



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, November 19, 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 Ann Arbor City Hall Council Chambers.

2. ROLL CALL

Deputy Planning Manager Hank Kelley called the roll

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

Absent 1 - Norton

Others present:

Deputy Planning Manager Hank Kelley

City Planner Matt Kowalski

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. [24-1939](#) October 1, 2024 City Planning Commission Meeting Minutes

Attachments: 10-1-2024 CPC Meeting Minutes.pdf

Moved by Commissioner Weatherbee seconded by Commissioner Mills to approve the October 1, 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:

-Child Care and Private Schools passed on first reading

-South Pond site annexation approved

-TC1 amendments passed to accommodate the parking garage and block length to rectify the issue where not enough curb cuts were allowed

-Height Exceptions passed, allowing additional height to the building for things that need it, i.e elevator overruns.

5-b. Planning Manager

Deputy Planning Manager Kelley reported:

- City Planning Commission bylaws were approved by City Council on November 7, 2024 enabling five votes to affirmatively approve an item

-Comprehensive Plan Steering Committee meeting Wednesday, November 20, 2024

-Comprehensive Plan Subcommittee Meeting next Tuesday, November 26, 2024

5-c. Planning Commission Officers and Committees

Commissioner Hammerschmidt reported Ordinance Revisions Committee met October 27, 2024 and discussed:

-Allowing driveways to be parking spaces if space does not go up to an actual parking structure

-Reducing barriers to establish and expand student co-ops

-Updating parking standards

-Accessory Commercial Units to allow home occupation

5-d. Written Communications and Petitions

24-1940 Various Communication to the City Planning Commission

Attachments: ACU Public Comment AA Resident 9-10-2024.pdf, Carroll letter of opposition SP24-0007.pdf, Caruso email.pdf, Ford letter ACUs.pdf, Kydd email 1146 South Maple Road.pdf, Mair email ACU comments.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. 24-1941 Public Hearings Scheduled for Tuesday, December 3, 2024, Planning Commission Meeting

Attachments: 12-3-2024 Notice of Public Hearing.pdf

Park at Dexter Road and Seybold Road Park Rezoning - The proposed rezoning of 2570, 2576, and 2580 Dexter Road to Public Land. The lots were recently acquired by the City for a public park.

Amendment to Chapter 55, Unified Development Code, Section 5.32.2, Nonconforming Structure: A proposed amendment to Section 5.32.2 (Nonconforming Structure) to allow administrative approval of new interior habitable space and additions to nonconforming structures in residential districts

8. UNFINISHED BUSINESS

None.

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

- 9-a. 24-1942** 1146 South Maple Road, PUD Rezoning and Site Plan - Staff Recommendation: Approval

Attachments: 1146 S Maple PUD Rezoning Site Plan Staff Report 2024-11-19 v2.pdf, 1146 S Maple Rd Zoning Map.pdf, 1146 S Maple Rd Aerial Map.pdf, DRAFT PUD Supplemental Regulations 1146 S Maple Road PUD.pdf, 2024_11_19 Hickory Way Phase III Site Plan & Rezoning (CPC) Presentation.pdf

PROJECT/PRESENTATION:

Wendy Carty-Saxton of Avalon Housing, Brandon Hodges of Tribe Development, and Scott Kelly of Fusco, Shaffer, & Pappas Inc., presented the proposed request.

STAFF REPORT/PRESENTATION:

City Planner Matt Kowalski presented the staff report for the proposed request

PUBLIC HEARING:

Scott Ellis, 1207 Van Deusen Drive, Staff at Avalon Housing spoke in support of the proposed project, homelessness has increased in Washtenaw County 20% since 2020 and housing first models have demonstrated success.

Gabe Grossman, 722 East Kingsley Vice President of Outreach at University of Michigan Urbanism Club, spoke in support of the proposed project. Adding he would like to see developments like this fit more into zoning ordinances.

Ken Garber 28 Haverhill Court, spoke in support of the proposed project, and shared local history regarding the origin of Avalon Housing as an outgrowth of housing protests in 1990. Mr. Garber requested information about heating source of furnaces.

Amanda Carlisle, 1619 Waltham Drive, Washtenaw Housing Alliance, spoke in support of the proposed project, noting affordable housing need in Washtenaw County.

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 recommends that the Mayor and City Council approve the 1146 South Maple Road Planned Unit Development Zoning District and Supplemental Regulations, subject to necessary revisions as directed by the City Planning Commission.

and that:

The Ann Arbor City Planning Commission recommends that the Mayor and City Council approve the 1146 South Maple Road Planned Unit Development Site Plan.

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

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

Nays: 0

Absent: 1 - Richard Norton

10. OTHER BUSINESS

- 10-a. [24-1943](#)** Home Occupation and Accessory Commercial Units Report
This report responds to Council Resolution #24-368 by reviewing regulations for Home Occupations in Ann Arbor and comparing them to other jurisdictions, as well as explores the topic of Accessory Commercial Units (ACUs) and how they could be integrated into the City's residential districts.

Attachments: 2024-11-19_CPC_Home Occupations_ACU Report v3.pdf, Attachment 1 Home Occupations UDC 9th Edition.pdf, Attachment 2 Home Occupations Comparison Table v2.pdf, Attachment 3 Building Department Materials.pdf, Attachment 4 Los Angeles County Code of Ordinances.pdf,

2024-11-19_CPC_Home Occupations ACUs Slides.pdf

STAFF REPORT/PRESENTATION:

Deputy Planning Manager Hank Kelley presented the proposed request.

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

Motion read by Chair Lee that:

The City Planning Commission approve the attached report and forward to City Council for their consideration and further direction of activities.

On a roll call vote the vote was as follows with the Deputy Planning Manager declaring the motion carried.

Vote 8-0.

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

Tom Stulburg, 1202 Traver Street, asked about clarification of definitions and terminology related to Home Occupations and Accessory Commercial Units.

Seeing no additional speakers Chair Lee closed the Public Comment.

12. COMMISSION PROPOSED BUSINESS

None.

13. ADJOURNMENT

Moved by Commissioner Mills, Seconded by Commissioner Wyche, to adjourn the meeting at 9:02 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.