



City of Ann Arbor

Formal Minutes - Final

City Planning Commission

301 E. Huron St.
Ann Arbor, MI 48104
[http://a2gov.legistar.com/
Calendar.aspx](http://a2gov.legistar.com/Calendar.aspx)

Tuesday, April 16, 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

Chair Wonwoo Lee called the meeting to order at 7:01 pm in the Ann
Arbor City Hall Council Chambers.

2. ROLL CALL

Present 8 - Mills, Hammerschmidt, Disch, Lee, Clarke, Wyche,
Weatherbee, and Adams

Absent 1 - Abrons

Planning Manager Brett Lenart called the roll.

Others present:

Planning Manager Brett Lenart
City Planner Alexis DiLeo
City Planner Julia Shake
City Planner Mariana Melin-Corcoran
City Staff Brittany Alexander

3. APPROVAL OF AGENDA

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

4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

- 4-a. [24-0612](#) April 2, 2024 City Planning Commission Meeting Minutes

Attachments: April 2, 2024 City Planning Commission Meeting Minutes.pdf

Moved by Commissioner Mills seconded by Commissioner Weatherbee to approve the April 2, 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 its April 15, 2024 meeting, City Council approved the first reading for annexation and rezoning of 3701-3713 Riverside Drive to R1D, and voted to release roadway rights at 2845 South State Street. Council also approved the vacation of a portion of East Eisenhower Parkway.

Planning Manager Lenart noted that the City Administrator presented his recommended budget with recommendation for another full-time planning position and a part-time zoning position.

- 5-b. **Planning Manager**

Planning Manager Brett Lenart reported:

A press release was issued announcing Comprehensive Plan open house meetings next week Tuesday, April 23 at Traverwood District Library, Wednesday, April 24 at Westgate District Library, and Friday, April 26 at Mallett's Creek Library all from 4:00 pm-7:00 pm

New staff members Mariana Melin-Corcoran and Julia Shake (Associate Planners) and Brittany Alexander (Administrative Assistant) were introduced to the Commission.

5-c. Planning Commission Officers and Committees

None

5-d. Written Communications and Petitions

24-0613 Various Communication to the City Planning Commission

Attachments: Dillon email of opposition 2525 Ann Arbor Saline Road.pdf, Drake email of opposition 2525 Ann Arbor Saline Road.pdf, Dubov email of opposition 2525 Ann Arbor Saline Road.pdf, Fellows email of opposition 2525 Ann Arbor Saline Road.pdf, Goodly email of opposition 2525 Ann Arbor Saline Road.pdf, Johnson email of opposition 2525 Ann Arbor Saline Road.pdf, Leaf and Levine Suggestions for Comprehensive Plan.pdf, Lefton email of opposition 2525 Ann Arbor Saline Road.pdf, Levine email of support 2525 Ann Arbor Saline Road.pdf, Malesko email of opposition 2525 Ann Arbor Saline Road.pdf, Meier email of opposition 2525 Ann Arbor Saline Road.pdf, Millan email of opposition 2525 Ann Arbor Saline.pdf, Millan K email of opposition 2525 Ann Arbor Saline Road.pdf, Nauschuetz email of opposition 2525 Ann Arbor Saline Road.pdf, Nicholls email of opposition 2525 Ann Arbor Saline Road.pdf, Riethmiller email of opposition 2525 Ann Arbor Saline Road.pdf, Schreck email of opposition 2525 Ann Arbor Saline Road.pdf, Short email of opposition 2525 Ann Arbor Saline Road.pdf, Smith email of opposition 2525 Ann Arbor Saline Road.pdf, Spencer email of opposition 2525 Ann Arbor Saline Road.pdf, Stubbs email of opposition 2525 Ann Arbor Saline Road.pdf, Sugai email of opposition 2525 Ann Arbor Saline Raod.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.)

Seeing no speakers Chair Lee closed the Public Comment

7. PUBLIC HEARINGS SCHEDULED FOR NEXT REGULAR MEETING

- 7-a. [24-0614](#) Public Hearings Scheduled for Tuesday, May 7, 2024, Planning Commission Meeting

Attachments: 5-7-2024 Notice of Public Hearing.pdf

Southtown Conditional Zoning Statement Amendment, 1601 South State Street - A petition to amend the Southtown Conditional Zoning Statement of Conditions, adopted and incorporated by Ordinance No. 23-24 to zone a 1.66-acre site C1A/R (Campus Business Residential) District with Conditions, by restating paragraph 2. D. from "The Property shall have no natural gas connections except for emergency back-up power," to "The Property will demonstrate continuous microgrid operation at 60-75% less Carbon Intensity (CI) than electricity incumbent DTE."

