



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, December 7, 2021

7:00 PM

Electronic Meeting

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

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<https://a2gov.zoom.us/j/97766341226?pwd=akdzTVllcnBBaGJNSlZJdFpDdGUrdz09>
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

1. CALL TO ORDER

Chair Mills called the meeting to order at 7:02 PM

2. ROLL CALL

City of Ann Arbor Planning Manager Brett Lenart called the roll.

Others present:

Jeff Kahan, City of Ann Arbor City Planner

Matt Kowalski, City of Ann Arbor City Planner

Deb Gosselin, City of Ann Arbor Systems Planning Engineer

All members of the Commission attended the meeting electronically from Ann Arbor, Michigan.

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

3. APPROVAL OF AGENDA

Moved by Lee, seconded by Abrons, approved unanimously as presented.

4. MINUTES OF PREVIOUS MEETINGS

4-a. [21-1898](#) October 19, 2021 City Planning Commission Meeting Minutes

Moved by Hammerschmidt, seconded by Gibb-Randall, approved unanimously and forwarded to the City Council.

4-b. [21-2176](#) November 4, 2021 City Planning Commission Meeting Minutes

Moved by Hammerschmidt, seconded by Gibb-Randall, approved unanimously and forwarded to the City Council.

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

[21-2177](#) Various Communication to the City Planning Commission

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 speakers, Chair Mills closed Public Comment.

7. PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING

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

21-2178 The Village of Ann Arbor Annexation for City Council Approval - A request to annex the following parcels from Ann Arbor Township into the City of Ann Arbor and zone them R4A (Multiple-Family Residential) for a multi-family development known as The Villages of Ann Arbor:

- 1680 Dhu Varren Road Annexation of 58.868 acres
- 2670 Pontiac Trail Annexation of 1.859 acres
- 2672 Pontiac Trail Annexation of 1.256 acres
- 2678 Pontiac Trail Annexation of 1.248 acres
- 2682 Pontiac Trail Annexation of 1.248 acres

Staff Recommendation: Approval

Development team present:

- Tim Loughrin*
- John Woods*
- Bret Stuntz*
- Mathew Bush*

PUBLIC HEARING:

Tom Stullberg, (address unknown), discussed density at the proposed project site, transit, zoning, and expressed general support for the project.

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

Moved by Abrons, seconded by Sauve, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Annexation of 1680 Dhu Varren Road, 2670 Pontiac Trail, 2672 Pontiac Trail, 2678 Pontiac Trail, and 2682 Pontiac Trail

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

21-2179 Fiscal Year 2023-2028 Capital Improvements Plan (CIP) - The FY2023-2028 CIP Capital Improvements Plan (CIP) is comprised of

updated financial data for FY2023 projects contained in the approved FY2022-2027 CIP, in addition to changes to project schedules. Upon adoption by the City Planning Commission, the Capital Improvements Plan (CIP) becomes a supporting document for the City's master plan. The Capital Improvements Plan (CIP) is also used as the source document for the City's capital budget planning. At this hearing, the City Planning Commission will consider all comments from persons wishing to provide them before adopting the plan. Staff Recommendation: Approval
Presentation by Deb Gosselin, City of Ann Arbor Systems Planning Engineer.

PUBLIC HEARING

Jeff Crocket (address known), discussed the Center of the City/Library Lot, and encouraged the Planning Commission to consult with the Center of the City Taskforce.

Ken Garber (address unknown), discussed the implementation of geo thermal systems into the Capital Improvement Plan.

Alan Haber, (address unknown), discussed the Center of the City Taskforce work and it's relation to the City Master Plan.

