



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, January 7, 2025

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 Council Chambers at City Hall of Ann Arbor.

2. ROLL CALL

Planning Manager Brett Lenart called the roll.

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

Absent 1 - Abrons

Others present:

Planning Manager Brett Lenart

City Planner Matt Kowalski

City Planner Julia Shake

3. APPROVAL OF AGENDA

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

4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

- 4-a. [24-2145](#) December 3, 2024 City Planning Commission Meeting Minutes

Attachments: December 3, 2025 City Planning Commission Meeting Minutes.pdf

Moved by Commissioner Weatherbee seconded by Councilmember Disch to approve the December 3, 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 the Monday, January 6, 2025 City Council meeting:

-Ordinance to Amend Chapter 55 of the Unified Development Code Alteration to Fences and, refunds for affordable housing developments, and the definition of utilities was approved.

Planning Manager Lenart added:

-There was an amendment to Development Agreement for 1140 Broadway. As part of the revised site plan for Beekman on Broadway, they voluntarily offered six additional affordable units which were memorialized in the revised affordability agreement.

5-b. Planning Manager

Planning Manager Lenart reported:

-The Tuesday, January 14, 2025 City Planning Commission Working Session may be cancelled.

-A Comprehensive Plan check in will be going before the Planning Commission in late January

5-c. Planning Commission Officers and Committees

None.

5-d. Written Communications and Petitions

24-2146 Various Communication to the Planning Commission

Attachments: Atkins Comments SP-0007.pdf, Atkins Opposition The Proposed Robertson Project on Scio-Church Rd. SP24-0007.pdf, Carroll opposition SP-0007 Robertson memo 2025.pdf, Caruso Email 1208 S University Proposed Development.pdf, Country Place Condo Association Opposition Robertson Memo #4.pdf, Country Place Condo Association Opposition Robertson Memo #5.pdf, Country Place Condo Association Robertson Memo No 3.pdf, D'Amour email SP24-0007.pdf, Leichtman and McGinn email of Opposition SP24-0007.pdf, Marlow scio church rd robertson letter of Opposition to planning commission.pdf, Schmitt.pdf, Siamak email of opposition SP24-0007.pdf, Snyder email of opposition SP24-0007.pdf, Sorscher email of opposition SP24-0007.pdf, Wolfpack Climate Action Team Comments DTE Electric Capacity for New Development.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.)

Larry Schmidt, 8500 Falling Water Drive South Lyon, Michigan, representing the Wolfpack Climate Action Team, spoke to decarbonization and DTE's ability to support all electric developments. Mr. Schmidt asked the Planning Commission to encourage developers to go all electric.

Seeing no additional speakers Chair Lee closed the Public Comment.

7. PUBLIC HEARINGS SCHEDULED FOR NEXT REGULAR MEETING

- 6-a. 24-2147** Public Hearings Scheduled for Thursday, January 23, 2025, Planning Commission Meeting
- Comprehensive Plan Presentation and Discussion
- Manager Lenart reported at the Thursday, January 23, 2025 City Planning Commission meeting :*

-Alterations to a Non Conforming Structures will be returning to the Planning Commission.

-Comprehensive Plan discussion will go before the board.

8. UNFINISHED BUSINESS

None.

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

- 9-a. 24-2148** Fiscal Year 2026-2031 Capital Improvements Plan (CIP)
The FY 2026-2031 CIP is a plan for City capital investments to be undertaken over the next six years. This plan describes projects that address needs for municipal and park facilities, transportation improvements and utility infrastructure, along with proposed costs and scheduling. Upon adoption by the City Planning Commission, the CIP becomes a supporting document for the City's comprehensive plan. The CIP is also used as a source document for the City's capital budget planning.

Attachments: 2025-01-07_CPC_FY26-31 CIP Staff Report.pdf,
2025-01-07_CPC_FY26-31 CIP Presentation.pdf,
2025-01-07_CPC_FY26-31 CIP Draft for Adoption.pdf,
2025-01-07_CPC_FY26-31 CIP New Projects.pdf,
2025-01-07_CPC_FY26-31 CIP Project Clean-up.pdf

STAFF PRESENTATION:

Kayla Coleman, Capital Projects Asset Manager, presented the proposed request.

PUBLIC HEARING:

Adam Goodman, 400 Virginia Avenue, spoke in opposition to removing the Border to Border trail underpass at the intersection of Fuller and Maiden Lane from the Capital Improvement Plan.

Seeing no additional speakers Chair Lee closed the Public Hearing.

Moved by Commissioner Mills seconded by Commissioner Wyche that

Whereas, Section 1:185 of the Ann Arbor City Code requires that the City Planning Commission annually prepare a Capital Improvements Plan (CIP), identifying public improvements that will be needed within the ensuing six years, in the general order of priority;

Whereas, The FY2026-2031 CIP has been drafted by City asset category teams and reviewed by the City Planning Commission; and

Resolved, That the City Planning Commission hereby approves the FY2026- 2031 Capital Improvements Plan as a supporting document for the City's Comprehensive Plan; and

Resolved, That the City Planning Commission recommends that City Council approve the FY2026-2031 Capital Improvements Plan as the basis for the FY2026/2027 Capital Budget.

COMMISSION DISCUSSION:

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

Moved by Commissioner Adams seconded by Commissioner Wyche that:

The City Planning Commission postpone the Capital Improvements Plan to the Tuesday, February 4, 2025 Planning Commission meeting.

COMMISSION DISCUSSION:

The Commission took into consideration the proposed amendment 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 Planning Manager Lenart declaring the motion failed. Vote 4-4.

