



City of Ann Arbor

Formal Minutes - Draft

City Planning Commission

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

Tuesday, August 20, 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 Lee called the meeting to order at 7:00 pm in the City of Ann Arbor's Council Chambers.

2. ROLL CALL

Deputy Planning Manager Hank Kelley called the roll

Present 9 - Mills, Abrons, Hammerschmidt, Disch, Lee, Wyche, Weatherbee, Adams, and Norton

Others present:

*Deputy Planning Manager Hank Kelley
Principal Planner Matthew Kowalski
Associate Planner Mariana Melin-Corcoran
Associate Planner Julia Shake*

3. APPROVAL OF AGENDA

Moved by Commissioner Mills seconded by Commissioner Weatherbee, approved unanimously by all present.

4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

4-a. [24-1473](#) July 16, 2024 City Planning Commission Meeting Minutes

Attachments: July 16, 2024 City Planning Commission Meeting Minutes.pdf

Moved by Commissioner Mills seconded by Commissioner Weatherbee to approve the July 16, 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 their August 19, 2024 meeting City Council passed Owl Creek rezoning and site plan.

The request to change minimum vote threshold from six votes to five votes for an item to move forward as approved by Planning Commission was approved at first reading and will advance to second reading.

Council may direct the Planning Commission to revisit the Home Occupations Ordinance to provide more flexibility.

5-b. Planning Manager

Deputy Planning Manager Kelley reported:

Comprehensive Plan Update provided by Planning Manager Lenart and consultants at City Council Working Session on August 12, 2024. A recording is available online if Planning Commissioners are interested.

A Meeting in a Box, which is a portable engagement opportunity related to the Comprehensive Plan was shared with organizations across the City including places of worship, neighborhood associations, business associations, and similar, in addition to email subscribers to the Comprehensive Plan and Planning Services.

Upcoming engagement activities related to the Comprehensive Plan include Green Fair on Friday, September 20, 2024 and a joint workshop with the Downtown Development Authority on Wednesday, October 23, 2024.

Recent research compiled on new housing units that received Certificates of Occupancy in 2022 and 2023. In 2022 714 new housing units shows that in 2022, and in 2023. In 2023 506 new housing units received Certificates of Occupancy. Three of the 2023 units were ADUs, 466 were market rate apartments, 20 were condos, and 17 were detached homes.

5-c. Planning Commission Officers and Committees

None.

5-d. Written Communications and Petitions

[24-1474](#) Various Communication to the City Planning Commission

Attachments: Federbush email of opposition 2900 S Main Street.pdf, Goodly email of opposition 2525 Ann Arbor Saline Road.pdf, M Goodly email of opposition 2525 Ann Arbor Saline Road .pdf, Homan Woodbury Gardens Rezoning.pdf, Rosenbaum email of support Braun Court.pdf, Town Center Civic Corridor Group Proposal.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.)

Ken Garber, 28 Haverhill Court, expressed concern about the Lockwood Senior Living project's use of gas heaters despite an initial promise for an all-electric building. He questioned Lockwood's claim that MSHDA required gas use, noting no final decision was made on their waiver request based on FOIA records. Garber seeks clarification on this history as Lockwood presents a new proposal.

Seeing no additional speakers Chair Lee closed the Public Comment.

7. PUBLIC HEARINGS SCHEDULED FOR NEXT REGULAR MEETING

7-a. [24-1475](#) Public Hearings Scheduled for Wednesday, September 4, 2024, Planning Commission Meeting

Attachments: 9-4-2024 Notice of Public Hearing.pdf

Deputy Planning Manager Kelley reported:

700 South State Street (SEU24-0003) – Special Exception Use for City Planning Commission approval. A proposal to increase the occupancy of a fraternity from 18 to 28 by internally dividing rooms. No new floor area is proposed. Zoned R2B Two Family Dwelling.

8. UNFINISHED BUSINESS

None.

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

9-a. 24-1476 1208 South University Avenue Site Plan for Planning Commission Action (SP24-0002) - Staff recommendation: Approval

Attachments: 1208 S University Staff Report SP24-0002 2024-8-20_CPC_.pdf, Site Plan 7-30-24_v1 (2).pdf, 1208 S University Ave Zoning Map.pdf, 1208 S University Ave Aerial Map.pdf, 1208 S University- Development Agreement v1.pdf, Landmark Galleria - CPC Presentation.pdf

Chair Lee recused himself from the meeting noting his company's involvement in the project.

Vice Chair Wyche took over chairing the meeting.

PROJECT/PRESENTATION:

Eric Leath, Landmark Properties, and John Myefski, Myefski Architects, presented the proposed request.

STAFF REPORT/PRESENTATION:

Principal Planner Matt Kowalski presented the staff report for the proposed request.

PUBIC HEARING:

Ken Garber, 28 Haverhill Court, asked about LEED certification, the

heating system, and the 30% height bonus criteria. He questioned why solar and electrification weren't included in the Development Agreement and inquired about DTE's support for an all-electric building.

