



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, October 3, 2023

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 Ellie Abrons called the meeting to order at 7:07 pm in Council Chambers at City Hall of Ann Arbor.

2. ROLL CALL

Planning Manager Brett Lenart called the roll.

Others present:

Planning Manager Brett Lenart

City Planner Matt Kowalski

Present 5 - Sauve, Abrons, Hammerschmidt, Disch, and Weatherbee

Absent 4 - Mills, Lee, Clarke, and Wyche

3. APPROVAL OF AGENDA

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

4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

[23-1647](#) September 19, 2023 City Planning Commission Meeting Minutes

Attachments: 9-19-2023 CPC DRAFT Minutes.pdf

Moved by Commissioner Hammerschmidt, seconded by Commissioner Weatherbee, to approve the September 19, 2023 City Planning Commission meeting minutes and forwarded to City Council. On a voice vote the minutes were unanimously approved as presented.

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 on Council Action from the previous meeting;

Previous night's Council meeting consisted of mostly consent agenda items, one of which was to fund the Comp Plan.

5-b. Planning Manager

Planning Manager Brett Lenart reported the Comprehensive Team will be joining the Planning Commission October 11, 2023 Work Session to provide an overview of the process ahead, provide first dialogue and report of stakeholders interviews thus far.

Pursuant to City Council direction further consideration on TC1 corridors. On October 12, 2023 there will be the first community participation meeting at Traverwood Library. Still working on setting up the Washtenaw TC1 meeting.

5-c. Planning Commission Officers and Committees

Commissioner Sauve reported the Comprehensive Plan Sub Committee met previous day to understand current applications for the steering committee and how to decide and choose. Have a handful, but looking for even more applications for the Steering Committee and are extending the application to October 16, 2023, noting the current deadline is October 6, 2023.

Vice Chair Arbons reported the Ordinance Revisions Committee met the previous week and discussed Ordinance Revisions around drive through lanes and commission can expect something to come before them soon.

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

[23-1648](#) Various Communications to the Planning Commission

Attachments: 2023 9-28 Strassman Letter - 228 Packard.pdf, A2 Capacity for Increased Housing.pdf, Chambers.pdf

Received and Filed

ROLL CALL

Commissioner Clarke entered the meeting at 7:13 pm.

Present 6 - Sauve, Abrons, Hammerschmidt, Disch, Clarke, and Weatherbee

Absent 3 - Mills, Lee, and Wyche

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.)

No speakers.

7. PUBLIC HEARINGS SCHEDULED FOR NEXT REGULAR MEETING

[23-1649](#) Public Hearings Scheduled for Tuesday, October 17, 2023 Planning Commission Meeting

Attachments: 10-17-2023 CPC Notice of Public Hearing-Tue.pdf

Planning Manager, Brett Lenart, presented the upcoming Public Hearings at the October 17, 2023 Planning Commission meeting.

- 3874 Research Park Drive Site Plan for City Council Approval - A proposal to construct a 110,800-square foot office/research/lab space as Phase II of this project for a new overall total of 241,100-square feet. A new 77-space parking lot is also proposed on this RE (Research District) and ORL (Office/Research/Limited Industrial District) zoned site totaling 16.9 acres.

- 2929 Plymouth Road Site Plan for City Planning Commission Approval – University of Michigan Credit Union is requesting demolition of the

existing office building and constructing a one-story, 4,740-square foot building on this O (Office) zoned site. This 1.73-acre site is proposed to be split with the western lot to remain vacant. Access is proposed off Plymouth Road and Prairie Street, accessing 22 parking spaces. Addresses include 2929 and 2935 Plymouth Road.

8. UNFINISHED BUSINESS

None.

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

- 9-a. [23-1638](#)** 900 Briarwood Circle Site Plan and Rezoning for City Council Approval - Developer proposes to replace the existing Sears store with a two-level grocery (57,649 sq. ft.) and a two-level sporting goods store (100,000 sq. ft.) with an adjacent playing field. The proposal also includes 354 multi-family residential units in four-story buildings, a parking garage, and redesigned parking with added landscaping. A new connector roadway will intersect with Briarwood Circle, east of Mall Drive. The 18.2-acre site will undergo rezoning from P - Parking District to C2B - Commercial, affecting 8.29 acres. Staff Recommendation: Approval.

Attachments: 900 Briarwood Staff Report 10-3-23.pdf, 900 Briarwood Site Plan, 900 Briarwood Cir Zoning Map.pdf, 900 Briarwood Cir Aerial Map Zoom.pdf, 900 Briarwood Cir Aerial Map.pdf, 2023-07-07_900 Briarwood_DA.pdf, 900-Briarwood-Citizen Participation Meeting report, Briarwood Sustainability Narrative

PROJECT/PRESENTATION:

John Phipps, Simon Development Group, Brad Soderwall, Hines, presented the proposed request.

