



# City of Ann Arbor

## Formal Minutes - Draft

### City Planning Commission

301 E. Huron St.  
Ann Arbor, MI 48104  
[http://a2gov.legistar.com/  
Calendar.aspx](http://a2gov.legistar.com/Calendar.aspx)

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Tuesday, August 1, 2023

7:00 PM

Larcom City Hall, 301 E Huron St, Second  
floor, City Council Chambers

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This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and  
online at [a2gov.org/watchCTN](http://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**

*Deputy Planning Manger, Hank Kelley, called the roll.*

*Others present:*

*Planning Manager Brett Lenart, Deputy Planning Manager Hank Kelley*

**Present** 5 - Sauve, Abrons, Hammerschmidt, Clarke, and Wyche

**Absent** 3 - Mills, Disch, and Lee

**3. APPROVAL OF AGENDA**

**Moved by Commissioner Wyche, seconded by Commissioner  
Sauve to approve the agenda as presented. On a voice vote, the  
motion carried unanimously.**

**4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS**

*No minutes to approve.*

**5. REPORTS FROM CITY ADMINISTRATION, CITY COUNCIL, PLANNING MANAGER,  
PLANNING COMMISSION OFFICERS AND COMMITTEES, WRITTEN  
COMMUNICATIONS AND PETITIONS**

5-a. City Council

*No meeting of Council since last City Planning Commission meeting.*

5-b. Planning Manager

*Deputy Planning Manager Hank Kelley reported on the Comprehensive Plan: staff are in the process of scheduling interviews with other City staff and stakeholders for the final week of August.*

5-c. Planning Commission Officers and Committees

*Commissioner Sauve reported from the July 25, 2023 Ordinance Review Committee: The upcoming Work Plan was discussed, and there was an early discussion on drive-throughs.*

5-d. Written Communications and Petitions

[23-1273](#) Various Communications to the Planning Commission

**Attachments:** Farahanchi .pdf, Pineau-Oishi.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.)**

*Ken Garber, 28 Haverhill Court, spoke to electrification and the Lockwood Senior Living project.*

*Edward Vielmetti, 1210 Brooklyn Avenue, spoke about meeting minutes as they relate to being made available to the public.*

*Seeing no additional speakers, Vice Chair Abrons closed the Public Comment.*

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

7-a. [23-1274](#) Public Hearings Scheduled for Tuesday, August 15, 2023 Planning Commission Meeting

**Attachments:** 8-15-2023 CPC Notice of Public Hearing-Tue.pdf

*Deputy Planning Manager, Hank Kelley, presented the upcoming Public Hearings at the August 15, 2023 Planning Commission meeting.*

*-3680 Packard Road Blossom Dental for City Planning Commission Approval – A proposed 13,273 square feet one story dental office on this 1.21-acre vacant parcel, zoned Office (O). A 29-car parking lot will also be constructed with shared access to the adjacent property.*

*-Proposed amendments to front setback regulation in the TC1 (Transit Corridor) Zoning District, to measure setbacks from curb edges instead of lot lines. Changes will affect Chapter 55 (Unified Development Code) Section 5.16.3, Use Specific Standards – Commercial Uses. Changes may also affect 5.17.4, Mixed-Use Zoning Districts and 5.17.7, proposed Transit Corridor District.*

**8. UNFINISHED BUSINESS**

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

- 9-a. [23-1270](#)** 2805 Burton Road - Brightdawn Village Site Plan Amendment for Planning Commission Approval - A proposal to reduce the size of the indoor gathering building by approximately 2,000 sq ft, adjust sidewalks and utility leads, relocation of barrier free parking and electric vehicle charging updates per current edition of UDC (Unified Development Code) on this 8-acre site zoned R4B (Multi-family Residential). Staff Recommendation: Approval

**Attachments:** Brightdawn Village Staff Report.pdf, 2805 Burton Rd Zoning Map.pdf, 2805 Burton Rd Aerial Map.pdf, 2805 Burton Rd Aerial Map Zoom.pdf, 2805-Burton Rd-Brightdawn Village Site Plan Amendment 6-21-23.pdf

*Planning Manager Brett Lenart recommended due to lack of board members hold Public Hearing and postpone applicant presentation to the August 15, 2023 Planning Commission meeting.*

**PUBLIC HEARING:**

*Ken Garber, 28 Haverhill Court, suggested building project be heated electrically by heat pumps and to offset electricity with rooftop solar.*

*Seeing no speakers Vice Chair Abrons closed the Public Hearing.*

**Moved by Commissioner Sauve, seconded by Commissioner Wyche that**

**The Ann Arbor City Planning Commission postponed the item to the August 15, 2023 meeting and place item under Unfinished Business.**

**On a unanimous voice vote the Vice Chair declared the motion passed. Item Postponed**

- 9-b.**      [23-1271](#)      1800 Washtenaw Avenue - Evans House for Scholars Special Exception Use for Planning Commission Approval - A request to increase occupancy from 65 to 85. No proposed changes to exterior of house located on this 0.85-acre parcel, zoned R2B (Two-Family Dwelling). Staff Recommendation: Approval

**Attachments:**      1800 Washtenaw Staff Report.pdf, 1800 Washtenaw Ave SEU Application Form.pdf, Proposed Site Plan Loft Layout.pdf

*Planning Manager Brett Lenart recommended due to lack of board members hold Public Hearing and postpone applicant presentation to the August 15, 2023 Planning Commission meeting.*

**PUBLIC HEARING:**

*Jerry Kaplan, 506 Arrowhead West Bloomfield, architect on the project said he was available to answer any questions.*

*Seeing no speakers Vice Chair Abrons closed the Public Hearing.*

**Planning Manager Brett Lenart recommended due to lack of board members hold Public Hearing and postpone applicant presentation to the August 15, 2023 Planning Commission meeting.**

**Moved by Commissioner Wyche, seconded by Commissioner Sauve that**

**The City Planning Commission postpone the item to the August 15, 2023 meeting and place item under Unfinished Business..**

**On a unanimous voice vote the Vice Chair declared the motion**

**passed. Item Postponed**

**10. OTHER BUSINESS**

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

*Seeing no speakers Vice Chair Abrons closed the Public Comment.*

**12. COMMISSION PROPOSED BUSINESS**

*None*

**13. ADJOURNMENT**

**Moved by Commissioner Wyche, seconded by Commissioner  
Sauve to adjourn the meeting at 7:33 pm. On a voice vote the Vice  
Chair declared the motion carried unanimously.**

Ellie Abrons, Vice Chair

/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](mailto: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](http://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.