Seeing no further speakers Vice Chair Wyche closed the Public Hearing.

Moved by Commissioner Mills seconded by Councilmember Disch that:

The Ann Arbor City Planning Commission approves the 1208 South University Site Plan version 4, dated July 30, 2024, and recommends approval of the Development Agreement conditioned upon comments from Public Works (Dated: 08/12/2024) being addressed:

- 1. Proposed bollards west of the private property line shall be placed entirely on the subject property;**
- 2. The proposed replacement City light shall be placed in a location that is not on top of the public storm sewer;**
- 3. Necessary easements, licenses and agreements have been identified and recorded in the Development Agreement.**

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 Deputy Planning Manager Kelley declaring the motion carried. Vote 8-0.

Yeas: 8 - Sarah Mills, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Donnell Wyche, Julie Weatherbee, Daniel Adams, and Richard Norton

Nays: 0

Recused: 1 - Wonwoo Lee

10. OTHER BUSINESS

10-a. [24-1477](#) 338 South Ashley Street SEU Extension for Planning Commission Action (SEU18-004) - Staff recommendation: Approval

Attachments: 2024-8-20 338 S Ashley SEU Extension Staff Report.pdf, 2018-03-20 338 S Ashley SEU Staff Report w Attach.pdf, 338 S Ashley SEU Extension Application.pdf, 338 S Ashley Zoning Map.pdf, 338 S Ashley Aerial Map.pdf

Chair Lee reentered chambers and resumed chairing the meeting.

PROJECT/PRESENTATION:

Andrew Curtis and Hunter Weeks presented the proposed request.

STAFF PRESENTATION:

Associate Planner Mariana Melin-Corcoran presented the staff report for the proposed request.

PUBLIC HEARING:

James Woods, resident, spoke in support of the proposed request.

Seeing no additional speakers Chair Lee closed the Public Hearing.

Moved by Commissioner Mills seconded by Commissioner Wyche that:

The Ann Arbor City Planning Commission, after hearing all interested persons and reviewing all relevant information, extends the permissible lapsed Special Exception Use period by one year, to end on November 11, 2025, for a Medical Marihuana Provisioning Center/Marijuana Retailer at 338 South Ashley Street.

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 Deputy Planning Manager Kelley declaring the motion carried. Vote 9-0.

Yeas: 9 - Sarah Mills, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Donnell Wyche, Julie Weatherbee, Daniel Adams, and Richard Norton

Nays: 0

- 10-b.** [24-1491](#) 3695 South State Street - PUD Pre-Petition Conference - A proposal to rezone a currently vacant 1.43 acre site from O (Office) to PUD (Planned Unit Development) in Ward 4. The four-story project includes 66 total affordable units (43 one-bedroom and 23 two-bedroom) at 60% of the Area Median Income.

Attachments: 2024-08-20 CPC 3695 S State Staff Memo.pdf, 2024-08-20 CPC 3695 S State Pre-PUD Concept Meeting Application.pdf, 2024-08-20 CPC 3695 S State Drawings.pdf, 2024-08-20 CPC 3695 S State Applicant Presentation.pdf

PROJECT/PRESENTATION:

Stephen Dronen of Lockwood presented the proposed request.

STAFF PRESENTATION:

Associate Planner Julia Shake presented the staff report for the proposed request.

COMMISSIONER DISCUSSION:

For a complete record of the discussion, please see available video format.

- 10-c. [24-1558](#) Approval of 2024 Michigan Association of Planning Conference Expenditure for a Planning Commissioner

STAFF PRESENTATION:

Deputy Planning Manager Kelley presented the proposed request noting Commissioner Abrons expressed interest in attending.

The Ann Arbor City Planning Commission approves the expenditure of budgeted funds to sponsor Commissioner participation in the 2024 Michigan Association of Planning Conference.

On a voice vote the vote was as follows with the Chair declaring the motion carried. Vote 9-0.

Yeas: 9 - Sarah Mills, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Donnell Wyche, Julie Weatherbee, Daniel Adams, and Richard Norton

Nays: 0

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

Ken Garber, 28 Haverhill Court, thanked the Planning Commission for

their volunteer work.

12. COMMISSION PROPOSED BUSINESS

Commissioner Wyche suggested lobbying MSHDA to change parking requirements and proposed addressing open space requirements that hinder affordable housing development.

Commissioner Norton recommended exploring shared parking options and developer subsidies for public transit as alternatives to parking spots with MSHDA.

Councilmember Disch mentioned a potential need to adjust utility allowances, referencing Jennifer Hall's previous discussion on related challenges.

Commissioner Abrons, referencing issues raised by Mr. Garber, reminded the commission of the challenges with relying on verbal comments versus legally binding materials for projects.

For a complete record of the discussion, please see available video format.

13. ADJOURNMENT

Moved by Commissioner Wyche seconded by Councilmember Disch to adjourn at 9:13 pm. On a voice vote the Chair declared the motion carried unanimously.

Wonwoo Lee, Chairperson

/Courtney Manor

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.