



# City of Ann Arbor

## Formal Minutes

### 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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Thursday, November 4, 2021

7:00 PM

Electronic Meeting

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Webinar ID: 977 6634 1226

#### 1. CALL TO ORDER

*Chair Mills called the meeting to order at 7:03 PM.*

#### 2. ROLL CALL

*Planning Manager Brett Lenart called the roll.*

*Staff Present:*

*Brett Lenart, Planning Manager*

*Mat Kowalski, City of Ann Arbor City Planner*

*Peter Stephens, Land Development Coordinator IV*

*Jen Lawson, City of Ann Arbor Water Quality Manager*

*Jerry Hancock, City of Ann Arbor Stormwater / Floodplain Coordinator*

**All Commissioners attended the meeting electronically from Ann Arbor, Michigan.**

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

#### 3. APPROVAL OF AGENDA

Moved by Wyche, seconded by Disch, approved unanimously as presented.

**4. MINUTES OF PREVIOUS MEETING**

[21-1898](#) October 19, 2021 City Planning Commission Meeting Minutes

Moved by Disch, seconded by Gibb-Randall, unanimously postponed to the November 7, 2021 City Planning Commission meeting.

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

5-a. City Council

5-b. Planning Manager

5-c. Planning Commission Officers and Committees

5-d. Written Communications and Petitions

[21-1901](#) Various Communication to the CPC

**Received and Filed**

**6. AUDIENCE 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.)**

*Tom Stullberg, (address unknown), discussed impacts to transit related to density within the city and expressed concern with potential impropriety related to the TC1 rezoning.*

*Anne Bannister (address unknown), discussed transparency related to Planning Commission committee meetings as well as expressed concern regarding tree removal policy.*

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

21-1900 Public Hearing Notice for the November 16, 2021 CPC Meeting

**Received and Filed**

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

21-1899 Proposed Amendments to Section 5.29.6 Site Plans Specific Standards and Section 5.22 Storm water Management and Soil Erosion in Chapter 55 Unified Development Code, Article V of the City of Ann Arbor Code of Ordinances for City Council Approval. Proposal will amend Section 5.29.6 site plan thresholds for development proposals and site alterations by amending approval authorities, and some descriptions to reduce the time and level of authorization to review some projects. Revisions to Section 5.22 will update storm water management requirements based on development type rather than level of review.

*Anne Bannister (address unknown) discussed stormwater and soil erosion cost requirements to the applicant.*

*Tom Stullberg (address unknown), expressed opposition for the proposed amendments.*

**Moved by Disch, seconded by Gibb-Randall that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve amendments to Chapter 55 Unified Development Code, to amend Sections 5.29.6 related to Site Plan Review and Approval Standards and 5.22 related to Storm Water Management and Soil Erosion.**

**On a roll call vote, the vote was as follows with the chair declaring the motion approved.**

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

**Nays:** 0

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

**10. AUDIENCE PARTICIPATION (Persons may speak for three minutes on any item.)**

*Kathy Boris, 1726 Charston, expressed support for making public the names of the property owners who will be rezoned to TC1*

**11. COMMISSION PROPOSED BUSINESS**

**12. ADJOURNMENT**

**Moved by Sauve, seconded by Wyche, to adjourn the meeting. The meeting was adjourned unanimously at 8:59 PM.**

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](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.)

This meeting will be broadcast on Ann Arbor Community Television Network Channel 19 live at 7:00 p.m. 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