



City of Ann Arbor

Meeting Minutes - Final

City Planning Commission

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

Tuesday, October 6, 2020

7:00 PM

Electronic Meeting

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: 998 3388 8397

1 CALL TO ORDER

Chair Sarah Mills called the meeting to order at 7:03 p.m.

2 ROLL CALL

City of Ann Arbor City Planner Alexis DiLeo called the roll.

Present 7 - Briggs, Mills, Milshteyn, Gibb-Randall, Ackerman, Sauve,
 and Hammerschmidt

Absent 1 - Abrons

3 INTRODUCTIONS

None.

4 APPROVAL OF AGENDA

Moved by Briggs, seconded by Milshteyn, to approved the agenda as amended to remove approval of the September 15, 2020 Planning Commission Meeting Minutes.

Approved unanimously as amended.

5 MINUTES OF PREVIOUS MEETING

5-a 20-1497 September 15, 2020 City Planning Commission Meeting Minutes

Deleted from Agenda

6 REPORTS FROM CITY ADMINISTRATION, CITY COUNCIL, PLANNING MANAGER, PLANNING COMMISSION OFFICERS AND COMMITTEES, WRITTEN COMMUNICATIONS AND PETITIONS

6-a City Council

Councilmember Zach Ackerman reported that City Council approved the annexation and rezoning of 1780 Scio Church Road, that the Sign Ordinance will be postponed, Ackerman also provided updates on the pilot Healthy Streets protected bike lanes. Ackerman also provided an update regarding the Downtown Development Authority resolution, explaining that the resolution was not voted on.

6-b Planning Manager

DiLeo reported that updates are coming regarding the Capital Improvement Plan and the Transportation Master Plan.

6-c Planning Commission Officers and Committees

Commissioner Shannon Gibb-Randall reported that the Environmental Commission passed a resolution to reject the consent judgment regarding the Dioxane Plume.

Chair Mills reported that the Ordinance Revisions Committee discussed the C1A/C1AR recommendation, and site plan threshold requirements.

20-1506 Communication

Received and Filed

6-d Written Communications and Petitions

20-1498 Various Communication to the City Planning Commission

Received and Filed

7 AUDIENCE PARTICIPATION (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 Mills closed Audience Participation.

8 PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING

- 8-a** **20-1503** Public Hearings Scheduled for the October 20, 2020 Planning Commission Meeting
Received and Filed

9 UNFINISHED BUSINESS

- 9-a** **20-1499** Zoning of 1290 Dhu Varren Road for City Council Approval - The petitioner is requesting annexation and zoning to allow a childcare center on this 2.52-acre-parcel located at 1290 Dhu Varren Road. Planning Staff recommends R1D (Single-Family Dwelling District) zoning. Staff recommendation: Approval
Gretchen Preston, Petitioner, explained the proposed annexation and rezoning.

Kathy Keinath, Engineer, explained the proposed project.

City of Ann Arbor City Planner Jeff Kahan presented the staff report.

PUBLIC HEARING

Daniel (Last Name Unkown) 2936 Bateson Court, expressed concern regarding increased traffic in the area if the project is approved.

Michael Strother, 739 Dhu Varren Rd, Ann Arbor, expressed concern regarding increased traffic, parking, and the aesthetics and neighborhood character implications of the proposed project.

Monique Strother, 739 Dhu Varren Rd, expressed concern for neighborhood character implications of the proposed project.

Seeing no further speakers, Chair Mills closed the Public Hearing.

Moved by Milshteyn, seconded by Hammerschmidt that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the R1D (Single-Family Dwelling District) Zoning of 1290 Dhu Varren Road.

COMMISSION DISCUSSION

Commissioner Alex Milshteyn clarified that the Planning Commission is only considering the Annexation and Rezoning at this time. Milshteyn expressed support for the proposed project.

Gibb-Randall inquired about the level of utilities that is required for this project.

Kahan answered that due to the petitioner applying for special exception use with a site plan, engineering has made recommendations based on that application.

Commissioner Lisa Sauve discussed this project as it relates to the site plan requirement changes. Sauve inquired about the light pole requirement.

Keinath explained that lighting is required for the crosswalk.

Commissioner Erica Briggs inquired about the right-of-way request and discussed electric vehicle parking at the site.

Kahan answered that the right-of-way request is as part of the special exception use and site plan project.

Mills discussed the proposed zoning of the site and the related requirements.

Kahan explained that the proposed zoning was selected due to its allowance for flexibility. He explained that the single family zoning type would not change the requirement of a special exception use approval at the site.

Alexis further explained that the requirements relating to engineering and traffic are due to the physical address, not necessarily the zoning. With the exception of setback requirements as a result of zoning.

Mills expressed support for the proposed project.

Briggs explained that she is surprised that a crosswalk is required for the proposed project.

On a roll call vote, the vote was as follows with the chair declaring the motion passed.

Yeas: 7 - Erica Briggs, Sarah Mills, Alex Milshteyn, Shannan Gibb-Randall, Zachary Ackerman, Elizabeth Sauve, and Sara Hammerschmidt

Nays: 0

Absent: 1 - Ellie Abrons

10 NEW BUSINESS

- 10-a** **20-1500** The Annex Site Plan for Planning Commission Approval - The petitioner proposes a Site Plan for Planning Commission to obtain approval for a Revision to Approved Natural Features Protection or Mitigation Plan. The petitioner had removed a 17-inch landmark tree (White Oak) that was proposed to be preserved within the 3380 Nixon Road right-of-way. The petitioner will provide 14 replacement trees as mitigation. Staff recommendation: Approval

Scott Betzoldt, Midwestern Consulting, Engineer representing the project, presented the proposed project.

