



City of Ann Arbor

Formal Minutes - Final

City Planning Commission

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

Wednesday, June 21, 2023

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

Secretary Lisa Sauve called the meeting to order at 7:05 pm in Council Chambers at City Hall of Ann Arbor.

2. ROLL CALL

Deputy Planning Manager, Hank Kelley, called the roll.

Others present:

Deputy Planning Manager Hank Kelley, City Planner Alexis DiLeo, City Planner Chris Cheng.

Present 8 - Mills, Sauve, Abrons, Hammerschmidt, Disch, Lee, Clarke, and Wyche

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. [23-1114](#) June 6, 2023 City Planning Commission Meeting Minutes

Attachments: 6-6-2023 CPC Approved Meeting Minutes.pdf

Moved by Commissioner Mills, seconded by Commissioner Abrons,

to approve the June 6, 2023 City Planning Commission meeting minutes and forwarded to City Council. On a voice vote the minutes were unanimously approved.

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 on Council action at their previous meeting:

Council passed 721 South Forest PUD on second reading. Amendment for conditional zoning for Beekman on Broadway had first reading. Through consent agenda removed racial restrictions from the deed from Allmendinger Park

5-b. Planning Manager

Deputy Planning Manager Hank Kelley stated due to the July 4th holiday and no items for commission to act on staff recommends cancelling the July 5, 2023 City Planning Commission meeting. Without objection, Secretary Sauve agreed to cancel the July 5, 2023 City Planning Commission regular meeting. At the next Ordinance Review Committee focus will be on transportation updates to the Unified Development Code. Review of Planning Manager Lenart's memorandum regarding establishing alternates.

23-1135 Communication from Planning Manager

Attachments: 2023 6-16 CPC Alternate Member Appointment Memo.pdf

Received and Filed

5-c. Planning Commission Officers and Committees

None.

5-d. Written Communications and Petitions

23-1115 Various Communications to the Planning Commission

Attachments: Ufer-Kapnicks Insurance re South Town.pdf, Kahn re 120 Packard St.pdf, Wineberg re 120 Packard St.pdf, Hudolin re 120 Packard.pdf, Stulberg re South Town.pdf, Rep. Brabec Support South Town.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.)

Tom Stulberg, Lowertown resident, urged adherence proper process in consideration of PUDs, whether for or against a particular project.

Seeing no additional speakers, Secretary Sauve closed the Public Comment.

7. PUBLIC HEARINGS SCHEDULED FOR NEXT REGULAR MEETING

None.

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

- 8-a. [23-1080](#)** South Town Rezoning, Site Plan, and Street Vacation (1601 S State St) - A project with three petitions to redevelop the block bounded by South State Street, White Street, Henry Street, and Stimpson Street: 1) A petition to rezone a block of 10 parcels from R4C (Multi-Family Dwelling) to C1A/R With Conditions (Campus Business Residential) with an offer to set a maximum height limit of 100 feet, set a maximum vehicle parking limit of 0.25 per dwelling unit, require multiple-family residential use as the principal use and limit short-term rental use, and require no natural gas connections except for emergency power; 2) A site plan for City Council approval to construct a 220,000-square feet mixed-use building with ground floor commercial and office uses, and approximately 215 apartments; and 3) A petition to vacate the public alley in the block. Site includes addresses 1601 S State St, 1605 S State St, 1607 S State St, 1609 S State St, 1611 S State St, 1606 White St, 1608 White St, 1610 White St, 1612 White St, and 714 Henry St. Site is 72,148 square feet. (1.7 acres). Zoned R4C. Staff Recommendation: Approval

Attachments: June 21, 2023 Planning Staff Report (South Town), June 13, 2023 Draft Conditional Zoning Statement (South Town), May 16, 2023 Planning Staff Report (South Town),

May 10, 2023 Draft Development Agreement (South Town), Site Plan v5 (South Town) June 14, 2023

Commissioner Sauve recused herself from the discussion based on her involvement with the proposed project and left the Chambers.

Adam Smith, Designer, presented the proposed request.

STAFF REPORT:

City Planner, Alexis DiLeo, provided the staff report for the Southtown project.

