



City of Ann Arbor

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

Meeting Agenda City Planning Commission

Tuesday, October 1, 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

This meeting is accessible in person, via Zoom, or by phone, see agenda for details.

Please click the link below to join this hybrid meeting via Zoom:

<https://a2gov.zoom.us/j/97766341226?pwd=akdzTVllcnBBaGJNSlZJdFpDdGUrdz09>

Passcode: 882985

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

Please note it is possible that telephone or electronic public comment may encounter technical difficulties that prevent your participation. For the greatest assurance that your comments

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF AGENDA**
4. **APPROVAL OF MINUTES OF PREVIOUS MEETINGS**
 - 4-a. [24-1708](#) September 4, 2024 City Planning Commission Meeting Minutes
Attachments: 2024-09-04 CPC Meeting Minutes.pdf
5. **REPORTS FROM CITY ADMINISTRATION, CITY COUNCIL, PLANNING MANAGER, PLANNING COMMISSION OFFICERS AND COMMITTEES, WRITTEN COMMUNICATIONS AND PETITIONS**
 - 5-a. City Council
 - 5-b. Planning Manager
 - 5-c. Planning Commission Officers and Committees

5-d. Written Communications and Petitions**24-1709**

Attachments: Aldridge.Objection to Scio Church Development Proposal SP24-0007.pdf, Benson.Objection to Scio Church Development Proposal SP24-0007.pdf, Chen.Objection to Scio Church Development Proposal SP24-0007.pdf, Claypool email.pdf, Claypool followup email.pdf, Collins email Drury Hotel.pdf, Dawson.Objection to Scio Church Development Proposal SP24-0007.pdf, Goodman email RMI Report on Urban Land Use Reform.pdf, Kazis Comprehensive Plan Comments.pdf, McGinn Objection to Scio Church Development Proposal SP24-0007.pdf, Strowe email New Procedures for Development Proposals.pdf

24-1718

CIP Status Update

Attachments: CIP_Asset Group Naming and Scoring Updates_Memo.pdf, Attachment A - CIP Scoring Criteria 2024 Update.pdf

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.)**7. PUBLIC HEARINGS SCHEDULED FOR NEXT REGULAR MEETING**

7-a. **24-1711** No Public Hearings Scheduled for Wednesday, October 16, 2024, Planning Commission Meeting

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

9-a. **24-1712** 900 Briarwood Circle Site Plan for Planning Commission Action (SP24-0008) - Staff recommendation: Table

Attachments: 900 Briarwood Cir Aerial Map Zoom.pdf, 900 Briarwood Cir Zoning Map.pdf

9-b. **24-1714** Amendment to Chapter 55, Unified Development Code, Section 5.15, Permitted Use Tables, and Section 5.16, Use Specific Standards: A proposed amendment to Section 5.15 (Permitted Use Tables) and Section 5.16 (Use Specific Standards) to allow Child Care Center and Private School uses in more zoning districts.

Attachments: Staff Report Private Schools and Child Care (10-01-2024).pdf, Ordinance 2024-10-01 (Child Care Center and Private School).pdf, Child Care and Private School Chapter Text Amendment Request.pdf, ORC Staff Memo 2024-08-27 (Childcare and Private Schools).pdf, Child Care Centers Map.pdf, Private Schools Map.pdf

9-c. **24-1715** Amendment to Unified Development Code related to Fences (Section

5.26): A proposed amendment to Section 5.26 (Fences) to revise the standards for fences in residential and nonresidential districts. Staff Recommendation: Approval

Attachments: CPC Staff Report 2024-10-1 (Foxtrot-Fences).pdf, Ordinance (UDC-Foxtrot).pdf, ORC Staff Memo 2024-08-27 (Fences).pdf

- 9-d. [24-1716](#) Amendment to Unified Development Code related to Reimbursements and Reductions (Section 5.28.1): A proposed amendment to Section 5.28.1.E (Reimbursements and Reductions) to revise the reimbursement formula for developments that provide affordable housing dwelling units. Staff Recommendation: Approval
- Attachments:** CPC Staff Report 2024-10-1 (Foxtrot-Reimbursement).pdf, Ordinance (UDC-Foxtrot).pdf, ORC Staff Memo 2024-08-27 (Fee Reimbursements).pdf
- 9-e. [24-1717](#) Amendment to Unified Development Code related to Public and Private/Franchise Utilities: A proposed amendment to Section 5.37.2 Specific Terms to revise the definition of “public utility” and add the term and definition of “private or franchise utility.” Staff Recommendation: Approval
- Attachments:** CPC Staff Report 2024-10-1 (Foxtrot-Utilities).pdf, Ordinance (UDC-Foxtrot).pdf, ORC Staff Memo 2024-08-27 (Public Utility Definition).pdf

10. OTHER BUSINESS

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

12. COMMISSION PROPOSED BUSINESS

13. ADJOURNMENT

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.