



City of Ann Arbor

Formal Minutes

City Planning Commission

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

Tuesday, December 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 206-337-9723 or 213-338-8477 or Toll Free 877-853-5247 or 888-788-0099 Enter Meeting ID: 975 1994 2176

1. CALL TO ORDER

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

2. ROLL CALL

City of Ann Arbor Planning Manager Brett Lenart called the roll.

Present 6 - Mills, Milshteyn, Sauve, Abrons, Hammerschmidt, and Disch

Absent 1 - Gibb-Randall

3. INTRODUCTIONS

4. APPROVAL OF AGENDA

Moved by Milshteyn, seconded by Abrons, approved unanimously with the friendly amendment to postpone approval of the November 17, 2020 Planning Commission Minutes to the December 15, 2020 meeting.

5. MINUTES OF PREVIOUS MEETING

[20-1803](#) November 17, 2020 City Planning Commission Meeting Minutes

Attachments: 11-17-2020 Draft Action Minutes.pdf

Postponed to December 15, 2020

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

6-a. City Council

No report.

6-b. Planning Manager

Lenart discussed a proposal to change the site plan review process for certain types of site plans. Lenart also discussed reconsideration of Accessory Dwelling Units.

6-c. Planning Commission Officers and Committees

No report.

6-d. Written Communications and Petitions

20-1804 Various Communication to the City Planning Commission

Attachments: COMM 1.pdf, COMM 2.pdf, COMM 3.pdf, Site Plan Review Standards - CPC update memo to City Council.pdf

Received and Filed

7. PUBLIC COMMENT/PUBLIC PARTICIPATION (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 PUBLIC COMMENT/PUBLIC PARTICIPATION

8. PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING

20-1805 Public Hearings Scheduled for Tuesday, December 15, 2020 Planning Commission Meeting

Attachments: 12-15-2020 Notice of Public Hearing.pdf

Received and Filed

9. REGULAR BUSINESS

- 9-a. **20-1806** Main and Davis Apartments (907 - 913 S. Main Street) Site Plan for City Council Approval - A proposal to combine 907 & 913 S. Main Street, demolish the existing structures and construct a 6-unit, 35-bedroom rental complex on this 0.32-acre site zoned R4C (Multiple-Family Dwelling). Staff Recommendation: Approval

Attachments: 907 & 913 S Main Staff Report w Maps12-1-2020.pdf, 907 & 913 Main Site Plan, 907 & 913 S Main Public Notification, 907 & 913 S Main Draft Development Agreement

Satch Chada, Property Owner, and Kevin Brandon, and Patrick Cleary, representing the proposed project, presented the proposed project.

City of Ann Arbor City Planner Chris Cheng presented the Staff Report.

PUBLIC HEARING

Denis Gala (address unknown), expressed opposition for the proposed project.

Julie Weatherbee, 108 East Davis, Ann Arbor, expressed support for the proposed project.

Chris (last name unknown), 1241 Summit, Ann Arbor, expressed support or the proposed project.

Robert Droppleman, 837 S Main Street, Ann Arbor, expressed opposition for the proposed project.

Moved by Milshteyn seconded by Sauve that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 907 & 913 S. Main Street Site Plan and Development Agreement, subject to combining both lots before issuance of any permits and elimination of street trees outside the public right-of-way by the Zoning Board of Appeals.

COMMISSION DISCUSSION

Councilmember Lisa Disch discussed solar, parking, and landscaping.

Chada answered that the plan is to recover 30% of the building's energy using solar on site. He explained that he plans to include parking for ZipCar or similar use.

Cleary explained the landscaping proposed for the site.

Commissioner Alex Milshteyn inquired about parking at the site

Brandon explained that all parking is proposed to meet city requirements.

Commissioner Ellie Abrons inquired about plans to ensure protection of trees on the site, about open space at the site, and about electrification.

Cleary explained the techniques planned to ensure protection of trees on the site.

Chada explained that he intends to install furniture like picnic tables in the open space area and that there will be natural gas utilities installed in the building.

In order to resolve a technical issue, the Planning Commission took a break from 8:18 p.m. to 8:28 p.m.

Commissioner Sara Hammerschmidt inquired about parking assignments.

Chada explained that parking will be assigned by property management.

Commissioner Lisa Sauve inquired about the proposed retaining wall relating to the dripline, and inquired about package collection/storage, and encouraged electric appliances, and encouraged planning for diversifying the unit mix.

Clearly explained that the intention is to be as careful as possible, and due to the plans in place and the existing condition, the concern for any issue is low.

Mills discussed the design flexibility, bike parking, vehicle parking, solar use, overall design,

Brandon explained that the intention with solar is to use the generated solar on site

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

Yeas: 6 - Sarah Mills, Alex Milshteyn, Elizabeth Sauve, Ellie Abrons, Sara Hammerschmidt, and Lisa Disch

Nays: 0

Absent: 1 - Shannan Gibb-Randall

10. OTHER BUSINESS

10-a. [20-1807](#) Review, comment, and recommendation to forward the Ann Arbor Moving Together Towards Vision Zero: City of Ann Arbor Comprehensive Transportation Plan to City Council for distribution and public comment. Staff Recommendation: Approval

Attachments: Ann Arbor Moving Together Transportation Plan Notice to Plan Distribution Memo to CPC.pdf

Eli Cooper, City of Ann Arbor Transportation Manager, and Stacy Meekins from Stan Schwartz Consulting, presented the Ann Arbor Moving Together Transportation Plan.

Moved by Sauve, seconded by Abrons that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council authorize distribution the Ann Arbor Moving Together Towards Vision Zero: City of Ann Arbor Comprehensive Transportation Plan, an amendment to the City Master Plan, for review and comment to adjoining jurisdictions and stakeholders in accordance with MCL 125.3801, et. Seq., the Michigan Planning Enabling Act (Public Act 33 of 2008, as amended).

COMMISSION DISCUSSION

The Commission discussed the findings and future implementation of the Transportation Plan.

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

Yeas: 6 - Sarah Mills, Alex Milshteyn, Elizabeth Sauve, Ellie Abrons, Sara Hammerschmidt, and Lisa Disch

Nays: 0

Absent: 1 - Shannan Gibb-Randall

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

Seeing no speakers, Chair Mills closed Public Comment/Audience Participation.

12. COMMISSION PROPOSED BUSINESS

Mills discussed adding the review of parking requirements in R4C Zoning Districts.

13. ADJOURNMENT

Unanimously adjourned at 11:47 p.m.

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