed the Public Comment.*

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

**7-a. 22-1246 Public Hearings Scheduled for Wednesday, August 3, 2022 Planning Commission Meeting**

**Attachments:** 8-3-2022 Notice of Public Hearing.pdf

*Brett Lenart reviewed the Public Hearing Notice with the Commission.*

**Received and Filed**

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

**8-a. 22-1247 The Village of Ann Arbor Site Plan and Rezoning to R4A (Multiple-Family Dwelling) Zoning for City Council Approval - The petitioner proposes to construct 561 dwelling units on approximately 65 acres, at 1680 Dhu Varren Road. Units include owner-occupied and rental units. Access is proposed from Pontiac Trail, Dhu Varren Road, and Leslie Park. Storm water detention is proposed on-site. Project includes a Wetland Use Permit for 0.03 acre of wetland impact. Construction is currently proposed to take place in two phases. Staff Recommendation: Postponement**

**Attachments:** Villages of Ann Arbor Staff Report w Maps-July 19 2022.pdf, Site Plan - Part 1.pdf, Site Plan - Part 2.pdf, Site Plan - Part 3.pdf, Resident Participation Report.pdf, Draft Development Agreement.pdf

**PROJECT PRESENTATION:**

*Tim Loughrin, Robertson Homes, 6905 Telegraph Road, Suite 200, Bloomfield Hills, Michigan 48301, provided a review of the project.*

**STAFF REPORT:**

*City Planner Jeff Kahan provided the staff report on the agenda item.*

*PUBLIC HEARING:*

*Ken Garber, 28 Haverhill Court, Ann Arbor, spoke in support for this project to be all-electric.*

*Rita Mitchell, 621 \_\_\_ Street, Ann Arbor, agreed with Garber's comments and the need for this project to be sourced with all clean energy.*

*Linda Murphy, 315 Linda Vista Street, Ann Arbor, agreed with previous speakers, speaking of the need for this project to be free from fossil fuel use and in line with the City's A2 Zero goals and plan.*

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

**Moved by Lisa Disch, Seconded by Lisa Sauvé, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Village of Ann Arbor R4A Zoning, Site Plan, (Located at 1680 Dhu Varren and within the southeast quadrant of Pontiac Trail and Dhu Varren Road) and Development Agreement subject to the petitioner obtaining a variance for the maximum front setback along Dhu Varren Road and a variance for not meeting the minimum parking requirement,**

**and,**

**The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Village of Ann Arbor Wetland Use Permit to allow filling and mitigation of 1,300 square feet of wetland disturbance and on-site mitigation.**

*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.]*

**Moved by Lisa Sauvé, Seconded by Sara Hammerschmidt, to Postpone Agenda Item to the September 7th, 2022 City Planning Commission meeting.**

*DISCUSSION ON POSTPONEMENT:*

*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: 7 - 0**

**Yeas:** 7 - Shannan Gibb-Randall, Elizabeth Sauve, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Sadira Clarke, and Donnell Wyche

**Nays:** 0

**Absent:** 2 - Sarah Mills, and Ellie Abrons

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

*Ken Garber, 28 Haverhill Court, Ann Arbor, thanked the Commission for their thoughtful and thorough discussion on the project. He expressed concern about the petitioners calculations on heat pumps.*

**10. COMMISSION PROPOSED BUSINESS**

*Donnell Wyche spoke about a large parcel of land in the panhandle by M14 that is City owned land that looks like it is un-zoned. He said it would be great if the City could put a hold on this parcel until the Land Use study is complete or the Commission could provide a recommendation for what this parcel could or should be zoned.*

*Lenart said he'd look into the issue.*

*Chair Gibb-Randall said she'd like the Commission to review bicycle parking stands as they relate to new projects, noting public communication the Commission received on 'wavy bike stands' that she also doesn't find accommodating or useful.*

**11. ADJOURNMENT**

**Moved by Wonwoo Lee, Seconded by Donnell Wyche, to adjourn the meeting at 9:29 pm. On a voice vote, the Chair declared the motion carried unanimously.**

Shannan Gibb-Randall, 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.