



City of Ann Arbor

Formal Minutes - Draft

City Planning Commission

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

Tuesday, October 17, 2023

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

1. CALL TO ORDER

*Chair Wonwoo Lee called the meeting to order at 7:00 pm in Council
Chambers at City Hall of Ann Arbor.*

2. ROLL CALL

Deputy Planning Manager Hank Kelley called the roll.

Others present:

Deputy Planning Manager Hank Kelley

City Planner Chris Cheng

Present 8 - Mills, Sauve, Abrons, Hammerschmidt, Disch, Lee,
Wyche, and Weatherbee

Absent 1 - Clarke

3. APPROVAL OF AGENDA

**Moved by Commissioner Mills seconded by Councilmember Disch
to approve the agenda. On a voice vote, the motion carried
unanimously.**

4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

4-a. [23-1736](#) October 3, 2023, City Planning Commission Meeting Minutes

Attachments: DRAFT 10-3-2023 CPC Minutes.pdf

Moved by Commissioner Abrons seconded by Commissioner Mills to approve the October 3, 2023 City Planning Commission meeting minutes and forwarded to City Council. On a voice vote the minutes were unanimously approved as presented.

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 on Council Action from the previous meeting;

City Council voted to annex two parcels on Riverside Drive. Council voted to approve the Development Agreement for Platt Road Townhomes.

5-b. Planning Manager

Deputy Planning Manager Hank Kelley reported:

-October 12, 2023 there was a Plymouth Road Rezoning to TC1 meeting at Traverwood Library. About 40 attendees including Councilmembers Song and Watson. Look forward to moving discussion to Planning Commission the next month.

-Plans for a meeting to discuss the Washtenaw Corridor rezoning to TC1 with date, time and location forthcoming.

-Comprehensive Plan Steering Committee interest survey closed October 16, 2023 with over 100 applications.

-Planning Manager Brett Lenart will be sending out notice for a Comprehensive Sub Planning meeting which will take place Tuesday, October 24, 2023 in place of the Ordinance Revisions Committee meeting.

5-c. Planning Commission Officers and Committees

Nothing to report.

5-d. Written Communications and Petitions

[23-1737](#) Various Communications to the Planning Commission

Attachments: Vincenz re 228 Packard.pdf, Caruso-ACWG re Opposed to TC1 Zoning.pdf, Cummins re .pdf, Gleba re Support for TC1 Plymouth Rezone.pdf, Goodman re Drive-Throughs.pdf, Lawler re Support for TC1 Plymouth Rezone.pdf, Wheelan re Washtenaw-E Stadium Ped Xing.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.)

No speakers.

7. PUBLIC HEARINGS SCHEDULED FOR NEXT REGULAR MEETING

7-a. [23-1738](#) Public Hearings Scheduled for Wednesday, November 1, 2023, Planning Commission Meeting

Attachments: 11-1-23 CPC Notice of Public Hearing-rev.pdf

Deputy Planning Manager, Hank Kelley, presented the upcoming Public Hearings at the November 1, 2023 Planning Commission meeting

-3874 Research Park Drive Site Plan for City Planning Commission Approval - A proposal to construct a 110,800-square foot office/research/lab space as Phase II of this project for a new overall total of 241,100-square feet. A new 77-space parking lot is also proposed on this RE (Research District) and ORL (Office/Research/Limited Industrial District) zoned site totaling 16.9 acres. Addresses include: 3874 3886 3944 3950 and 3958 Research Park Drive.

-Plymouth Road – Transit Corridor District (TC1) Zoning - The Ann Arbor Planning Commission will hold a public hearing to hear all those interested in a proposed rezoning, which is an Amendment to the Zoning Map, Section 5.10.2, of Chapter 55 (Unified Development Code) to rezone parcels in the Plymouth Road area to TC1 (Transit Corridor) district before making a recommendation to City Council. The City of Ann Arbor is considering action to rezone approximately 136 acres, including

at least 99 addresses and tax parcels, in the Plymouth Road area. More information is available at <https://plan.a2gov.org/TC1Corridors> Parcel Addresses or Tax Identification Numbers Proposed to be Rezoned to TC1 (Transit Corridor):