Public Hearing:

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

COMMISSION DISCUSSION:

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

Motion 1:

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 South Town Rezoning Petition to C1A/R (Campus Business Residential) district and accept the conditions to limit the maximum height to 100 feet, limit the maximum number of parking spaces to 0.25 per dwelling unit, limit the principal use to be multiple-family residential and no more than 30% short term rentals, and limit natural gas connections to emergency backup power only, subject to executing a Statement of Conditions.

On a roll call vote, the vote was as follows, with the Deputy Planning Manager declaring the motion carried. Vote 7-0.

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

Nays: 0

Recused: 1 - Elizabeth Sauve

Motion 2:

Moved by Commissioner Wyche, seconded by Councilmember Disch, that

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council vacate the unimproved platted alley in Block 3 of the Hamilton, Rose and Sheehan’s Addition to the City and Town of Ann Arbor.

On a roll call vote, the vote was as follows, with the Deputy Planning Manager declaring the motion carried. Vote 7-0.

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

Nays: 0

Recused: 1 - Elizabeth Sauve

Motion 3:

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 South Town Site Plan at 1601 South State Street and Development Agreement.

On a roll call vote, the vote was as follows, with the Deputy Planning Manager declaring the motion carried. Vote 7-0.

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

Nays: 0

Recused: 1 - Elizabeth Sauve

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

9-a. [23-1113](#) 2670 and 2690 Ann Arbor-Saline Road for City Council Approval - A

request to rezone these two parcels totaling approximately 1.6 acres from R1C (Single-Family Residential Zoning) to O (Office District) Zoning. No new development is being proposed at these two sites with the existing buildings to remain and allow for office uses. Any future expansion or redevelopment of this site requires a site plan review and approval. Staff Recommendation: Approval

Attachments: 2670 & 2690 AA Saline Rd Rezoning Staff Report.pdf,
2670 AA Saline Rd Application, Survey CPO Report.pdf,
2670 and 2690 Ann Arbor Saline Rd Zoning Map.pdf,
2670 and 2690 Ann Arbor Saline Rd Aerial Map.pdf

Scott Munzel, Attorney, presented the proposed request.

STAFF REPORT:

Chris Cheng, provided the staff report on the proposed rezoning and Area Plan Waiver.

PUBLIC HEARING:

Seeing no speakers, Secretary Sauve closed the Public Hearing.

COMMISSION DISCUSSION:

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

Motion 1:

Moved by Commissioner Lee seconded by Commissioner Wyche that

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve 2670 & 2690 Ann Arbor-Saline Road rezoning from R1C (Single-Family Residential District) to O (Office District).

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

Yeas: 8 - Sarah Mills, Elizabeth Sauve, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Sadira Clarke, and Donnell Wyche

Nays: 0

Motion 2:

Moved by Commissioner Lee seconded by Commissioner Wyche that

The Ann Arbor City Planning Commission hereby waives the Area Plan requirement, as no new construction is proposed for this site and a survey of the existing improvements on the site has been provided.

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

Yeas: 8 - Sarah Mills, Elizabeth Sauve, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Sadira Clarke, and Donnell Wyche

Nays: 0

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

Seeing no speakers, Secretary Sauve closed the Public Hearing.

11. COMMISSION PROPOSED BUSINESS

Discuss Planning Manager Brett Lenart's memo regarding alternate commissioners at a future Work Session.

12. ADJOURNMENT

Moved by Commissioner Wyche seconded by Commissioner Mills to adjourn the meeting at 8:55 pm. On a voice vote, the Secretary declared the motion carried unanimously.

Ellie Abrons, Vice Chairperson
Lisa Sauve, Secretary

/mia gale
/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.

The City of Ann Arbor has existing COVID-19 safety rules that are required of visitors entering city facilities. If you choose to attend a meeting in-person, the following safety rules are expected to be observed. These include:

City Hall is mask-friendly to all guests at all times.

Masks will be required for all meeting participants and guests when the local CDC Community Level in Washtenaw County is high. Check the current level for Washtenaw County through the CDC's website [here](#).

Please do not attend if you are sick for any reason, including having symptoms or a diagnosis of COVID-19, or have recently been in close contact with someone with COVID-19. Several other attendance options are available when you are sick or in quarantine, or simply for your convenience.