



**City of Ann Arbor**  
**Formal Minutes**  
**City Planning Commission**

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

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Tuesday, April 13, 2021

7:00 PM

Electronic Meeting

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**1. CALL TO ORDER**

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

**2. ROLL CALL**

**All Planning Commission members attended the meeting electronically from the City of Ann Arbor, Michigan.**

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

**3. APPROVAL OF AGENDA**

**Moved by Abrons, seconded by Lee, approved as presented.**

**4. 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.)**

*Julien Carpenter, 1266 Jewett Ave, Ann Arbor, requested that reconsideration of the Home Occupation Ordinance as it relates to metalworking.*

*Francis Esmond White, 4477 Keebler Court, Ann Arbor, requested that reconsideration of the Home Occupation Ordinance as it relates to fabrication.*

*Robert Lajeunesse, 6 Southwick Ct., Ann Arbor requested that reconsideration of the Home Occupation Ordinance relating to machine shops and the definitions of permitted occupations.*

*Eleanor Jones, 1319 Olivia, Ann Arbor, suggested outlining the impacts of home occupations that would be not permitted rather than specific*

*home occupations.*

*Francis Mills, 5 Parkview Place, Arbor, requested that the Planning Commission to amend the Home Occupation Ordinance relating to machine shops and metal working.*

*Michael Flynn, 1601 Pontiac Trail, Ann Arbor, requested that the Planning Commission to amend the Home Occupation Ordinance relating to machine shops and metal working. He further explained that Ann Arbor should be a haven for inventors.*

*Ari Morris, Harpst Street, Ann Arbor requested that the Planning Commission to amend the Home Occupation Ordinance to describe the impacts of home occupations that would be not permitted rather than specific home occupations.*

*Nate Forge, 289 Sunset Road, Ann Arbor, requested that the Planning Commission to amend the Home Occupation Ordinance.*

*Doug Jones, 11777 Bemis Road, Manchester, Michigan requested that the Planning Commission to amend the occupation ordinance specifically related to metal shops.*

*Al McBorders, West Liberty, Ann Arbor, requested that the Planning Commission to amend the Home Occupation Ordinance specifically related remove article 4h.*

*Quest Bacalis, 1518 Granger, Ann Arbor, expressed opposition for banning machine shops and requested that the Planning Commission to amend the Home Occupation Ordinance.*

*George Aldercock, 424 Little Lake Drive, Ann Arbor, requested that the Planning Commission to amend the Home Occupation Ordinance, described their benefits.*

*Thomas Valerio, 404 Westwood, Ann Arbor, requested that reconsideration of the Home Occupation Ordinance as it relates to fabrication.*

*John Bowerage, 3642 Apt. 4, Partridge Path, Ann Arbor, Former Exhibits director at Ann Arbor Hands on Museum, requested that the Planning Commission to amend the Home Occupation Ordinance.*

*Tom Stulberg, Address unknown, expressed support for the previous callers, requested that the Planning Commission to amend the Home Occupation Ordinance.*

*Tom Root, 2732 Enclave Drive, Ann Arbor, reconsider requested that the Planning Commission to amend the Home Occupation Ordinance specifically related to article four.*

*Josh Williams, Maker Works Manager, expressed support for Tom Root's comments, reconsider requested that the Planning Commission to amend the Home Occupation Ordinance specifically related to article four.*

*Dan Pritts, 2901 Baylis Drive, Ann Arbor, requested that the Planning Commission to amend the Home Occupation Ordinance to describe the impacts of home occupations that would be not permitted rather than specific home occupations.*

*Don Jones, (address unknown) requested that the Planning Commission to amend the Home Occupation Ordinance, described the importance of creative work.*

*Joe Glandorf, 1417 Las Vegas, Ann Arbor, requested that the Planning Commission to amend the Home Occupation Ordinance relating to machine work.*

*Seeing no further speakers, Chair Mills closed Public Comment.*

**5. UNFINISHED BUSINESS - Staff Report, Public Hearing, and Commission Discussion**

*PUBLIC HEARING:*

*Andrew Sullenger, 201 S First Street, Ann Arbor, expressed support for the proposed T1 district, encouraged a greater height limit, at least on State Street.*

