



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, April 2, 2024

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

1. CALL TO ORDER

Vice Chair Ellie Abrons called the meeting to order at 7:02 pm in the Ann Arbor City Hall Council Chambers.

2. ROLL CALL

Deputy Planning Manager Hank Kelley called the roll.

Others present:

Deputy Planning Manager Hank Kelley

City Planner Alexis DiLeo

City Planner Matt Kowalski

Present 7 - Mills, Abrons, Hammerschmidt, Disch, Clarke, Wyche, and Weatherbee

Absent 2 - Lee, and Adams

3. APPROVAL OF AGENDA

Moved by Commissioner Mills seconded by Commissioner Weatherbee to approve the agenda as presented. On a voice vote, the motion carried unanimously.

4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

4-a. [24-0366](#) March 5, 2024 City Planning Commission Meeting Minutes

Attachments: March 5, 2024 City Planning Commission Meeting Minutes.pdf

Moved by Councilmember Disch seconded by Commissioner Weatherbee to approve the March 5, 2024 City Planning Commission meeting minutes. On a voice vote the minutes were unanimously approved as presented and forwarded to City Council.

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 at the Monday, April 1, 2024 City Council meeting:

-Four resolutions related to economic development and placemaking were passed by the Council. One emphasizes achieving housing at all income levels and promotes ordinance changes to accomplish this.

-Another resolution of interest to Planning Commission speaks to incentives for sustainable development, and asks for a definition of what is a "fully electrified project" or "energy efficient" project and when it would be appropriate to award incentives. Much is laid out in the resolutions, so we will need to understand staff capacity and perhaps hire help to accomplish.

-711 Church Street passed at first reading after discussion and appreciation of different perspectives.

5-b. Planning Manager

Deputy Planning Manager Hank Kelley reported:

- Transportation "MTIA" (Multi-modal Transportation Impact Analysis) UDC amendments also passed on first reading at City Council last night. These changes simplify language, make reference to multi-modal nature of transportation reviews, and clarify existing staff expectations.

- End of April workshops for Comprehensive Plan: 3 additional workshops will take place the week of April 22. More details will be published soon, and will be held at district libraries for Traverwood, Westgate and Mallets Creek.

- Calendar invites for the Comprehensive Plan Subcommittee of the Planning Commission will be sent out by Manager Lenart shortly, but are planned to be for fourth Tuesdays through the end of the year on non-ORC months (May, July, September, and November).

- Subcommittee assignments discussion was moved due to commissioner absences and will be brought back to an upcoming meeting.

- April 9, 2024 Working Session agenda will have a presentation on CIP scoring criteria and a pre-PUD conference presentation for 2271 S State Street.

- Three new staff members (two planners, one administrative assistant) will be joining the department on April 15th. I'm not yet sure who if any of them will be attending the April 16th CPC meeting, but we are thrilled to onboard new staff and look forward to more complete introductions in the near future.

5-c. Planning Commission Officers and Committees

No updates.

5-d. Written Communications and Petitions

[24-0367](#) Various Communication to the City Planning Commission

Attachments: Chambers email - Paris - Investing in Social Housing At Scale.pdf, Communication on Quality of Life and Density-Building Type-Amenities.pdf, Garber email 416 Long Shore Drive.pdf, LeDuc email 416 Long Shore Drive.pdf, Lucas email comments on 416 Long Shore.pdf, Trudeau email Stories from R4C.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, spoke to concerns with the economic development resolutions recommendation to change public noticing and public hearing requirements indicated at the April 1, 2024 City Council

meeting.

Seeing no additional speakers Vice Chair Abrons closed the Public Comment

7. PUBLIC HEARINGS SCHEDULED FOR NEXT REGULAR MEETING

7-a. [24-0368](#) Public Hearings Scheduled for Tuesday, April 16, 2024, Planning Commission Meeting

Attachments: 4-16-2024 Notice of Public Hearing.pdf

444 Huntington Place (AOI23-0003) – Annexation and Zoning for City Council Approval – Request to annex this .61-acre parcel and existing single-family home in Ann Arbor Township to the City of Ann Arbor, zone R1B (Single Family Dwelling) and connect to utilities.

