



City of Ann Arbor

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

Meeting Agenda City Planning Commission

Wednesday, September 6, 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

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. [23-1272](#) July 18 2023 City Planning Commission Meeting Minutes

Attachments: 7-18-2023 DRAFT CPC Meeting Minutes.pdf

4-b. [23-1381](#) August 1, 2023 City Planning Commission Meeting Minutes

Attachments: 8-1-2023 DRAFT 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**

[23-1377](#) Various Communication to the Commission

Attachments: Westphal re TC1 Ground FI Corners Use.pdf, Hamilton Letter of Opposition Blossom Dental.pdf, Parunak re Evans Scholars.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

[23-1481](#) Public Hearings Scheduled for Tuesday, September 19, 2023 Planning Commission Meeting

Attachments: 9-19-2023 Rev CPC Notice of Public Hearing-Tue.pdf

8. UNFINISHED BUSINESS

8-a. [23-1478](#) 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 9-6-23.pdf, 2805 Burton Rd Zoning Map.pdf, 2805 Burton Rd Aerial Map.pdf, 2805 Burton Rd Aerial Map Zoom.pdf, Brightdawn Village Site Plan.pdf

8-b. [23-1479](#) 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 - Evans Scholarship House-rev.pdf, 1800 Washtenaw Ave Zoning Map.pdf, 1800 Washtenaw Ave Aerial Map.pdf, 1800 Washtenaw Ave Aerial Map Zoom.pdf, 1800 Washtenaw SEU Appl Form.pdf, Proposed Loft Layout.pdf

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

9-a. [23-1358](#) TC1 District (“Narrow Rights-of-Way”) Amendments to Chapter 55 Unified Development Code, Section 5.17

Attachments: 2023-09-06_Narrow ROW TC1 Setback Amendments Staff Report_v4.pdf, 2023-09-06_Narrow ROW TC1 Amendments Ordinance_v3.pdf, 2023-09-06_Transit Corridors Designation Map.pdf, 2023-05-09_TC1 ROW Comparison Table.pdf, Ann Arbor_2018_Street Tree Planting Program.pdf, How Much Space - Planting Recs Medium Large Trees - UF 2020.pdf

- 9-b. [23-1360](#) 3680 Packard Dentist Office Site Plan for Planning Commission Approval

Attachments: 3680 Packard Blossom Dental Staff Report v1.pdf, 3680 Packard Rd Zoning Map.pdf, 3680 Packard Rd Aerial Map Zoom.pdf, 3680 Packard Rd Aerial Map.pdf, 3680 Packard - Blossom Dental Site Plan 08-15-2023.pdf

10. OTHER BUSINESS

- 10-a. [23-1357](#) Planning Commission By-Laws Review - Modifications to Chapter 8 and By-Laws Amendments

Attachments: 2023 8-15 CPC ByLaws Update - Staff Report.pdf, 2023 8-10 CPC Recommended Ordinance Changes - Chapter 8.pdf, 2023 8-10 Proposed CPC Bylaws.pdf

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

12. COMMISSION PROPOSED BUSINESS

13. ADJOURNMENT

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.