



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 17, 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

This meeting is accessible in person, via Zoom, or by phone.

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 will be heard, submit them in writing ahead of the meeting or attend in person.

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

- 4-a. [23-1736](#) October 3, 2023, City Planning Commission Meeting Minutes
Attachments: DRAFT 10-3-2023 CPC 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****23-1737** Various Communications to the Planning Commission

Attachments: Vincenz re 228 Packard.pdf, Caruso-ACWG re Opposed to TC1 Zoning.pdf, Cummins re .pdf, Gleba re Support for TC1 Plymouth Rezone.pdf, Goodman re Drive-Throughs.pdf, Lawler re Support for TC1 Plymouth Rezone.pdf, Wheelan re Washtenaw-E Stadium Ped Xing.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. 23-1738** Public Hearings Scheduled for Wednesday, November 1, 2023, Planning Commission Meeting

Attachments: 11-1-23 CPC Notice of Public Hearing-rev.pdf

8. UNFINISHED BUSINESS**8-a. 23-1722** 3520 Green Court - Planned Unit Development Text Amendment for City Council Approval - The proposed amended Supplemental Regulations will expand the permitted principal uses of the Planned Unit Development (PUD). The permitted principal uses would include medical and dental offices, which are currently prohibited; would expand the definition of "hotel," which currently restricts hotel developments to extended stays with 100 room maximum capacity; and would permit development of multi-family residential housing, which is currently excluded. This PUD District includes 35.26 acres. Staff Recommendation: Postponement

Attachments: 2023-10-17_CPC_3520 Green Ct PUD Memo.pdf, 3520 Green Road PUD Staff Report Sept 2023.pdf, The Green Court Block Zoning Map.pdf, The Green Court Block Aerial Map.pdf, The Green Court Block Aerial Map Zoom.pdf, Original Approved ERIM PUD Regulations.pdf, Citizen Participation Meeting w. Slides (06132023).pdf, Prop Amended Supplemental Reg.pdf, 3520 Green Rd Comparison of PUD Reg.pdf, Altarum - Presentation for 9.19.23 Planning Commission Meeting (002).pptx

9. REGULAR BUSINESS – Project Presentation, Staff Report, Public Hearing, and Commission Discussion of Each Item**9-a. 23-1727** 3874 Research Park Drive Site Plan for Planning Commission Approval. A Phase II proposal to construct a 110,800-sq ft building addition onto the existing building. 77 new parking spaces with two new curb cuts off Research Park Dr. are also proposed. Staff Recommendation: Postpone.

Attachments: 2023-10-17_CPC_3874 Research Park Staff Report.pdf, Sartorius Phase 2 - Site Plan, 3874 Research Park Dr Zoning Map.pdf, 3874 Research Park Dr Aerial Map.pdf, 3874 Research Park Dr Aerial Map Zoom.pdf

- 9-b. [23-1718](#) 2935 Plymouth Road Site Plan for Planning Commission approval (UMCU). A proposal to demolish the existing office building and constructing a single-story, 4,790-sq ft. credit union building in this O (office district) zoned site subject to dividing this site. Staff recommendation: Approval.

Attachments: 2023-10-17_CPC_2935 Plymouth UMCU Staff Report.pdf, 2935 Plymouth Rd Site Plan.pdf, 2925 and 2935 Plymouth Rd (previously 2929) Zoning Map.pdf, 2925 and 2935 Plymouth Rd (previously 2929) Aerial Map Zoom.pdf

10. OTHER BUSINESS

- 10-a. [23-1723](#) 2023-2024 City Planning Commission Work Program Discussion and Adoption.

Attachments: 2023-10-17_CPC_Work Program Memo.pdf, CPC Work Program - Approved May 17 2022.pdf, 2023-10-17_CPC_Proposed 2023-2024 Work Program_redline.pdf, 2023-10-17_CPC_Proposed 2023-2024 Work Program_accept changes.pdf

- 10-b. [23-1724](#) Planning Commission Letter of Support - City application for PRO Housing Grant Funds - HUD

Attachments: 2023 10-17 CPC Memo - PRO Housing Grant Support.pdf, 2023 10-17 CPC PRO Housing Letter of Support.pdf

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

12. COMMISSION PROPOSED BUSINESS

13. ADJOURNMENT

Wonwoo Lee, 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; 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 are held in 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](https://www.cdc.gov).
- 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.