2000, 2001 Commonwealth Blvd; 2000, 2100, 2200, 2300 Green Road; 1635, 1645, 1655, 1667, 1750, 1763, 1771, 1800, 2301, 2401, 2421, 2565, 2601, 2665, 2675, 2701, 2705, 2793, 2799, 2901, 2925, 2935, 3001, 3055, 3250, 3389, 3395, 3397, 3401, 3403, 3405, 3407, 3409, 3411, 3413, 3415, 3417, 3419, 3421, 3423, 3425, 3427, 3429, 3431, 3433, 3435, 3437, 3439, 3441, 3443, 3445, 3393, 3447, 3449, 3451, 3453, 3455, 3457, 3459, 3461, 3463, 3465, 3467, 3469, 3500, 3535, 3550, 3572, 3600, 3601, 3610, 3611, 3621, 3650 Plymouth; 09-09-14-400-002 Vacant Plymouth Road; 2000 Traverwood Drive; 1812 Upland Drive

ROLL CALL

Commissioner Clarke entered the meeting at 7:15 pm.

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

8. UNFINISHED BUSINESS

- 8-a.** [23-1722](#) 3520 Green Court - Planned Unit Development Text Amendment for City Council Approval - The proposed amended Supplemental Regulations will expand the permitted principal uses of the Planned Unit Development (PUD). The permitted principal uses would include medical and dental offices, which are currently prohibited; would expand the definition of "hotel," which currently restricts hotel developments to extended stays with 100 room maximum capacity; and would permit development of multi-family residential housing, which is currently excluded. This PUD District includes 35.26 acres. Staff Recommendation: Postponement

Attachments: 2023-10-17_CPC_3520 Green Ct PUD Memo.pdf, 3520 Green Road PUD Staff Report Sept 2023.pdf, The Green Court Block Zoning Map.pdf, The Green Court Block Aerial Map.pdf, The Green Court Block Aerial Map Zoom.pdf, Original Approved ERIM PUD Regulations.pdf, Citizen Participation Meeting w. Slides (06132023).pdf, Prop Amended Supplemental Reg.pdf, 3520 Green Rd Comparison of PUD Reg.pdf, Altarum - Presentation for 9.19.23 Planning Commission Meeting (002).pptx

Deputy Planning Manager Kelley recommended postponement to the November 1, 2023 Planning Commission meeting.

PUBLIC HEARING:

Ken Garber, 28 Haverhill Court, asked if the public will have a chance to speak when item goes before the board again in two weeks.

Seeing no additional speakers Chair Lee closed the Public Hearing.

COMMISSION DISCUSSION:

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

Moved by Councilmember Disch seconded by Commissioner Mills that

3520 Green Court - Planned Unit Development Text Amendment be postponed to the November 1, 2023 City Planning Commission meeting.

On a voice vote without objection Chair Lee declared the motion carried. Vote 9-0.

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

Nays: 0

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

- 9-a.** [23-1727](#) 3874 Research Park Drive Site Plan for Planning Commission Approval. A Phase II proposal to construct a 110,800-sq ft building addition onto the existing building. 77 new parking spaces with two new curb cuts off Research Park Dr. are also proposed. Staff Recommendation: Postpone.

Attachments: 2023-10-17_CPC_3874 Research Park Staff Report.pdf, Sartorius Phase 2 - Site Plan, 3874 Research Park Dr Zoning Map.pdf, 3874 Research Park Dr Aerial Map.pdf, 3874 Research Park Dr Aerial Map Zoom.pdf

Deputy Planning Manager noted an error in Public Hearing notice therefore recommended postponement to the November 1, 2023 Planning Commission meeting.

PUBLIC HEARING:

Ken Garber, 28 Haverhill Court, spoke to electrification and suggested other environmentally responsive possibilities for the project.

Seeing no additional speakers Chair Lee closed the Public Hearing.

COMMISSION DISCUSSION:

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

Moved by Commissioner Mills seconded by Commissioner Weatherbee that

3874 Research Park Drive Site Plan for Planning Commission Approval be postponed to the November 1, 2023 City Planning Commission meeting.

On a voice vote without objection Chair Lee declared the motion carried. Vote 9-0.

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

Nays: 0

- 9-b.** [23-1718](#) 2935 Plymouth Road Site Plan for Planning Commission approval (UMCU). A proposal to demolish the existing office building and constructing a single-story, 4,790-sq ft. credit union building in this O (office district) zoned site subject to dividing this site. Staff recommendation: Approval.

Attachments: 2023-10-17_CPC_2935 Plymouth UMCU Staff Report.pdf, 2935 Plymouth Rd Site Plan.pdf, 2925 and 2935 Plymouth Rd (previously 2929) Zoning Map.pdf, 2925 and 2935 Plymouth Rd (previously 2929) Aerial Map Zoom.pdf

PROJECT/PRESENTATION:

DeAnn Ramos, Ted Hirsh and Tom Phillips, presented the proposed request.

