



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, December 3, 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

Vice Chair Donnell Wyche called the meeting to order at 7:02 pm in Council Chambers at City Hall of Ann Arbor.

2. ROLL CALL

Deputy Planning Manager Hank Kelley called the roll.

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

Absent 1 - Lee

Others present:

*Deputy Planning Manager Hank Kelley
Zoning Coordinator Jon Barrett
City Planner Mariana Melin-Corcoran*

3. APPROVAL OF AGENDA

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

4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

- 4-a. [24-2001](#) November 19, 2024 City Planning Commission Meeting Minutes

Attachments: November 19, 2024 City Planning Commission Meeting Minutes.pdf

Moved by Commissioner Hammerschmidt seconded by Councilmember Disch to approve the November 19, 2024 City Planning Commission meeting minutes. On a voice vote the minutes were unanimously approved and forwarded to City Council.

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

Nays: 0

Absent: 1 - Wonwoo Lee

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, November 2, 2024 Council meeting:

-Changes to fences, reimbursements and utilities passed on first reading.

5-b. Planning Manager

Deputy Planning Manager Kelley reported:

-Charlie Collins, new part time Zoning Coordinator, started with the Planning Department Monday, December 2, 2024.

-At the request of the City Planning Commission, Jennifer Hall of the Ann Arbor Housing Commission will be at the December 10, 2024 Working Session. We ask commissioners to submit questions in advance.

-Request from City Council for boards and commissions to weigh in on policy agenda creation. Item will be on Working Session agenda.

5-c. Planning Commission Officers and Committees

None.

5-d. Written Communications and Petitions

24-2002 Various Communication to the City Planning Commission

Attachments: Chambers email Employment Retail and Innovation Zoning District Updates Feedback.pdf, Gallagher Comments Council Resolution 24-01560 In Home Commercial Use.pdf, Ford Comments Council Resolution 24-1560.pdf, Gregorka Comment Resolution Home Occupancy Residential Neighborhoods.pdf, Kile Comments Housing Zoning Rule Reform.pdf, Michigan Solar Communities Guidebook.pdf, Planning and Zoning for Batter Energy Storage Systems.pdf, Pritts Comp plan input.pdf, Roose Comprehensive Plan Draft Comments.pdf, Schultz Feedback for 11-26 Future Land Use Discussion.pdf, Sedman Comments Council Resolution 24-1560.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.)

Cameron Jeffries, 525 Benjamin, questioned the construction on Hoover and how the missing stop sign will impact traffic.

Seeing no additional speakers Vice Chair Wyche closed the Public Comment.

7. PUBLIC HEARINGS SCHEDULED FOR NEXT REGULAR MEETING

7-a. 24-2003 No Public Hearings Scheduled for Tuesday, December 17, 2024, Planning Commission Meeting

8. UNFINISHED BUSINESS

None.

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

9-a. 24-2004 Proposed Amendment to Nonconforming Structures (Section 5.32.2) in

Unified Development Code: Staff presents ordinance revisions to Section 5.32.2 related to nonconforming structures in residential districts. The proposed ordinance revision eliminates Zoning Board of Appeals approval for certain nonconforming structure improvements and would allow the Planning Manager to administratively approve alterations that: do not extend closer to lot lines, do not create new nonconformities, and comply with zoning dimensional standards. Alterations include changes increasing floor area, dwelling units, or exterior building dimensions. Staff recommendation: approval.

Attachments: 2024-12-03_CPC_Staff Report (Nonconforming Structures).pdf, 2024-12-03_CPC_Ordinance (Nonconforming Structure) track changes.pdf, 2024-12-03_CPC_Ordinance (Nonconforming Structure) clean.pdf

STAFF REPORT/PRESENTATION:

Zoning Coordinator Jon Barrett presented the proposed request.

PUBLIC HEARING:

Seeing no speakers Vice Chair Wyche closed the Public Hearing.

Moved by Commissioner Mills seconded by Commissioner Weatherbee that:

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve amendments to Chapter 55, Unified Development Code, Section 5.32.2 Nonconforming Structure to allow administrative approval for additions to nonconforming buildings in residential zoning districts as proposed.

COMMISSION DISCUSSION:

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

Moved by Commissioner Wyche seconded by Mills that

The City Planning Commission moves to postpone the agenda item for non conforming structures to the January 23, 2025 Planning Commission meeting.

On a voice vote the vote was as follows with the Vice Chair 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

Absent: 1 - Wonwoo Lee

- 9-b.** **24-2005** 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. Staff recommendation: approval.

Attachments: 1- Dexter-Seybold Park RZ Staff Report.pdf, 2 - 2570-2576-2582 Dexter Rd Zoning Map.pdf, 3 - 2570-2576-2582 Dexter Rd Aerial Map.pdf, 4 - Ordinance (Dexter-Seybold Park RZ).pdf, 5 - Dexter-Seybold Park Zoning Application.pdf

STAFF REPORT/PRESENTATION:

City Planner Mariana Melin-Corcoran presented the proposed request.

PUBLIC HEARING:

Seeing no speakers Vice Chair Wyche 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 Park at Dexter Road and Seybold Drive rezoning from R1C (Single Family Dwelling) to PL (Public Land).

COMMISSION DISCUSSION:

The Commission took into consideration the proposed requests 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 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

Absent: 1 - Wonwoo Lee

10. OTHER BUSINESS

10-a. 24-2006 2025 City Planning Commission Calendar Adoption

Attachments: 2025 CPC Meeting Schedule v2.pdf

STAFF REPORT/PRESENTATION:

Deputy Planning Manager Kelley presented the proposed item.

Moved by Commissioner Mills seconded by Councilmember Disch that:

The City Planning Commission adopts its 2025 meeting calendar as presented in the agenda packet.

On a voice call vote the vote was as follows with the Vice Chair 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

Absent: 1 - Wonwoo Lee

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

Seeing no speakers Vice Chair Wyche closed the Public Comment.

12. COMMISSION PROPOSED BUSINESS

Deputy Planning Manager Kelley noted to the previous speaker the University of Michigan project may be found in the City's online permitting system STREAM under UM-PROJ23-0002. Any engineering comments and traffic circulation will be in one of the permits, but you can

also email engineering@a2gov.org. UM voluntarily participates in some reviews with the city and this information is here. Civil review is still in process.

13. ADJOURNMENT

Moved by Councilmember Disch seconded by Commissioner Abrons to adjourn the meeting at 8:33 pm. On a voice vote, the Vice 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.