PUBLIC HEARING

Seeing no speakers, Chair Mills closed the Public Hearing.

Kahan presented the staff report.

Moved by Milshteyn, seconded by Sauve, the Ann Arbor City Planning Commission hereby approves The Annex Site Plan for Planning Commission updating the Natural Features Mitigation Plan and the Landscaping Plan.

COMMISSION DISCUSSION

Gibb-Randall clarified the tree size, and expressed support for the proposed replacement.

Hammerschmidt discussed the process breakdown that resulted in the tree removal.

Betzoldt answered that it was an oversight and communication issue

between him and the site superintendent.

City of Ann Arbor Urban Forestry and Natural Resources Planning Coordinator, Tiffany Giacobazzi, explained that nothing is allowed to be removed unless an item identified for removal on the approved plan. Giacobazzi explained that if something needs to be changed on a site, there is a clear process for doing so.

Briggs inquired if mitigation after-the-fact is at a greater rate than mitigation of removal of features that are approved for removal.

Giacobazzi answered that mitigation is greater when features are removed without prior approval.

Briggs discussed increasing the required mitigation.

Mills expressed appreciation for staff attention to detail in reviewing site compliance.

On a roll call vote, the vote was as follows with the Chair declaring the motion passed.

Yeas: 7 - Erica Briggs, Sarah Mills, Alex Milshteyn, Shannan Gibb-Randall, Zachary Ackerman, Elizabeth Sauve, and Sara Hammerschmidt

Nays: 0

Absent: 1 - Ellie Abrons

- 10-b** [20-1501](#) Proposed Amendment to Chapter 55, Unified Development Code, Section 5.30.1 Planned Project Site Plan Modifications for City Council Approval - A proposed amendment to delete Section 5.30.1 Planned Project Site Plan Modifications and add new paragraphs in Sections 5.18.3, 5.18.4 and 5.19.6 offering flexibility to setbacks for mixed use and special purpose zoning districts, exceptions to height limits for sustainable and affordable housing developments, and parking waivers for sustainable and affordable housing developments, respectively. These amendments are intended to replicate the majority of benefits offered and realized by the current Planned Project modifications in a less complicated, more predictable, more straightforward and intuitive manner. Staff recommendation: Approval
DiLeo presented the proposed amendments.

PUBLIC HEARING

Ken Garber, Haverhill Court, Ann Arbor, expressed support for requiring full electrification of new development.

Seeing no further speakers, Chair Milshteyn closed the Public Hearing

Moved by Ackerman, seconded by Milshteyn that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the drafted amendments to Chapter 55 Unified Development Code, with regard to Planned Project Modification be postponed to a future meeting.

COMMISSION DISCUSSION

Ackerman expressed appreciation for the work done for this initiative.

Sauve, Briggs, and Gibb-Randall discussed parking and electrification.

Mills discussed development financing relating to parking.

Milshteyn discussed development financing relating to parking.

Gibb-Randall discussed transit infrastructure as it relates to parking requirements and development financing.

Moved by Milshteyn, seconded by Sauve, that decision of item 10-b be postponed to a future meeting.

COMMISSION DISCUSSION OF POSTPONEMENT

None

On a roll call vote the vote was as follows with the Chair declaring the motion passed.

Yeas: 7 - Erica Briggs, Sarah Mills, Alex Milshteyn, Shannan Gibb-Randall, Zachary Ackerman, Elizabeth Sauve, and Sara Hammerschmidt

Nays: 0

Absent: 1 - Ellie Abrons

- 10-c** **20-1502** 3411 Geddes Road Annexation and Zoning for City Council Approval - A request to annex this 1-acre parcel with a single-family home from Ann Arbor Township and zone it R1A (Single-Family Dwelling District) for connection to City utilities. Staff recommendation: Approval
DiLeo presented the Staff Report.

PUBLIC HEARING

Seeing no speakers, Chair Mills closed the Public Hearing.

Moved by Sauve, seconded by Milshteyn that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 3411 Geddes Road Annexation and R1A (Single-Family Dwelling District) Zoning, subject to providing a distance and bearing legal description prior to City Council approval.

COMMISSION DISCUSSION

None.

On a roll call vote, the vote was as follows with the Chair declaring the motion passed.

Yeas: 7 - Erica Briggs, Sarah Mills, Alex Milshteyn, Shannan Gibb-Randall, Zachary Ackerman, Elizabeth Sauve, and Sara Hammerschmidt

Nays: 0

Absent: 1 - Ellie Abrons

11 **AUDIENCE PARTICIPATION (Persons may speak for three minutes on any item.)**

Seeing no speakers, Chair Mills closed Public Hearing.

12 **COMMISSION PROPOSED BUSINESS**

Gibb-Randall discussed the grid capacity in Ann Arbor as it relates to electrification and sustainability requirements.

Mills discussed cost implications of electrification and increasing tree mitigation requirements.

13 ADJOURNMENT

Moved by Briggs, seconded by Sauve, to adjourn the meeting at 9:49 p.m.

Approved unanimously.

Sarah Mills, Chairperson
/mg

eComments for the Commission may be left via our Legistar calendar page (column to the very right)
<http://a2gov.legistar.com/Calendar.aspx>

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(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