STAFF REPORT:

City Planner Chris Cheng presented the staff report for the proposed request.

PUBLIC HEARING:

Ken Garber, 28 Haverhill Court, thanked petitioner for going all electric on project and encouraged the developer to pursue further environmental upgrades. Concurred with OSI recommendations.

Praveena Ramaswami, resident living in the vicinity of the development, spoke in opposition of the proposed project.

Jacob Katzman, resident living in the vicinity of the development, spoke in opposition to the proposed project.

Kristy Watkins, 2960 Sheffield, spoke in opposition to the proposed project.

Seeing no additional speakers Chair Lee closed the Public Hearing.

COMMISSION DISCUSSION:

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

Moved by Commissioner Mills seconded by Commissioner Abrons that

The Ann Arbor City Planning Commission approves the UMCU Site Plan, subject to:

- 1) demolishing the existing structure on site;**
- 2) dividing the subject parcel from the parent parcel; and**
- 3) a landscape modification for the location of street trees outside the public right-of-way as required in 5.20.10 of Chapter 55.**

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, Elizabeth Sauve, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Sadira Clarke, Donnell Wyche, and Julie Weatherbee

Nays: 0

10. OTHER BUSINESS

10-a. 23-1723 2023-2024 City Planning Commission Work Program Discussion and Adoption.

Attachments: 2023-10-17_CPC_Work Program Memo.pdf, CPC Work Program - Approved May 17 2022.pdf, 2023-10-17_CPC_Proposed 2023-2024 Work Program_redline.pdf, 2023-10-17_CPC_Proposed 2023-2024 Work Program_accept changes.pdf

PRESENTATION:

Deputy Planning Manager Hank Kelley presented the 2023-2024 Planning Commission Work Program.

COMMISSION DISCUSSION:

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

Moved by Commissioner Mills seconded by Commissioner Wyche that

The Ann Arbor City Planning Commission hereby adopts the 2023-2024 City Planning Commission Work Program.

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

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

Nays: 0

10-b. [23-1724](#) Planning Commission Letter of Support - City application for PRO Housing Grant Funds - HUD

Attachments: 2023 10-17 CPC Memo - PRO Housing Grant Support.pdf, 2023 10-17 CPC PRO Housing Letter of Support.pdf

STAFF PRESENTATION:

Deputy Planning Manager Hank Kelley presented the Planning Commission Letter of Support - City application for PRO Housing Grant Funds - HUD.

COMMISSION DISCUSSION:

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

Moved by Commissioner Mills seconded by Councilmember Disch that

I move that the Planning Commission supports the application of the City of Ann Arbor for PRO Housing Funds and authorizes the Secretary to sign the letter on behalf of the Planning Commission.

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

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

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 asked for information on how Planning Commission will receive Public Comments for TC1 as an indicator for how it might come forward for the Comprehensive Plan. Deputy Planning Manager Kelley provided information on how the TC1

meeting was run, noting Staff has discussed making changes to the meeting format.

Following up, Commissioner Wyche requested clarification on methods available for commissioners to comment on public meeting and outreach methods, and to make recommendations to Staff.

Deputy Planning Manager Kelley stated any Planning Commissioner can provide comments via email and specifically request they be added to the packet as Public Comment.

Vice Chair Abrons asked to confirm the October 24, 2023 ORC meeting will be replaced with the Comprehensive Sub Plan Committee.

Deputy Planning Manager Kelley noted that was correct.

Councilmember Disch asked to confirm every other fourth Tuesday should be held for the Comp Plan Sub Committee.

Deputy Planning Manager Kelley stated they would reach out to Planning Manager Lenart for confirmation, and relay the request for a regular meeting cadence.

13. ADJOURNMENT

Moved by Commissioner Mills seconded by Commissioner Wyche to adjourn the meeting at 8:46 pm. On a voice vote the Chair declared the motion carried unanimously.

Wonwoo Lee, Chair

/mia gale

/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 are held in a hybrid meeting model. The City of Ann Arbor highly encourages the public to participate in public meetings, either in-person or remotely.

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:

- City Hall is mask-friendly to all guests at all times.
- Masks will be required for all meeting participants and guests when the local CDC Community Level in Washtenaw County is high. Check the current level for Washtenaw County through the CDC's website [here](#).
- Please do not attend if you are sick for any reason, including having symptoms or a diagnosis of COVID-19, or have recently been in close contact with someone with COVID-19. Several other attendance options are available when you are sick or in quarantine, or simply for your convenience.