STAFF REPORT:

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

PUBLIC HEARING:

Seeing no speakers Vice Chair Abrons closed the Public Hearing.

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 Sauve seconded by Councilmember Disch that

The Ann Arbor City Planning Commission recommends that the Mayor and City Council approve the 900 Briarwood Site Plan and Development Agreement, conditioned upon:

- 1. Approval of Land Transfer with the adjacent Macy's parcel (700 Briarwood).**
- 2. Approval of Landscaping issues identified in review dated: 09/18/2023**
- 3. Approval from the Washtenaw County Water Resources Commission**

and

The Ann Arbor City Planning Commission recommends that the Mayor and City Council approve the 900 Briarwood Rezoning from P(Parking) to C2B(Commercial).

and

The Ann Arbor City Planning Commission approves the 900 Briarwood Site Plan Landscape Modification that removes the infiltration landscape island requirement because the soils at the subject location will not infiltrate.

On a roll call vote, the vote was as follows with the Planning Manager declaring the motion carried. Vote 6-0.

Yeas: 6 - Elizabeth Sauve, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Sadira Clarke, and Julie Weatherbee

Nays: 0

Absent: 3 - Sarah Mills, Wonwoo Lee, and Donnell Wyche

- 9-b.** [23-1641](#) 1655 Plymouth Road (Taco Bell) - A Planned Unit Development (PUD) zoned parcel Site Plan for City Planning Commission Approval - A proposal

to demolish the existing structure (formerly Wendy's Restaurant) and construct an approximately 2,500 square foot Taco Bell restaurant with single drive-through lane. Site access to remain off Plymouth Rd and Osage Drive with 35 parking spaces located in front of the restaurant. 0.98-acre site. Staff Recommendation: Approval with condition.

Attachments: Staff Report 1655 Plymouth Rd Taco Bell.pdf, 1655 Plymouth Rd Site Plan Elevations.pdf, 1655 Plymouth Rd Zoning Map.pdf, 1655 Plymouth Rd Aerial Map Zoom.pdf, Plymouth Road PUD Supplemental Regs.pdf

PROJECT/PRESENTATION:

Clint Lyders, Matt DaPra, Scott Mittelsteadt, Jon Doll, presented the proposed request.

STAFF REPORT:

City Planner Chris Cheng presented the staff report for the proposed request.

PUBLIC HEARING:

Seeing no speakers Vice Chair Abrons closed the Public Hearing.

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 Councilmember Disch seconded by Commissioner Sauve that

The Ann Arbor City Planning Commission hereby approves the 1655 Plymouth Road Taco Bell Site Plan, as it complies with all applicable requirements of the Unified Development Code, and other applicable laws, ordinances, standards, and regulations, subject to resolution of the following:

1. Approval of Engineering issues identified in review dated: 09/08/2023

On a roll call vote the vote was as follows with Planning Manager Lenart declaring the vote carried. Vote 6-0.

Yeas: 6 - Elizabeth Sauve, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Sadira Clarke, and Julie Weatherbee

Nays: 0

Absent: 3 - Sarah Mills, Wonwoo Lee, and Donnell Wyche

10. OTHER BUSINESS

10-a. 23-1540 Planning Commission By-Laws Amendments

Attachments: 2023 9-19 CPC ByLaws Update - Staff Report.pdf, 2023 8-10 Proposed CPC Bylaws.pdf

Chief Deputy City Attorney Kevin McDonald discussed conflict of interest with the Planning Commission.

Moved by Commissioner Sauve seconded by Councilmember Disch that

Motion consideration of the proposed bylaws modifications be postponed to the November 14, 2023 Planning Commission.

On a roll call vote the vote was as follows with the Vice Chair declaring the motion carried. Vote 6-0.

Yeas: 6 - Elizabeth Sauve, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Sadira Clarke, and Julie Weatherbee

Nays: 0

Absent: 3 - Sarah Mills, Wonwoo Lee, and Donnell Wyche

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

No speakers.

12. COMMISSION PROPOSED BUSINESS

Commissioner Sauve, reduction of EV requirements.

13. ADJOURNMENT

Moved by Commissioner Sauve seconded by Councilmember Disch to adjourn the meeting at 9:47 pm. On a voice vote the Vice Chair

declared the motion carried unanimously.

Wonwoo Lee, Chairperson

/mia gale

/courtney manor

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

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.

The City of Ann Arbor has existing COVID-19 safety rules that are required of visitors entering city facilities. If you choose to attend a meeting in-person, the following safety rules are expected to be observed. These include:

- City Hall is mask-friendly to all guests at all times.
- Masks will be required for all meeting participants and guests when the local CDC Community Level in Washtenaw County is high. Check the current level for Washtenaw County through the CDC's website [here](#).
- Please do not attend if you are sick for any reason, including having symptoms or a diagnosis of COVID-19, or have recently been in close contact with someone with COVID-19. Several other attendance options are available when you are sick or in quarantine, or simply for your convenience.