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

Moved by Sauve, seconded by Disch, to approve the Fiscal Year 2023-2028 Capital Improvements Plan (CIP)

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

Approved resolution reads as follows:

Whereas, Section 1:185 of the Ann Arbor City Code requires that the City Planning Commission annually prepare a Capital Improvements Program for the ensuing six fiscal years;

Whereas, The FY2022-2027 Capital Improvements Plan (CIP) was approved by the Ann Arbor City Planning Commission on January 5, 2021;

Whereas, The FY2022-2027 CIP was approved with minor adjustments by the Ann Arbor City Council on May 17, 2021 as the

basis for the FY2022 Capital Budget;

Whereas, The second year of the FY2022-2027 CIP has been adjusted based on current conditions as related to the adjusted FY2023 Capital Budget to be considered by the City Council; and

Whereas, A duly-noticed public hearing was held by the City Planning Commission on December 7, 2021;

Resolved, That the City Planning Commission hereby approves the FY2023-2028 Capital Improvements Plan.

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

Nays: 0

21-2180 Ann Arbor Chinese Christian Church Site Plan for City Council Approval and Special Exception Use for City Planning Commission Approval - Existing church is expanding to provide a social gathering area and classrooms; 6,412 square feet footprint (ground level), 2,788 square feet upper level. The Special Exception Use is being modified to allow an increase in capacity from 160 to 240 people. Stormwater management detention basin is also being expanded to provide required storage. Additional landscaping is being provided for the conflicting land use buffer to the adjacent residential areas of this 8.51-acre site zoned R4A (Multiple-Family Residential) located at 1750 Dhu Varren Road. Staff Recommendation: Approval

Development team present:

Dan White

Howard Huang

Jim Hinze

Susan Dickinson

PUBLIC HEARING

Anne Bannister (address unknown), expressed support for the project preserving landmark trees.

Moved by Wyche, seconded by Sauve that

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Ann Arbor Chinese

Christian Church (1750 Dhu Varren Road) Site Plan.

AND

The Planning Commission approves the following Landscape Modifications:

- 1. Allow existing landscape islands to remain without bio-retention capacity.**
- 2. Allow parking lot to continue with greater than 15 spaces without a landscape island.**

AND

The Ann Arbor City Planning Commission, after hearing all interested persons and reviewing all relevant information, finds the petition substantially meets the standards in Chapter 55 (Ann Arbor Unified Development Code), Section 5.29.5 (Special Exception Use), and therefore approves the Ann Arbor Chinese Christian Church (1750 Dhu Varren Road) Special Exception Use for church uses. This approval is based on the following findings:

- 1. The proposed uses will be consistent with the objectives of the Comprehensive Plan permitting churches and schools by serving residents in the district.**
- 2. The proposed use will not adversely impact traffic, pedestrians, bicyclists, circulation, or road intersections based on the location and existing uses.**
- 3. A site plan documenting the existing and proposed conditions of the site has been submitted as part of this application.**

This Special Exception Use approval is based on the following conditions:

- 1. The church use maintains a maximum seating capacity of 240 persons.**

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

21-2181 The City of Ann Arbor is Beginning an Update to the Parks and Recreation Open Space Plan (PROS Plan). The Plan is an element of the City’s master plan and the City’s vision for parks and recreation in Ann Arbor. The Plan provides an inventory of existing parks and facilities, describes the relationship between the Parks and Recreation system and surrounding municipalities and recreational providers, identifies parks and recreation needs and deficiencies, and proposes major capital park projects for existing and new parks. The document was last updated in 2017.

Moved by Disch, seconded by Wyche to approve the Notice of Intent to Plan for an Update to the City of Ann Arbor Parks and Recreation Open Space Plan (PROS 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

21-2182 Revised 2021-2022 CPC Meeting Calendar

Moved by Hammerschmidt, seconded by Lee, to approve the Revised 2021-2022 CPC Meeting Calendar

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

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

Seeing no callers, Chair Mills closed Public Comment.

11. COMMISSION PROPOSED BUSINESS

The Commission discussed the return of in-person meetings.

12. ADJOURNMENT

**Moved by Abrons, seconded by Sauve, to adjourn. Adjourned
unanimously at 10:30 PM**

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