



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, January 16, 2024

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

Planning Manager Brett Lenart called the roll.

Others present

Planning Manager Brett Lenart

City Planner Alexis DiLeo

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

3. APPROVAL OF AGENDA

**Moved by Commissioner Abrons 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. [24-0020](#) December 19, 2023 City Planning Commission Meeting Minutes

Attachments: December 19, 2023 City Planning Commission Meeting

Minutes.pdf

Moved by Commissioner Abrons seconded by Commissioner Mills to approve the December 19, 2023 City Planning Commission meeting minutes. On a voice vote the minutes were unanimously approved and forwarded to City Council.

Yeas: 8 - Sarah Mills, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Sadira Clarke, Donnell Wyche, and Julie Weatherbee

Nays: 0

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

5-a. City Council

Councilmember Disch stated there was nothing to report.

5-b. Planning Manager

Planning Manager Brett Lenart reported:

-Ann Arbor Bicentennial Kickoff Celebration, Friday, January 19, 2024 from 6-8 p.m. at Michigan Theater. Tickets required

-Sports Illustrated Conference Center Information Session, Monday, January 29, 2024 at 7:00 p.m. in City Council Chambers and via Zoom.

-Online Comprehensive Plan Survey is available to the community, at plan.a2gov.org/plan24

-City Planner Chris Cheng and Administrative Assistant Mia Gale retired this week. My personal thanks to their commitment to the Planning Commission and public service during their tenures at the City.

5-c. Planning Commission Officers and Committees

Nothing to report.

5-d. Written Communications and Petitions

24-0021 Various Communication to the Planning Commission

Attachments: Dutta email of opposition.pdf, Frank email of opposition 228 Packard Street.pdf, Friedman email of opposition 228

Packard Street.pdf, Grillet email.pdf, Marshall email of opposition Woodbury Gardens.pdf, Ritter Heat From Wastewater email.pdf, Russ email of opposition 228 Packard Street.pdf, Vincenz Letter of Opposition 228 Packard Street.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.)

Ken Garber, 28 Haverhill Court, spoke to changes in the report, A New Approach to Economic Development.

Seeing no additional speakers Chair Lee closed the Public Comment.

7. PUBLIC HEARINGS SCHEDULED FOR NEXT REGULAR MEETING

7-a. 24-0022 Public Hearings Scheduled for the Tuesday, February 6, 2024 Planning Commission Meeting

Planning Manager Brett Lenart noted due to the holidays Planning Services did not have Public Hearing notices established before the packet went out and reported:

-711 Church PUD Zoning and Site Plan - A request to rezone a 1.1-acre site from R4C (Multiple Family Dwelling) to PUD (Planned Unit Development) and adopt Supplemental Regulations to allow development up to 450,000 square feet, and a site plan to construct a 17-story apartment building with ground floor commercial. Primary proposed public benefits of the PUD district include contributions to affordable housing and enhanced sustainability. Building would have 273 proposed apartments with over 1,000 bedrooms. Amenities would include on-site vehicle and bicycle parking and streetscape improvements. The site includes six lots: 703, 707, 709-713, 715 and 721 Church Street and 1208 Willard Street.

8. UNFINISHED BUSINESS

8-a. 24-0023 2845 S State Street Right-of-Way Release/Vacation - A request to release/vacate three areas of roadway rights fronting 2845 South State Street including a 50-foot by 229-foot and a 50-foot by 51-foot along South

State Street, and a 27-foot by 310-foot area along East Eisenhower Parkway. Staff Recommendation: Approval

Attachments: January 16, 2024 Planning Staff Report, Attachment Zoning Map, Attachment Aerial Photo, Attachment Survey Drawings and Legal Descriptions

Chair Lee recused himself from the item Public Hearing noting his company's involvement in the proposed item. Vice Chair Abrons took over chairing the meeting.

STAFF REPORT/PRESENTATION:

City Planner Alexis DiLeo presented the proposed request.

PUBLIC HEARING:

Seeing no speakers Vice Chair Abrons 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 Councilmember Disch that

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 2845 South State Street Right-of-Way Release/Vacation as proposed subject to conveying an easement for existing public utilities and sidewalks.

On a roll call vote the vote was as follows with the Planning Manager declaring the motion carried. Vote 7-0.

Yeas: 7 - Sarah Mills, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Sadira Clarke, Donnell Wyche, and Julie Weatherbee

Nays: 0

Recused: 1 - Wonwoo Lee

8-b. **24-0024** [POSTPONED] 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: 2024-1-16_CPC_3520 Green Ct PUD Memo.pdf, The Green Court Block Aerial Map Zoom.pdf, The Green Court Block Aerial Map.pdf, The Green Court Block Zoning Map.pdf

Commissioner Lee reentered Council Chambers and resumed chairing the meeting.

STAFF REPORT:

Planning Manager Brett Lenart provided the requested postponement.

PUBLIC HEARING:

Ken Garber, 28 Havehill Court, spoke to electrification with new developments.

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 Chair Lee seconded by Commissioner Wyche that

The City Planning Commission postpone the item 3520 Green Court to the February 22, 2024 Planning Commission meeting.

On a voice vote the vote was as follows with the Chair declaring the motion passed. Vote 8-0.

Yeas: 8 - Sarah Mills, 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

None.

10. OTHER BUSINESS

None.

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

Seeing to speakers Chair Lee closed Public Comment.

12. COMMISSION PROPOSED BUSINESS

The Planning Commission discussed the Economic Development Report recently presented before Council.

Planning Manager Lenart noted he would share the report with the Planning Commission.

13. ADJOURNMENT

Moved by Commissioner Wyche seconded by Councilmember Disch to adjourn the meeting at 7:47 pm. On a voice vote Chair Lee declared the motion carried unanimously

Wonwoo Lee, Chairperson

/courtneymanor

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 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.