



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, May 7, 2024

7:00 PM

Larcom City Hall, 301 E Huron St,
Basement Room A

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

Chair Wonwoo Lee called the meeting to order at 7:02 pm in the Basement Conference Room of City Hall.

2. ROLL CALL

Deputy Planning Manager Hank Kelley called the roll

Present 9 - Mills, Abrons, Hammerschmidt, Disch, Lee, Clarke, Wyche, Weatherbee, and Adams

Others present:

Deputy Planning Manager Hank Kelley

City Planner Alexis DiLeo

City Planner Matt Kowalski

City Planner Julia Shake

Administrative Assistant Brittany Alexander

3. APPROVAL OF AGENDA

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

4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

- 4-a. [24-0780](#) April 16, 2024 City Planning Commission Meeting Minutes

Attachments: April 16, 2024 City Planning Commission Meeting Minutes.pdf

Moved by Commissioner Weatherbee seconded by Commissioner Mills to approve the April 16, 2024 City Planning Commission meeting minutes. On a voice vote the minutes were unanimously approved as presented and forwarded to City Council.

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 at the Monday, May 6, 2024 City Council meeting:

-City Council approved UDC amendments for Multimodal Transportation Impact Analysis noting Council's emphasis for cyclist comfort and safety over congestion.

-711 Church Street Rezoning Supplemental Regulations, Site Plan, and Development Agreement passed.

-732 Packard Street PUD Zoning and Supplemental Regulations all passed on first Council reading.

-City Council voted to put a charter amendment to prove sustainable energy utility on the ballot in November.

5-b. Planning Manager

Deputy Planning Manager Hank Kelley noted there was nothing to report.

5-c. Planning Commission Officers and Committees

Commissioner Abrons reported Ordinance Revision Committee met on April 23, 2024 and discussed a petition that has been submitted for five amendments for TC1 zoning district which includes curb cuts, modifying allowable building dimensions for larger sites, exceptions to minimum building project requirements, exemptions to use specific standards for parking structures and the proposed addition of a UDC definition for

"Block", noting items will be coming to the commission at the May 14, 2024 Working Session.

Chair Lee reported the Transportation Committee met on April 18, 2024, and reviewed their budget. The committee discussed Act 51 gas tax funding. Additionally, they had a discussion on the sidewalk construction millage and looked at the Main Street sidewalk upgrade from Ann-Arbor Saline Road to Stadium Boulevard. Chair Lee also noted that the Climate Action millage would go towards crosswalks, street lights, and bike lane upgrades. Furthermore, serious crash responses and some of the improvements seen around town were discussed. The East Medical Center Drive construction will continue until the end of 2024. MDOT indicated a willingness to add non-motorized connections along US-23, but that is still under discussion. Finally, the State and Hill improvements may be completed by August

5-d. Written Communications and Petitions

[24-0781](#) Various Communication to the City Planning Commission

Attachments: Carroll email Scio Church Road.pdf, Ferguson Opposition to 2525 Ann Arbor Saline Road.pdf, Goodly email of opposition 2525 Ann Arbor Saline Road.pdf, Johnson Opposition to RES-PROJ24-004.pdf, Lefton Opposition to RES PROJ24-004.pdf, McCleskey email of opposition 416 Longshore.pdf, Mitchell DTE-led group accused of misleading public on natural gas – Planet Detroit.pdf, Mitchell Opposition to Southtown Development Agreement .pdf, Nauschuetz Opposition.pdf, Westphal email TC1 comments.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, asked the City Planning Commission to revisit the exceptions 621 Church for FAR for downtown development, specifically the sustainability exceptions. Noting he thinks that the sustainability definition should ask for electrification at the time of construction.

Kirk Wesphal, resident, brought attention to an email he sent with

proposed changes to the Planning Commission Work Program.

Seeing no additional speakers Chair Lee closed the Public Comment.

