



City of Ann Arbor

Formal Minutes

City Planning Commission

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

Tuesday, April 5, 2022

7:00 PM

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

**This meeting will be broadcast on CTN Cable Channel 16, ATT Channel 99, and at
a2gov.org/watchCTN**

**Public comment can be made in person, or by calling: 877 853 5247 or 888 788 0099
Enter Meeting ID: 977 6634 1226**

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Passcode: 882985

Or join by phone: Call: 206-337-9723 or 213-338-8477 or Toll Free 877-853-5247 or 888-788-0099
Webinar 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

Chair Mills called the meeting to order at 7:03

2. ROLL CALL

Staff Present:

Brett Lenart, City of Ann Arbor Planning Manager

Matt Kowalski, City of Ann Arbor City Planner

Jeff Kahan, City of Ann Arbor City Planner

Present 9 - Mills, Gibb-Randall, Sauve, Abrons, Hammerschmidt,
Disch, Lee, Clarke, and Wyche

3. APPROVAL OF AGENDA

**Moved by Wyche, seconded by Disch, approved unanimously as
presented.**

4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

- 4-a. [22-0617](#) March 15, 2022 City Planning Commission Meeting Minutes

Attachments: 3-15-2022 Draft CPC Minutes.pdf

Moved by Disch, seconded by Sauve, approved unanimously as presented and forwarded to the City Council.

Yeas: 9 - Sarah Mills, Shannan Gibb-Randall, Elizabeth Sauve, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Sadira Clarke, and Donnell Wyche

Nays: 0

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

[22-0619](#) Communications Received to City Planning Commission

Attachments: COMM 1.pdf, COMM 2.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.)

Seeing no callers, Chair Mills closed Public Comment.

7. PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING

[22-0618](#) Public Hearings Scheduled for Tuesday, April 19, 2022 Planning

Commission Meeting

Attachments: 4-19-2022 Notice of Public Hearing.pdf

Received and Filed

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

- 8-a. [22-0614](#)** Maple Cove II for City Planning Commission Approval - Proposal to construct a 70 unit apartment complex consisting of 3 buildings (79,482 square feet). Construction will include 86 vehicle parking spaces, 38 bicycle parking spaces, underground stormwater detention and associated utilities on this 2.56-acre site located at 1577, 1605, 1633 North Maple Road and 2510 Miller Road zoned O (Office). Project also includes a Wetland Use Permit to be reviewed in conjunction with the site plan. Staff Recommendation: Approval

Attachments: Maple Cove II Staff Report 4-5-22 w Maps MK.pdf, Maple Cove II Site Plan Set 1.2022-02-03.pdf

Heath Hartt, Midwestern Consulting LLC, Brad Moore, Architect, and Moe Kasham, owner, presented the proposed project.

PUBLIC HEARING

Ken Garber, 28 Haverhill Court, Ann Arbor, discussed sustainability, full electrification of units, and affordability.

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

Moved by Shannan Gibb-Randall, seconded by Lee, that the Ann Arbor City Planning Commission approves the Maple Cove II Site Plan (1605 North Maple Road) dated February 02, 2022, as the site plan complies with all applicable requirements of the Unified Development Code, and other applicable laws, ordinances, standards, and regulations and based upon the following condition: All parcels must be combined before issuance of any Building Permits.

AND

That the Planning Commission approves the Wetland Use Permit for the Maple Cove II project site plan.

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

Yeas: 9 - Sarah Mills, Shannan Gibb-Randall, Elizabeth Sauve, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Sadira Clarke, and Donnell Wyche

Nays: 0

- 8-b.** [22-0615](#) Amendments to Off-Street Parking Requirements for City Council Approval (UDC Sections 5.19 and 5.16.3.P) regarding minimum required parking, electric vehicle parking, and general parking standards. Staff Recommendation: Approval

Attachments: Staff Report April 5 2022 Parking Amendments.pdf, Proposed Parking UDC Amendments 4-5-22 CPC Meeting.pdf

PUBLIC HEARING

Nani Wolfe, 1225 Ferdon Rd., Ann Arbor, expressed support for the proposed amendments.

Josh Lurkey, 521 Snyder, Ann Arbor, expressed support for the proposed amendments.

Ken Garber, expressed support for the proposed amendments.

Alex Lowe, Fernwood Ave, Ann Arber, expressed support for the proposed amendments, encouraged reducing parking maximums in TC1 zones.

Moved by Hammerschmidt, seconded by Lee, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the amendments to Chapter 55 Unified Development Code, Section 5.19 regarding proposed modifications to the City's Off-Street Parking requirements.

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

Yeas: 9 - Sarah Mills, Shannan Gibb-Randall, Elizabeth Sauve, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Sadira Clarke, and Donnell Wyche

Nays: 0

9. OTHER BUSINESS

9-a. [22-0620](#) Planning Commission Review of FY23 City Council Policy Agenda

Attachments: City Council FY23 Policy Agenda Memo - 4-5-22 rev.pdf,
FY23 Policy Agenda - Planning Commission Review.pdf

MOTION 1

Moved by Abrons, seconded by Gibb-Randall, to approve the Proposed FY23 City Council Policy Agenda as presented.

AMENDMENT TO MOTION 1

Moved by Hammerschmidt, seconded by Lee to strike

"Support and advocate for the ability of cities to incorporate inclusionary zoning practices and affordability incentives into their land development codes."

VOTE ON AMENDMENT TO MOTION 1

On a roll call vote, the vote was as follows with the Chair declaring Amendment I approved.

Yeas: 9 - Sarah Mills, Shannan Gibb-Randall, Elizabeth Sauve, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Sadira Clarke, and Donnell Wyche

Nays: 0

VOTE ON MOTION 1

On a roll call vote the vote was as follows with the Chair declaring MOTION 1 approved as amended.

9-b. [22-0616](#) Calendar Year 2022 CPC Meeting Schedule

Attachments: 2022 CPC Meeting Schedule 4-5-22-rev.pdf

Moved by Gibb-Randall, seconded by Sauve, to approve the Calendar year 2022 CPC Meeting Schedule as presented.

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

Yeas: 9 - Sarah Mills, Shannan Gibb-Randall, Elizabeth Sauve, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Sadira Clarke, and Donnell Wyche

Nays: 0

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

Ken Garber, discussed the climate crisis and encouraged the Planning Commission to consider specific emissions data when decision making.

11. COMMISSION PROPOSED BUSINESS

12. ADJOURNMENT

Moved by Wyche, seconded by Sauve, unanimously adjourned at 10:34 PM

Yeas: 9 - Sarah Mills, Shannan Gibb-Randall, Elizabeth Sauve, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Sadira Clarke, and Donnell Wyche

Nays: 0

Sarah Mills, Chairperson

/mia gale

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. Citizens 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 transitioning to a hybrid meeting model. The City of Ann Arbor highly encourages the public to view and participate in public meetings remotely due to the high COVID-19 transmission rate in Washtenaw County. In order to prevent the transmission of COVID-19, protect the health of meeting attendees, minimize the possibility of disrupting the meeting, and thereby promote public participation by creating a safer meeting environment, City Council has established a regulation that all in-person attendees at meetings are required to wear a mask. See the Mask Requirement signage that is posted throughout City Hall. 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:

Masks - Required in Council Chambers. Masks are available at the guest services desk in the lobby of Larcom City Hall.

Physical Distancing - Individuals should be physically distanced from one another at least 6 feet.

Illness - Anyone diagnosed with COVID-19, who has symptoms of COVID-19, or has had recent close contact with someone with COVID-19, should not attend a public meeting.

