



City of Ann Arbor

Meeting Minutes - Final

City Planning Commission

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

Tuesday, March 2, 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: 929 1620 2435

1. CALL TO ORDER

Chairperson Sarah Mills called the meeting to order at 7:02 p.m. with the following statement: Welcome to the Tuesday, March 2, 2021 meeting of the Ann Arbor Planning Commission. This meeting is being held electronically to protect public health and safety due to the COVID-19 virus and to comply with orders issued by the governor, the Michigan Department of Health and Human Services, and/or the Washtenaw County Health Department. We intend to conduct this meeting similarly to an in-person meeting. However, please be patient if there are technical issues. Public comment will be via telephone only. To speak during any of the public comment opportunities please call 877-853-5247, or another of the published numbers, and enter Meeting ID 929 1620 2435. This information is also available on the published agenda, in the public notices section of the city website, and on the broadcast of this meeting on CTN channel 16, AT&T channel 99, and online at www.a2gov.org/watchctn, select "government channel."

2. ROLL CALL

Planning Manager, Brett Lenart, called the roll.

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

3. INTRODUCTIONS

None

4. APPROVAL OF AGENDA

Moved by Lisa Sauv , seconded by Wonwoo Lee, to Approve the Agenda as presented. On a voice vote, the Chair declared the motion carried unanimously.

5. MINUTES OF PREVIOUS MEETING

[21-0425](#) February 18, 2021 City Planning Commission Meeting Minutes

Moved by Lisa Disch, seconded by Alex Milshteyn, to Approve the February 18, 2021 CPC minutes and forward to the City Council. The minutes were unanimously approved.

6. REPORTS FROM CITY ADMINISTRATION, CITY COUNCIL, PLANNING MANAGER, PLANNING COMMISSION OFFICERS AND COMMITTEES, WRITTEN COMMUNICATIONS AND PETITIONS

6-a. City Council

Councilmember Disch and Planning Manager Lenart reported on last night's Council meeting; Council approved at first reading of annexed parcels 2511 Newport Road (owner initiated annexation), The Annex/Owl Creek Apt donated green space to the City as well as donated land added to the Oakwoods Nature Area (City initiated rezoning).

Council also passed a resolution asking staff to look into the possibility of opening the consent judgement ruling in order to look at alternatives to the use of the property located at 2857 Packard Road.

6-b. Planning Manager

Planning Manager, Lenart further reported that the State has approved the annexation portion of the Valhalla proposed development, which will now allow their site plan and rezoning to proceed to Council which could take one to two months. Lenart reported on upcoming agenda items of the City Planning Commission Working Session next week to include Unified Development Agreement (UDC) amendments around Transit Zoning and Site Plan Review Thresholds.

6-c. Planning Commission Officers and Committees

Commissioner Gibb-Randall reported from the Environmental Commission; when she brought up the Transit Oriented Zoning proposal, the feedback she received was, "Why are you only sticking with S. State

and Eisenhower?" She said a subsequent conversation she had with a developer was that Washtenaw Avenue would be the next easy place to go given the amount of already established retail, if the City wants mixed use in that area.

Chair Mills reported from the Ordinance Revisions Committee, noting they had discussed the same two items that are on tonight's agenda. Further, staff provided a helpful table to help with on-going discussions on the Site Plan Review Thresholds. She reported they also talked about Transit Zoning, noting there is an updated draft for anyone interested.

6-d. Written Communications and Petitions

[21-0426](#) Various Communication to the City Planning Commission

Received and Filed

7. 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.)

8. PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING

None

9. REGULAR BUSINESS - Staff Report, Public Hearing on Each Agenda Item

9-a. [21-0427](#) Proposed Amendments to Table 5.15-1, Table 5.15-2, Section 5.33, Section 5.37.2.P, and Section 5.37.2.S of Chapter 55 of the City of Ann Arbor Code of Ordinances for City Council Approval - Unified Development Code, to Establish and Regulate Short Term Rental Uses. Staff Recommendation: Approval

STAFF REPORT:

Brett Lenart, Planning Manager, provided the staff report.

PUBLIC HEARING:

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Noting no further public speakers, the Chair closed the public hearing.

Moved by Lisa Disch, seconded by Shannan Gibb-Randall, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the amendments to Chapter 55 Unified Development Code, Permitted Use Table 5.15-1, Accessory Use Table 5.15-2, Nonconformities Section 5.33, and Specific Terms Sections 5.37.2.P and 5.37.2.S.

COMMISSION DISCUSSION:

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

On a rollcall vote the Chair declared the motion unanimously carried. Vote: 9 - 0

Yeas: 8 - Sarah Mills, Shannan Gibb-Randall, Elizabeth Sauve, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, and Sadira Clarke

Nays: 1 - Alex Milshteyn

- 9-b.** [21-0428](#) Proposed Amendments to Table 5-15: Permitted Use Table and Section 5.16.6.D Accessory Dwelling Unit (ADU) specific standards in Chapter 55 Unified Development Code, Article V of the City of Ann Arbor Code of Ordinances for City Council Approval. Staff Recommendation: Approval

STAFF REPORT:

Chris Cheng, City Planner, provided the staff report.

PUBLIC HEARING:

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Noting no further public speakers, the Chair closed the public hearing.

Moved by Lisa Sauv , seconded by Alex Milshteyn, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the amendments to Chapter 55 (Zoning), Section 5.15 (Table 5.15-2) and Section 5.16.6. Accessory Uses and Structures.

COMMISSION DISCUSSION:

The Commission took into consideration the presented petition and

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

Moved by Wonwoo Lee, seconded by Lisa Sauvé, to postpone Unified Development Code amendments regarding Accessory Dwelling Units (ADU) to the March 16, 2021 meeting.

DISCUSSION ON POSTPONEMENT:

On a rollcall vote the Chair declared the motion unanimously carried. Item postponed.

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

Nays: 0

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

11. COMMISSION PROPOSED BUSINESS

12. ADJOURNMENT

Moved by Ellie Abrons, seconded by Lisa Disch, to adjourn the meeting at 12:05 am. Without objection the meeting was adjourned.

Sarah Mills, Chairperson
/mg

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