7. PUBLIC HEARINGS SCHEDULED FOR NEXT REGULAR MEETING

7-a. 24-0782 Public Hearings Scheduled for Tuesday, May 21, 2024, Planning Commission Meeting

Deputy Planning Manager Kelley reported:

2270 Platt Rd Site Plan for Planning Commission Approval (SP23-0022) – A site plan to amend the approved Veridian at County Farm South Site Plan (file number Trakit-SP21-020) by redesigning buildings V, KK, L, M, CC-DD and EE-FF, increasing the total units from 110 to 121. Building locations generally remain the same while the types of buildings proposed and the number of units per building changes. The Veridian at County Farm South development has 110 approved dwelling units (proposed 121) in single-family, townhouse, and apartment buildings on a 363,945-square-foot (8 acres) site zoned Veridian at County Farm PUD (Planned Unit Development) district. The district is a mixed-income, mixed-housing type, sustainable neighborhood of up to 16 dwelling units per acre.

3310 Washtenaw - Site Plan for Planning Commission Approval (SP23-0017) – Proposed demolition of existing restaurant and construction of a new 5,240 square-foot restaurant building and 50 new parking spaces. Site is zoned C3 (Fringe Commercial); no drive through is proposed.

2862 Stone School Road Annexation and Zoning (AAPS-PROJ24-0001) – Ann Arbor Public Schools initiated annexation of this vacant 2.65 acre parcel from Pittsfield Township and rezoning to PL (Public Land).

3801 Stone School Annexation and Zoning (AAPS-PROJ24-0002) – Ann Arbor Public Schools initiated annexation of this vacant 3.0 acre parcel from Pittsfield Township and rezoning to PL (Public Land).

8. UNFINISHED BUSINESS

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

9-a. 24-0783 1601 South State Street (“Southtown”) Rezoning - Offer to Amend Conditional Zoning Statement of Conditions

A petition to amend the Southtown Conditional Zoning Statement of Conditions, adopted and incorporated by Ordinance No. 23-24 to zone a 1.66-acre site C1A/R (Campus Business Residential) District with Conditions, by restating paragraph 2. D. from “The Property shall have no natural gas connections except for emergency back-up power,” to “The Property will demonstrate continuous microgrid operation at 60-75% less Carbon Intensity (CI) than electricity incumbent DTE.” File number REZ24-0003. Staff Recommendation: Approval

Attachments: May 7, 2024 Planning Staff Report (Southtown Amendment), Petition for Zoning Amendment (Southtown), Southtown Conditional Zoning Statement (draft April 29, 2024), Southtown Conditional Zoning Statement (approved, unsigned), Ordinance No. 23-24 (South Town Rezoning), May 16, 2023 Planning Staff Report (Southtown), June 21, 2023 Planning Staff Report (Southtown), First Amendment to Southtown Development Agreement (draft April 30, 2024), Southtown Development Agreement (approved, unsigned), Aerial Photo (Southtown), Zoning Map (Southtown)

PROJECT/PRESENTATION:

Heidi Poscher and Dr. Margaret Poscher, 4M Consolidated, presented the proposed request.

STAFF REPORT/PRESENTATION:

City Planner Alexis DiLeo presented staff report for the proposed request.

PUBLIC HEARING:

- Ken Garber, 28 Haverhill Court, spoke in support of the proposed project.

- Rita Mitchell, resident, spoke in opposition of the proposed project.

- Adam Goodman, 528 Virginia Avenue, spoke in support of the proposed project.

[For a complete record of the discussion, please see available video format]

Seeing no further speakers Chair Lee closed the Public Hearing.

Moved by Commissioner Wyche seconded by Councilmember Disch that

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve rezoning 1601 South State Street (“Southtown”) by accepting the offer to amend the Conditional Zoning Statement of Conditions to change from prohibiting natural gas connections except for emergency backup power to demonstrating continuous microgrid operations at 60-75% less carbon intensity (CI) than electricity incumbent DTE, provided in Paragraph 2.D.

