



City of Ann Arbor

Formal Minutes - Draft

City Planning Commission

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

Tuesday, May 4, 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: 929 1620 2435

1. CALL TO ORDER

Chair Sarah Mills called the meeting to order at 7:05 PM

2. ROLL CALL

Commissioner Ellie Abrons attended the meeting from New York.

All other Commissioners attended the meeting remotely from Ann Arbor, Michigan.

Present 9 - Mills, Milshteyn, Gibb-Randall, Sauve, Abrons, Hammerschmidt, Disch, Lee, and Clarke

3. INTRODUCTIONS

4. APPROVAL OF AGENDA

5. MINUTES OF PREVIOUS MEETINGS

5-a. [21-0854](#) April 6, 2021 City Planning Commission Meeting Minutes

Attachments: 4-6-2021 CPC Minutes.pdf

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

5-b. [21-0855](#) April 13, 2021 Special City Planning Commission Meeting Minutes

Attachments: 4-13-2021 CPC Minutes.pdf

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

- 5-c. [21-0869](#) April 20, 2021 Draft Joint Planning Commission/Transportation Commission Meeting Minutes

Attachments: 4-20-2021 Draft Joint CPC & Transportation Commission Minutes.pdf

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

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

6-a. City Council

6-b. Planning Manager

6-c. Planning Commission Officers and Committees

6-d. Written Communications and Petitions

[21-0856](#) Various Communication to the City Planning Commission

Attachments: COMM 1 re ADUs.pdf, COMM 1 re Home Occupations.pdf, COMM 1 re Consumption Establishment.pdf

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.)

No callers.

8. PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING

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

- 9-a. [21-0859](#)** Barton Green Landscape Modification Request for Planning Commission Approval - A proposal to amend a portion of the Conflicting Land Use Buffer on the south side of the site located at 2601 Pontiac Trail to accommodate a DTE utility easement. The Conflicting Land Use Buffer is proposed to be shifted to the north. Staff recommendation: Approval

Attachments: Barton Green Landscape Modification Request Staff Report with Site Plan Attached.pdf

Damian VanMatre, Trinitas Ventures, and Scott Betzoldt with Midwestern Consulting presented the proposed project.

PUBLIC HEARING

Ken Garber, 28 Haberhill Court, Ann Arbor, expressed concern about the process for the proposed project.

Name unknown, address unknown, inquired about the timeline of the proposed project.

Seeing no further callers, Chair Mills closed the Public Hearing.

Moved by Hammerschmidt, seconded by Disch that the Ann Arbor City Planning Commission hereby approves the proposed landscape modifications according to the Unified Development Code section 5.30.2 (Landscape Modifications).

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

Yeas: 9 - Sarah Mills, Alex Milshteyn, Shannan Gibb-Randall, Elizabeth Sauve, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, and Sadira Clarke

Nays: 0

- 9-b. [21-0858](#)** Liberty Consumption Establishment for Planning Commission Approval - A petition to approve a Designated Marijuana Consumption Facility at 336 S. Ashley Street to allow customers to consume marijuana purchased elsewhere in accordance with state laws. Staff recommendation: Approval

Attachments: Liberty Consumption Establishment(SEU21-001) Staff Report with Attachments.pdf

Representing the petitioner: Rabbi James Kahn, Vince Canales, Sharon

Artley, Sarah Stretchberry, Harold J Remlinger, Nate (last name unknown) presented the proposed project.

PUBLIC HEARING

Name Unknown, 210 W William Street, Ann Arbor, expressed opposition for the proposed project.

Seeing no further callers, Chair Mills closed the Public Hearing.

Moved by Sauve, seconded by Disch, that the Ann Arbor City Planning Commission, after hearing all interested persons and reviewing all relevant information, including an accompanying site plan, finds the petition substantially meet the standards in Chapter 55 (Unified Development Code), Section 5.29.5.D (Special Exceptions) and Section 5.16.3.G (Marijuana Facility), and therefore approves the 336 South Ashley Street Special Exception Use for Designated Marijuana Consumption Facility. This approval is based on the following findings:

- 1. The proposed use will be consistent with the D2 (Downtown Interface) District, which provides for residential, office, and commercial uses, including special exceptions for designated marijuana consumption facilities.**
- 2. The proposed use will not adversely impact traffic, pedestrians, bicyclists, circulation, or road intersections based on the location. South Ashley Street provides access to the site, and the proposed use is consistent with other surrounding uses' traffic impact.**
- 3. A site plan documenting the existing and proposed conditions of the site has been submitted as part of this application.**
- 4. Through documentation submitted by the petitioner regarding waste disposal, inventory tracking, security, and other methods of operation of the facility, the designated marijuana consumption facility will be operated in a manner that will not have an adverse impact on the neighboring properties or area, and will not have a detrimental impact on natural features.**

This Special Exception Use approval is based on the following conditions:

- 1. The petitioner obtaining and maintaining both a State of Michigan**

Marijuana License and a City of Ann Arbor Marijuana Permit, and providing documentation to Planning Services within three years of the City Planning Commission approval date of this petition.

2. The petitioner operating a marijuana business at this address within three years of the City Planning Commission approval date of this petition.

3. The designated marijuana consumption facility may only be used by customers and their guests of the provisioning center/retail at 338 South Ashley Street. And that the Ann Arbor Planning Commission approves the attached Site Plan which demonstrates compliance with the applicable Special Exception Use standards as no development which would otherwise require site plan approval has been proposed.

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

Yeas: 9 - Sarah Mills, Alex Milshteyn, Shannan Gibb-Randall, Elizabeth Sauve, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, and Sadira Clarke

Nays: 0

- 9-c.** [21-0860](#) Leslie Golf Course Addition Rezoning (2282 & 2290 Traver Road) for City Council Approval - A petition to annex and rezone two vacant parcels of land added to Leslie Golf Course as PL (Public Land). The parcels have a combined area of 5.23 acres and were recently acquired by the City for an addition to Leslie Golf Course. Staff recommendation: Approval

Attachments: Leslie Golf Course Addition Rezoning (2282 & 2290 Traver Road) (LD21-001) Staff Report.pdf

Libby Brookes, 2260 Traver Rd, inquired about future plans for the proposed park land.

Tom Stulberg, Traver Street, expressed concern with the proposed rezoning.

Adam Jaskiewicz, 1430 Las Vegas Drive, Ann Arbor, discussed the proposed rezoning as it relates to housing in Ann Arbor.

Seeing no further callers, Chair Mills closed the Public Hearing.

Moves by Milshteyn, seconded by Disch, that the Ann Arbor City

Planning Commission hereby recommends that the Mayor and City Council approve the Leslie Golf Course (Hosford) Addition rezoning from TWP (Township) to PL (Public Land).

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

Yeas: 9 - Sarah Mills, Alex Milshteyn, Shannan Gibb-Randall, Elizabeth Sauve, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, and Sadira Clarke

Nays: 0

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

Libby Brookes, 2260 Traver Rd, Ann Arbor, thanked the Planning Commission for their discussion, praised Leslie Golf Course, and encouraged the Planning Commission to learn more about the golf courses.

Tom Stulberg, Traver Street, Ann Arbor, expressed dislike for golf, and thanked the Planning Commission for their discussion.

11. COMMISSION PROPOSED BUSINESS

None.

12. ADJOURNMENT

Moved by Milshteyn, seconded by Abrons to adjourn at 9:25 PM

Approved Unanimously

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