8. UNFINISHED BUSINESS

None

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

- 9-a. [24-0615](#) 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. Staff recommendation: Approval

Attachments: 444 Huntington A & Z Staff Report.pdf, 444 Huntington PI Zoning Map.pdf, 444 Huntington PI Aerial Map.pdf

STAFF REPORT/PRESENTATION:

City Planner Alexis DiLeo presented the proposed request.

PUBLIC HEARING:

Seeing no speakers Chair Lee closed the Public Hearing.

Moved by Councilmember Disch seconded by Commissioner Weatherbee that:

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Annexation and R1B (Single-Family Dwelling District) Zoning of 444 Huntington

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 Planning Manager Lenart declaring the motion carried. Vote 8-0.

Yeas: 8 - Sarah Mills, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Sadira Clarke, Donnell Wyche, Julie Weatherbee, and Daniel Adams

Nays: 0

Absent: 1 - Ellie Abrons

9-b. **24-0616** 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). Staff recommendation: Approval

Attachments: 110 Algebe Way A & Z Staff Report.pdf, 110 Algebe Way Zoning Map.pdf, 110 Algebe Way Aerial Map Zoom.pdf, 110 Algebe Way Aerial Map.pdf

STAFF REPORT/PRESENTATION:

City Planner Alexis DiLeo presented the proposed request.

PUBLIC HEARING:

Seeing no speakers Chair Lee closed the Public Hearing.

Moved by Commissioner Mills seconded by Councilmember Disch that:

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Annexation and R1B (Single-Family Dwelling District) Zoning of 110 Algebe Way.

On a roll call vote the vote was as follows with Planning Manager Lenart declaring the motion carried. Vote 8-0.

Yeas: 8 - Sarah Mills, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Sadira Clarke, Donnell Wyche, Julie Weatherbee, and Daniel Adams

Nays: 0

Absent: 1 - Ellie Abrons

9-c. [24-0617](#) 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. Staff recommendation: Approval

Attachments: 3474 E Huron River A & Z Staff Report.pdf, 3474 E Huron River Dr Zoning Map.pdf, 3474 E Huron River Dr Aerial Map.pdf

STAFF REPORT/PRESENTATION:

City Planner Alexis DiLeo presented the proposed request.

PUBLIC HEARING:

Ian Evans, 3474 E Huron River Drive, noted he was the property owner and was there for any questions by the Commission.

Seeing no additional speakers Chair Lee closed the Public Hearing.

Moved by Commissioner Wyche seconded by Councilmember Disch that:

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Annexation and R1A (Single-Family Dwelling District) Zoning of 3474 East Huron River Drive.

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

A friendly amendment was made by Commissioner Wyche to change the zoning from R1A to R1D.

Moved by Commissioner Wyche seconded by Councilmember Disch that:

The zoning for 3474 East Huron River Drive be changed from R1A to R1D.

On a voice vote the vote was as follows with Planning Manager Lenart declaring the motion carried. Vote 8-0.

Yeas: 8 - Sarah Mills, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Sadira Clarke, Donnell Wyche, Julie Weatherbee, and Daniel Adams

Nays: 0

Absent: 1 - Ellie Abrons

Moved by Commissioner Wyche seconded by Councilmember Disch that:

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Annexation and R1D (Single-Family Dwelling District) Zoning of 3474 East Huron River Drive.

On a roll call vote the vote was as follows with Planning Manager Lenart declaring the motion carried. Vote 8-0.

Yeas: 8 - Sarah Mills, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Sadira Clarke, Donnell Wyche, Julie Weatherbee, and Daniel Adams

Nays: 0

Absent: 1 - Ellie Abrons

9-d. **24-0618** 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). Staff recommendation: approval.

Attachments: April 16, 2024 Staff Report (142 E Hoover), Zoning Map (142 E Hoover), Aerial Map (142 E Hoover), Site Plan version 4 2024-03-22 (142 E Hoover)

PROJECT/PRESENTATION:

Dave Davis, Architect, presented the proposed request.