The Commission took into consideration the proposed request and discussed the matter. [For a complete record of the discussion, please see available video format].

On a roll call vote the vote was as follows with Deputy Planning Manager Kelley declaring the motion carried. Vote 9-0.

Yeas: 9 - Sarah Mills, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Sadira Clarke, Donnell Wyche, Julie Weatherbee, and Daniel Adams

Nays: 0

10. OTHER BUSINESS

10-a. [24-0821](#) 1146 South Maple Road Planned Unit Development (PUD) Pre-Application Conference

Hickory Way III is a proposed 4-story, 39-unit Permanent Supportive Housing building by Avalon Housing. It will meet National Green Building Standards, have 15% barrier-free units, and provide 700 square feet of community space. The project proposes to annex 1146 South Maple from Scio Township and rezone to a PUD. It will be adjacent to the existing Hickory Way I & II buildings and surrounded by multi-family residential and Hansen Nature Area, a city park.

Attachments: 2024-05-07_CPC_1146 S Maple_Pre-PUD Staff Memo.pdf, 2024-04-26_CPC_1146 S Maple_PUD

Pre-Petition Conference Application.pdf,
 2024-04-25_CPC_1146 S Maple_Site Plan.pdf,
 2024-05-07_CPC_1146 S Maple_Pre-PUD Comparison
 Chart.pdf

PROJECT/ PRESENTATION:

Wendy Carty-Saxon, Avalon Housing, Brandon Hodges, Tribe Development, and Scott Kelley, Fusco Shaffer and Pappas Architects, presented the proposed request

STAFF PRESENTATION:

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

The Commission took into consideration the proposed request and discussed the matter. [For a complete record of the discussion, please see available video format].

10-b. **24-0823** **2024-2025 City Planning Commission Work Program Discussion and Adoption**

The Work Program is adopted on an annual basis pursuant to the Commission's Bylaws. On October 17, 2023, the Planning Commission reviewed and adopted a 2023-2024 Work Program. The present proposal updates the status of all items and includes line items for recent City Council resolutions and other new work since October. Staff Recommendation: Approval.

Attachments: 2024-05-07_CPC_Work Program Memo.pdf,
 2023-10-17_CPC_2023-2024 Work
 Program_adopted.pdf, 2024-05-07_CPC_Proposed
 2024-2025 Work Program_redline.pdf,
 2024-05-07_CPC_Proposed 2024-2025 Work
 Program_accept changes.pdf

STAFF REPORT/ PRESENTATION:

Deputy Planning Manager Kelley presented the staff report for the proposed 2024-2025 Work Program.

Moved by Commissioner Abrons seconded by Councilmember Disch that

The Ann Arbor City Planning Commission adopts the 2024-2025 City

Planning Commission Work Program.

The Commission took into consideration the proposed request and discussed the matter. [For a complete record of the discussion, please see available video format].

On a voice vote the vote was as follows with Chair Lee declaring the motion carried. Vote 9-0.

Yeas: 9 - Sarah Mills, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Sadira Clarke, Donnell Wyche, Julie Weatherbee, and Daniel Adams

Nays: 0

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

Seeing no speakers Chair Lee closed the Public Comment

12. COMMISSION PROPOSED BUSINESS

Commissioner Wyche noted Commission Work Program had bylaw updates and Chapter 8 Amendments listed for first reading at City Council May 6, 2024 and stated he didn't believe that had gone before the Council. Councilmember Disch confirmed item had not gone to City Council for first reading.

Deputy Planning Manger Kelley noted they will check on item going to City Council.

13. ADJOURNMENT

Moved by Commissioner Wyche, Seconded by Councilmember Dish, to adjourn the meeting at 9:54 pm. On a voice vote, the Chair declared the motion carried unanimously.

Wonwoo Lee, Chairperson

/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.