*Kirk Westphal, 3505 Charter Place, Ann Arbor, expressed support for the proposed ordinance.*

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

**UNFINISHED BUSINESS - Staff Report, Public Hearing, and Commission Discussion**

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- 5-a. [21-0718](#) Amendment to Chapter 55, Unified Development Code, to Create a New Zoning District for Transit Corridors for City Council Approval - A proposed ordinance to amend Chapter 55, Sections 5.12 Mixed Use Zoning Districts, 5.15 Permitted Use Tables, 5.16 Use Specific Standards and 5.17 Area, Height and Placement Regulations to create a new zoning district and establish its intent and purpose, permitted uses, use specific standards, and area, height and placement regulations. This district is proposed to be named the TC1 (Transit Corridor) district, allowing mixed uses in buildings with a minimum of 2-stories and other building standards, along established transit corridors to replace certain office and commercial zoning districts. Staff recommendation: Approval

**Attachments:** STAFF REPORT 4-13-21 (New District TC1).pdf, New District TC1 Transit Corridor (4-6-21).pdf, 4-6-2021 TC1 Transit Corridor Staff Report w Attach.pdf, TC1 District REzoning Priorities.pdf

**MOTION 1**

**Moved by Sauve, seconded by Milshteyn that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the amendments to the Unified Development Code, Chapter 55, Sections 5.12, 5.15, 5.16.3, 5.17.4, and 5.20.4 to create a new zoning district, the TC1 (Transit Corridor) District.**

**AMENDMENT TO MOTION 1**

**Moved by Gibb-Randall, seconded by Disch, to add specific corridors to the intent statement.**

**On a voice vote, the vote was as follows with the Chair declaring the Amendment to Motion 1 failed.**

**Yeas:** 3 - Sarah Mills, Shannan Gibb-Randall, and Lisa Disch

**Nays:** 5 - Alex Milshteyn, Elizabeth Sauve, Ellie Abrons, Sara Hammerschmidt, and Sadira Clarke

**Recused:** 1 - Wonwoo Lee

**FRIENDLY AMENDMENTS TO MOTION 1**

**Replace "should only" with "may", include P and R5 Zoning Districts, and replace "fronting" with proximate" in Section B. Specific Purpose Statements paragraph 1.**

**Add a maximum setback distance of 15 feet**

**Allow 300 maximum height limit when greater than 1,000 feet from residentially zoned districts**

#### **VOTE ON MOTION 1 WITH FRIENDLY AMENDMENTS**

**On a roll call vote, the vote on Motion 1 With Friendly Amendments was as follows with the Chair declaring Motion 1 passed.**

**Yeas:** 8 - Sarah Mills, Alex Milshteyn, Shannan Gibb-Randall, Elizabeth Sauve, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, and Sadira Clarke

**Nays:** 0

**Recused:** 1 - Wonwoo Lee

#### **MOTION 2**

**Moved by Milshteyn, seconded by Disch that the Ann Arbor Planning Commission recommends the following geographies be prioritized for City-initiated Rezoning to TC-1 Transit Zoning District, and intends to incorporate into the Commission's workplan:**

- 1. South State, From Oakbrook to I-94; Eisenhower Parkway from Main Street to Railroad Tracks**
- 2. Washtenaw Avenue from Platt Road to U.S. 23**
- 3. West Stadium From Maple to Pauline; Maple From Dexter to Liberty**
- 4. Plymouth From Murfin to U.S. 23**

**On a roll call vote the vote was as follows with the Chair declaring MOTION 2 passed.**

**Yeas:** 8 - Sarah Mills, Alex Milshteyn, Shannan Gibb-Randall, Elizabeth Sauve, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, and Sadira Clarke

**Nays:** 0

**Recused:** 1 - Wonwoo Lee

**6. COMMUNICATIONS**

**6-a.**      [21-0719](#)    Various Communication to the City Planning Commission

**Attachments:**    COMM 1 re TC1, COMM 2 re TC1

**Received and Filed**

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

*Seeing no callers, Chair Mills closed Public Comment.*

**8. ADJOURNMENT**

**Moved by Milshteyn, seconded by Disch, adjourned unanimously.**

Sarah Mills, Chairperson  
/mg

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<http://a2gov.legistar.com/Calendar.aspx>

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(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.)

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