Moved by Commissioner Mills seconded by Commissioner Wyche that:

Whereas, Section 1:185 of the Ann Arbor City Code requires that the City Planning Commission annually prepare a Capital Improvements

Plan (CIP), identifying public improvements that will be needed within the ensuing six years, in the general order of priority;

Whereas, The FY2026-2031 CIP has been drafted by City asset category teams and reviewed by the City Planning Commission; and

Resolved, That the City Planning Commission hereby approves the FY2026- 2031 Capital Improvements Plan as a supporting document for the City's Comprehensive Plan; and

Resolved, That the City Planning Commission recommends that City Council approve the FY2026-2031 Capital Improvements Plan as the basis for the FY2026/2027 Capital Budget.

On a roll call vote the vote was as follows with Planning Manager Lenart declaring the motion carried. Vote 6-2.

Yeas: 6 - Sarah Mills, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Julie Weatherbee, and Richard Norton

Nays: 2 - Donnell Wyche, and Daniel Adams

Absent: 1 - Ellie Abrons

- 9-b.** [24-2149](#) 371 Scio Church Road SP24-0007 - Annexation, Site Plan and Rezoning for City Council Approval. A proposal to rezone the four vacant parcels (6.3 acres) to R4E (Multiple-Family Residential) for the construction of 75 residential townhouse units in 12 new buildings. There will be 167 parking spaces on site with garages and surface parking accessed through one central drive to Scio Church Road. Staff Recommendation: Approval

Attachments: 371 Scio Church Staff Report v1. 12-27-24.pdf, 371-Scio Church-Rd-2024-12-05 75 South Main Site Plan_v4 (3).pdf, 255-315-371 Scio Church Rd 2180 Ann Arbor -Saline Rd Zoning Map.pdf, 255-315-371 Scio Church Rd and 2180 Ann Arbor-Saline Rd Aerial Map.pdf, 75 South Main aka 371 Scio Church Dev Agreement v1 .pdf, 371 Scio Church Rd - Sustainability Letter.pdf, Scio Church 1.7.25 presentation.pdf

PROJECT/PRESENTATION:

Tim Loughrin, Roberson Brothers Homes, presented the proposed request.

STAFF PRESENTATION:

City Planner Matt Kowalski presented the proposed request.

PUBLIC HEARING:

Tim Carroll, Ann Arbor resident, spoke in opposition to the proposed project.

Rich Fein, resident, spoke in support of the proposed request.

Adam Jaskiewicz, 1430 Las Vegas Drive, spoke in support of the proposed project.

Eric Kaluskian, 521 Lambeth Drive, questioned what will happen with the sewage system when there is a heavy rain.

Emily Marlow, resident, spoke in opposition to the proposed request.

Daniel Atkins, resident, spoke in opposition to the proposed project.

Siamak Moshiri, resident, spoke in opposition of the proposed request.

David Leichman, spoke in opposition to the proposed request.

Laura McGinn, spoke in opposition to the proposed request.

Seeing no additional speakers Chair Lee closed the Public Hearing.

Moved by Commissioner Norton seconded by Councilmember Disch that

The Ann Arbor City Planning Commission recommends that the Mayor and City Council approve the Annexation of 255, 315 + 371 Scio Church Road, 2180 Ann Arbor-Saline Road.

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, Donnell Wyche, Julie Weatherbee, Daniel Adams, and Richard Norton

Nays: 0

Absent: 1 - Ellie Abrons

Moved by Commissioner Wyche seconded by Commissioner Mills that

The Ann Arbor City Planning Commission recommends that the Mayor and City Council approve the 255, 315 + 371 Scio Church Road, 2180 Ann Arbor-Saline Road Rezoning with conditions of a height restriction of 50 feet from TWP (Township) to R4E (MultipleFamily) as voluntarily offered by the developer.

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, Donnell Wyche, Julie Weatherbee, Daniel Adams, and Richard Norton

Nays: 0

Absent: 1 - Ellie Abrons

Moved by Commissioner Mills seconded by Commissioner Weatherbee that

The Ann Arbor City Planning Commission recommends that the Mayor and City Council approve the 255, 315 + 371 Scio Church Road, 2180 Ann ArborSaline Road Site Plan and Development Agreement.

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

10. OTHER BUSINESS

- 10-a. [24-2152](#) Stormwater Comprehensive Plan Overview** - The City of Ann Arbor is developing a Comprehensive Stormwater Management Plan. Stormwater management refers to the process of capturing and treating runoff generated by precipitation, implementing a variety of techniques to improve water quality and reduce the overall quantity that must be collected and treated. In light of increased frequency and severity of high precipitation storm events, the City is developing strategic plans to address the community's current and emerging stormwater needs. This plan will

prioritize assessment and analysis of current techniques, building on existing successful programs, preparing for both present and future conditions, leading by example, and remaining dedicated to community needs. This project began in fall 2024 and is expected to conclude in June 2026.

Attachments: AASstormwater DRAFT 20241220.pdf

STAFF PRESENTATION:

Jen Lawton, Water Quality Manager, presented the proposed request.

10-b. 24-2151 FY25 City Council Policy Agenda Feedback

Attachments: 2025-01-07_CPC_Policy Agenda Feedback for Council.pdf

STAFF PRESENTATION:

Planning Manager Lenart presented the proposed request.

Moved by Commissioner Wyche seconded by Commissioner Mills that

The Ann Arbor Planning Commission proposes these items for consideration in the City's FY25 Policy Agenda:

- **Pursue Michigan Building Code modifications to enhance sustainability and housing opportunities, including potential adoption of ZERO Code Renewable Energy Appendix.**

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

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

None.

13. ADJOURNMENT

Moved by Councilmember Disch seconded by Commissioner Weatherbee to adjourn the meeting at 11:18 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.