



# City of Ann Arbor

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

## Meeting Agenda City Planning Commission

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Tuesday, December 3, 2024

7:00 PM

Larcom City Hall, 301 E Huron St, Second floor,  
City Council Chambers

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This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at [a2gov.org/watchCTN](http://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

2. ROLL CALL

3. APPROVAL OF AGENDA

4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

- 4-a. [24-2001](#) November 19, 2024 City Planning Commission Meeting Minutes  
*Attachments:* November 19, 2024 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

- [24-2002](#) Various Communication to the City Planning Commission

**Attachments:** Chambers email Employment Retail and Innovation Zoning District Updates Feedback.pdf, Gallagher Comments Council Resolution 24-01560 In Home Commercial Use.pdf, Ford Comments Council Resolution 24-1560.pdf, Gregorka Comment Resolution Home Occupancy Residential Neighborhoods.pdf, Kile Comments Housing Zoning Rule Reform.pdf, Michigan Solar Communities Guidebook.pdf, Planning and Zoning for Batter Energy Storage Systems.pdf, Pritts Comp plan input.pdf, Roose Comprehensive Plan Draft Comments.pdf, Schultz Feedback for 11-26 Future Land Use Discussion.pdf, Sedman Comments Council Resolution 24-1560.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**

7-a. [24-2003](#) No Public Hearings Scheduled for Tuesday, December 17, 2024, Planning Commission Meeting

**8. UNFINISHED BUSINESS**

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

9-a. [24-2004](#)

Proposed Amendment to Nonconforming Structures (Section 5.32.2) in Unified Development Code: Staff presents ordinance revisions to Section 5.32.2 related to nonconforming structures in residential districts. The proposed ordinance revision eliminates Zoning Board of Appeals approval for certain nonconforming structure improvements and would allow the Planning Manager to administratively approve alterations that: do not extend closer to lot lines, do not create new nonconformities, and comply with zoning dimensional standards. Alterations include changes increasing floor area, dwelling units, or exterior building dimensions. Staff recommendation: approval.

**Attachments:** 2024-12-03\_CPC\_Staff Report (Nonconforming Structures).pdf, 2024-12-03\_CPC\_Ordinance (Nonconforming Structure) track changes.pdf, 2024-12-03\_CPC\_Ordinance (Nonconforming Structure) clean.pdf, 2024-12-03\_CPC\_Slides (Nonconforming Structures).pdf

9-b. [24-2005](#)

Dexter Road and Seybold Road Park Rezoning: The proposed rezoning of 2570, 2576, and 2580 Dexter Road to Public Land. The lots were recently acquired by the City for a public park. Staff recommendation: approval.

**Attachments:** 1- Dexter-Seybold Park RZ Staff Report.pdf, 2 - 2570-2576-2582 Dexter Rd Zoning Map.pdf, 3 - 2570-2576-2582 Dexter Rd Aerial Map.pdf, 4 - Ordinance (Dexter-Seybold Park RZ).pdf, 5 - Dexter-Seybold Park Zoning Application.pdf

**10. OTHER BUSINESS****10-a. 24-2006 2025 City Planning Commission Calendar Adoption**

**Attachments:** 2025 CPC Meeting Schedule v2.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](mailto: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](http://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.