



City of Ann Arbor

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

Meeting Agenda City Planning Commission

Tuesday, January 7, 2025

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, see agenda for details.

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

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF AGENDA**
4. **APPROVAL OF MINUTES OF PREVIOUS MEETINGS**
 - 4-a. **24-2145** December 3, 2024 City Planning Commission Meeting Minutes
Attachments: December 3, 2025 City Planning Commission 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**24-2146** Various Communication to the Planning Commission

Attachments: Atkins Comments SP-0007.pdf, Atkins Opposition The Proposed Robertson Project on Scio-Church Rd. SP24-0007.pdf, Carroll opposition SP-0007 Robertson memo 2025.pdf, Caruso Email 1208 S University Proposed Development.pdf, Country Place Condo Association Opposition Robertson Memo #4.pdf, Country Place Condo Association Opposition Robertson Memo #5.pdf, Country Place Condo Association Robertson Memo No 3.pdf, D'Amour email SP24-0007.pdf, Leichtman and McGinn email of Opposition SP24-0007.pdf, Marlow scio church rd robertson letter of Opposition to planning commission.pdf, Schmitt.pdf, Siamak email of opposition SP24-0007.pdf, Snyder email of opposition SP24-0007.pdf, Sorscher email of opposition SP24-0007.pdf, Wolfpack Climate Action Team Comments DTE Electric Capacity for New Development.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**

- 6-a. **24-2147** Public Hearings Scheduled for Thursday, January 23, 2025, Planning Commission Meeting
- Comprehensive Plan Presentation and Discussion

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

- 9-a. **24-2148** **Fiscal Year 2026-2031 Capital Improvements Plan (CIP)**
The FY 2026-2031 CIP is a plan for City capital investments to be undertaken over the next six years. This plan describes projects that address needs for municipal and park facilities, transportation improvements and utility infrastructure, along with proposed costs and scheduling. Upon adoption by the City Planning Commission, the CIP becomes a supporting document for the City's comprehensive plan. The CIP is also used as a source document for the City's capital budget planning.

Attachments: 2025-01-07_CPC_FY26-31 CIP Staff Report.pdf,
2025-01-07_CPC_FY26-31 CIP Presentation.pdf,
2025-01-07_CPC_FY26-31 CIP Draft for Adoption.pdf,
2025-01-07_CPC_FY26-31 CIP New Projects.pdf,
2025-01-07_CPC_FY26-31 CIP Project Clean-up.pdf

- 9-b. **24-2149** **371 Scio Church Road SP24-0007 - Annexation, Site Plan and Rezoning for City Council Approval.** A proposal to rezone the four vacant parcels (6.3 acres) to R4E (Multiple-Family Residential) for the

construction of 75 residential townhouse units in 12 new buildings. There will be 167 parking spaces on site with garages and surface parking accessed through one central drive to Scio Church Road. Staff Recommendation: Approval

Attachments: 371 Scio Church Staff Report v1. 12-27-24.pdf, 371-Scio Church-Rd-2024-12-05 75 South Main Site Plan_v4 (3).pdf, 255-315-371 Scio Church Rd 2180 Ann Arbor -Saline Rd Zoning Map.pdf, 255-315-371 Scio Church Rd and 2180 Ann Arbor-Saline Rd Aerial Map.pdf, 75 South Main aka 371 Scio Church Dev Agreement v1 .pdf, 371 Scio Church Rd - Sustainability Letter.pdf, Scio Church 1.7.25 presentation.pdf

10. OTHER BUSINESS

- 10-a. **24-2152** **Stormwater Comprehensive Plan Overview** - The City of Ann Arbor is developing a Comprehensive Stormwater Management Plan. Stormwater management refers to the process of capturing and treating runoff generated by precipitation, implementing a variety of techniques to improve water quality and reduce the overall quantity that must be collected and treated. In light of increased frequency and severity of high precipitation storm events, the City is developing strategic plans to address the community's current and emerging stormwater needs. This plan will prioritize assessment and analysis of current techniques, building on existing successful programs, preparing for both present and future conditions, leading by example, and remaining dedicated to community needs. This project began in fall 2024 and is expected to conclude in June 2026.

Attachments: AASTormwater DRAFT 20241220.pdf

- 10-b. **24-2151** FY25 City Council Policy Agenda Feedback

Attachments: 2025-01-07_CPC_Policy Agenda Feedback for Council.pdf

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

12. COMMISSION PROPOSED BUSINESS

13. ADJOURNMENT

Wonwoo Lee, Chairperson

/Courtney Manor

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.