110 Algebe Way (AOI23-0004) – Annexation and Zoning for City Council Approval – Request to annex this vacant .05-acre (2,178 square-foot) parcel in Ann Arbor Township to the City of Ann Arbor and zone R1B (Single-Family Dwelling).

3474 E Huron River Drive (AOI24-0001) – Annexation and Zoning for City Council Approval – Request to annex this vacant 1.66-acre parcel in Ann Arbor Township to the City of Ann Arbor and zone R1A (Single-Family Dwelling) to construct a single-family home and connect to utilities.

142 E Hoover Avenue (SP23-0026) – Site Plan for City Planning Commission Approval - A site plan to redevelop a 25,613-square foot site with a new 5,719-square foot auto repair facility. The new building and some of the 32 proposed vehicular parking spaces, along with required site improvements, will be constructed in Phase 1. The existing building will be demolished and the remaining proposed parking spaces will be installed in Phase 2. Site includes 142, 144 and 146 East Hoover Avenue, zoned C2B (Business Service).

8. UNFINISHED BUSINESS

- 8-a. [24-0277](#) 416 Long Shore Drive Site Plan for City Planning Commission Approval: A proposal to construct a new four story, 15 unit condominium building next to an existing office building. Site Size: 1.66 acres. Zoning Designation: O (Office). Staff Recommendation: Approval.

Attachments: 416 Long Shore Staff Report 03-28-2024.pdf, 2024-02-28 416 Long Shore Drive Revised SP.pdf, 416 and 580 Long Shore Dr Zoning Map.pdf, 416 and 580 Long Shore Dr Aerial Map.pdf, 416 and 580 Long Shore Dr Aerial Map Zoom.pdf, 416 Long Shore DRAFT Development Agreement 022924.pdf

PROJECT/PRESENTATION:

JD Lindenberg, Resource Recycling Systems, David Nims, Hobbs-Black, and Ted Hirsch, Midwestern Consulting presented the proposed request.

STAFF REPORT/PRESENTATION:

City Planner Jill Thacher presented the staff report for proposed request

PUBLIC HEARING:

Judy Nicolai, 517 Long Shore, spoke in opposition to the proposed project stating they live across the street from the site. Units of this size and price point seem out of keeping of the tone with community, would prefer low and moderate income housing.

Mary Leduc, 415 Long Shore, spoke to project concerns, noting she is a longtime resident, directly impacted by project. Concerned with staging for site since this is a small location on a narrow street. On high season for cascades, there is a lot of traffic, worried about project coordination. Have not met developer prior to this project, would have liked face-time with them to understand impacts. Noted Councilmember Disch has been helpful to neighbors during this process.

Ken Garber, 28 Havervill Court, raised project concerns noting he dislikes gas connection and potentially gas appliances offered to residents. Stated he is relieved to hear about heat pump. Suggest modifying development agreement to ensure better sustainability. Also curious about energy modeling and other sustainability like Passive House or similar standard.

Barbara Lucas, 121 Wright Street, stated they were not speaking out

against the project, but raised concerns with energy efficiency and size of units. Would like to see development strategy which would include accessible dwelling units.

Clark McCall, 3355 Yellowstone, stated he would like to see this project be all electric to reach A2Zero goals; and noted appreciation for ground water heat pumps.

Seeing no additional speakers Vice Chair Abrons closed the Public Hearing

Moved by Councilmember Disch seconded by Commissioner Wyche that:

The Ann Arbor City Planning Commission approves the 416 Long Shore Site Plan with Landscape Modifications to allow a reduction in the number of plantings required within the 15' Conflicting Land Use Buffer along the west property line, as it complies with all applicable requirements of the Unified Development Code, and other applicable laws, ordinances, standards, and regulations and based upon the following conditions:

- 1. All parcels must be combined before issuance of any Building Permits.**
- 2. The approval of and compliance with the Development Agreement.**

The Ann Arbor City Planning Commission recommends approval of the 416 Long Shore Drive Development Agreement.