STAFF REPORT/PRESENTATION:

City Planner Alexis DiLeo presented the staff report for proposed request.

PUBLIC HEARING:

Seeing no speakers Chair Lee closed the Public Hearing.

Moved by Commissioner Wyche seconded by Commissioner Weatherbee that:

The Ann Arbor City Planning Commission approves the 142 East Hoover Avenue Site Plan (version 4), dated March 22, 2024, subject to:

- 1. Combining all lots prior to application for any permits, except demolition permits.**
- 2. Depositing \$2,440.00 to the city tree fund to mitigate 10 caliper inches of landmark tree removal at \$244.00 per inch prior to issuance of any certificate of occupancy.**

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 Planning Manager Lenart declaring the motion carried. Vote 8-0.

Yeas: 8 - Sarah Mills, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Sadira Clarke, Donnell Wyche, Julie Weatherbee, and Daniel Adams

Nays: 0

Absent: 1 - Ellie Abrons

10. OTHER BUSINESS

24-0510 Planning Commission Sub-committee Assignments

Attachments: 2024 CPC Subcommittees and Designees Memo.pdf, 2024 Ann Arbor Planning Commission Committees and Appointments Descriptions.pdf, 2024 4-16 Planning Commission Assignments Postponed from 4-2-2024.pdf

Planning Manager Lenart noted Commissioner Adams and Commissioner Weatherbee had not been assigned to Planning

Commission subcommittees.

Commissioner Adams noted he would be interested the Ordinance Revisions Committee.

Commissioner Weatherbee noted she would be interested in Comprehensive Plan Sub Committee, Transportation Committee, Environmental Committee or Zoning Board of Appeals.

Manager Lenart noted Commissioner Adams would be assigned to the Ordinance Revisions Committee and Commissioner Weatherbee to the Comprehensive Plan Subcommittee.

Commissioner Clarke noted she will be stepping down from the Zoning Board of Appeals.

Manager Lenart stated Zoning Board of Appeals is appointed by Council and Commissioner Clarke will need to submit her resignation to resign from the board and Commissioner Weatherbee will need to apply to serve on the board.

Moved by Commissioner Wyche seconded by Councilmember Disch that:

The Planning Commission appoint Commissioner Adams to the Ordinance Revisions Committee and Commissioner Weatherbee to the Comprehensive Plan Subcommittee.

And that Commissioner Weatherbee submit an application to serve on the Zoning Board of Appeals.

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 voice vote the vote was as follows with Chair Lee declaring the motion carried. Vote 8-0.

Yeas: 8 - Sarah Mills, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Sadira Clarke, Donnell Wyche, Julie Weatherbee, and Daniel Adams

Nays: 0

Absent: 1 - Ellie Abrons

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

Seeing no speakers Chair Lee closed the Public Comment

12. COMMISSION PROPOSED BUSINESS

Planning Manager Lenart noted proposed ordinance change to Chapter 8 of the city code. Proposed bylaw changes included moving from a six person affirmative vote to advance any petition to five affirmative votes to pass an item.

Planning Manager Lenart also noted owner initiated annexations under 2 acres zoned R1A and R2A bypass going to Planning Commission and proceed directly to City Council.

Chair Lee referenced an email received from Commissioner Adams regarding resolution 24-0511 that City Council has passed, to apply local zoning and land use regulations in a manner that supports housing development at all income levels and how that changes some of the deliberations we have at Planning Commission.

Commissioner Adams noted some of language is immediately a factor for staff, planning to prioritize certain characteristics in process; direction from Council to weigh things differently and we should discuss how we should address this.

Chair Lee questioned if the discussion could be continued at a Working Session.

Commissioner Wyche asked if the Commission could proactively assist in pro-housing initiatives in light of the Comprehensive Plan. Mr. Wyche questioned the Commission posture towards density, and how to publicly respond to recent Council resolutions, noting that some UDC changes may be needed promote housing (and other resolution) initiatives. Mr. Wyche also asked how to consider new Work Program items given limited staff capacity, and whether recommendations would be forthcoming from the City administration.

Commissioner Mills expressed continued interest in a replacement site plan reviewer from the Office of Sustainability and Innovations.

13. ADJOURNMENT

Moved by Commissioner Wyche, Seconded by Commissioner Mills, to adjourn the meeting at 8:35 pm. On a voice vote, the 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.