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

On a roll call vote the vote was as follows with the Vice Chair declaring the motion carried. Vote 7-0.

Yeas: 7 - Sarah Mills, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Sadira Clarke, Donnell Wyche, and Julie Weatherbee

Nays: 0

Absent: 2 - Wonwoo Lee, and Daniel Adams

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

9-a. [24-0369](#) 700 Tappan Street Special Exception Use for City Planning Commission Approval

A proposal to re-establish a Marijuana Retailer in the existing building at 700 Tappan; the previous marijuana retailer closed in January 2023. No exterior site improvements are proposed. Staff Recommendation: Approval.

Attachments: 700 Tappan SEU Staff Report 03-28-24.pdf, 700 Tappan SEU Site Plan 02-01-2024.pdf, 700 Tappan St Zoning Map.pdf, 700 Tappan St Aerial Map Zoom.pdf, 700 Tappan SEU Application Completed.pdf, 700 Tappan SEU Standards.pdf

PROJECT/PRESENTATION:

Josh Covert, Medscape, presented the proposed request.

STAFF REPORT/PRESENTATION:

City Planner Matt Kowalski presented the staff report for proposed request

PUBLIC HEARING:

Pat, resident, spoke in support of the proposed request.

Seeing no additional speakers Vice Chair Abrons closed the Public Hearing.

Moved by Commissioner Wyche seconded by Commissioner Mills 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 (Special Exceptions) and Section 5.16.3.G.4 (Marijuana Facilities), and therefore approves the modification to the 700 Tappan Street Special Exception Use for a Marijuana Provisioning Center.

This approval is based on the following findings:

1. The proposed use will be consistent with the PUD (Casa Dominick's Planned Unit Development) District, which provides for grocery, prepared food and beverage sales and retail (as interpreted by the Zoning Board of Appeals, case ZBA11-022, January 25, 2012).
2. The PUD Supplemental Regulations were revised in December 2021 to prohibit parking and impervious surface between the structure at 700 Tappan and the public sidewalk along Monroe. Parking in this area was the main issue of concern for the Planning Commission at time of the original approval.
3. The proposed use will not adversely impact traffic, pedestrians, bicyclists, circulation, or road intersections based on the location. Tappan Street and Monroe Street provide access to the site, and the proposed use is consistent with other surrounding uses' traffic impact.
4. Through documentation submitted by the petitioner regarding waste disposal, inventory tracking, security, and other methods of operation of the facility, the provisioning center 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 modified Special Exception Use approval is based on the following conditions:

1. The petitioner obtaining and maintaining both a State of Michigan Medical Marijuana License and a City of Ann Arbor Medical 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 medical marijuana business at this address within three years of the City Planning Commission approval date of this petition.

And that the Ann Arbor Planning Commission approves the attached Site Plan which demonstrates compliance with the applicable Special Exception Use standards as no physical development of the property is proposed.

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

On a roll call vote the vote was as follows with the Vice Chair

declaring the motion carried. Vote 6-1.

Yeas: 6 - Sarah Mills, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Sadira Clarke, and Julie Weatherbee

Nays: 1 - Donnell Wyche

Absent: 2 - Wonwoo Lee, and Daniel Adams

10. OTHER BUSINESS

None

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

Seeing no speakers Vice Chair Abrons closed the Public Comment

12. COMMISSION PROPOSED BUSINESS

Commissioner Mills noted she would like to have a better understanding when Development Agreements come to City Planning Commission.

Commissioner Wyche questioned changes to Public Hearings and if the Planning Commission could discuss before being presented with a recommendation.

13. ADJOURNMENT

Moved by Commissioner Mills, Seconded by Commissioner Wyche, to adjourn the meeting at 9:46 pm. On a voice vote, the Vice Chair declared the motion carried unanimously.

Wonwoo Lee, Chairperson

/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.