



City of Ann Arbor

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

Meeting Agenda City Planning Commission

Tuesday, May 17, 2022

7:00 PM

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

This meeting will be broadcast on CTN Cable Channel 16, ATT Channel 99, and at a2gov.org/watchCTN

Public comment can be made in person, or by calling: 877 853 5247 or 888 788 0099
Enter Meeting ID: 977 6634 1226

Please click this URL to join this hybrid meeting via Zoom.

<https://a2gov.zoom.us/j/97766341226?pwd=akdzTVllcnBBaGJNSlZJdFpDdGUrdz09>
Passcode: 882985

Or join by phone: Call: 206-337-9723 or 213-338-8477 or Toll Free 877-853-5247 or 888-788-0099
Webinar 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 will be heard, submit them in writing ahead of the meeting or attend in person.

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. APPROVAL OF MINUTES OF PREVIOUS MEETING

4-a. [22-0892](#) May 4, 2022 City Planning Commission Meeting Minutes

Attachments: 5-4-2022 CPC 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**22-0893** Various Communications to City Planning Commission

Attachments: McDaniel-Hodges.pdf, Appleyard.pdf, Two Tracks Acres.pdf, 330 Detroit Street Development Farmers Market Concerns.pdf, 330 Detroit St. Proposal - Request for Staging Area on Fifth.pdf, 330 N. Detroit St comment Lisa Young.pdf, Ann Arbor Planning Goetz letter.pdf, Westphal.pdf, Pittsfield Charter Twp - Draft Master Plan.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****22-0894** Public Hearings Scheduled for Tuesday, June 7, 2022 Planning Commission Meeting

Attachments: 6-7-2022 Notice of Public Hearing.pdf

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

- 8-a. **22-0895** 330 Detroit Street Site Plan for Planning Commission Approval - Two existing buildings are proposed to be removed to accommodate a 5-story building that includes 14 residential units, 23 on-site parking spaces, and 1,850 square feet of ground floor retail space. Pedestrian and vehicular access will be from N. Fifth Avenue and Detroit Street. Zoning is D2 (Downtown Interface) the lot size is 9,879 square feet (0.23-acre parcel) and the site is located at 303, 312 and 314 Detroit Street. Staff Recommendation: Approval

Attachments: Staff Report 330 Detroit St w Maps 5-17-2022 CPC.pdf, 330 N Detroit St Site Plan 3-22-22.pdf, 330 N. Detroit St Architectural Elev.pdf

- 8-b. **22-0896** Proposed Amendments to Ann Arbor City Code Chapter 55 Unified Development Code - Amendments to the Unified Development Code (UDC) Sections 5.16.1.A (Residential Occupancy), 5.16.2.A and B (Adult Day Care Center, Child Care Center), 5.16.3.J (Outdoor Recreation), 5.16.3.P (Transit Corridor Development), 5.16.4.B (Nonprofit Corporations), 5.16.6.C (Drive-Through Facilities), 5.16.6.G (Group Day Care Home), and Section 5.19 (Parking Standards) are being considered to eliminate minimum parking requirements for all uses, eliminate or consolidate some parking use categories, eliminate the option for off-site bicycle parking, change the weight limit for vehicles parked in driveways, simplify the requirements for electric vehicle parking, and change, reformat, and include the TC1 district in the special parking district regulations. These changes will enable reduced impervious surfaces, encourage land

to be used more efficiently, incentivize the construction of new residential uses, reduce the cost of constructing new residential uses, and support transit services. Staff Recommendation: Approval

Attachments: Staff Report for May 17 2022 Parking Amendments w Attachments.pdf, Ordinance to Amend UDC (Parking Standards).pdf

9. OTHER BUSINESS

- 9-a. [22-0897](#) Annual Comprehensive Plan Review - The Ann Arbor City Planning Commission and Planning & Development Services Unit review the City Comprehensive Plan on a regular basis. The City Comprehensive Plan consists of several plans, or “elements,” that work together to describe a vision for the City’s future and guide decisions about its land use, transportation, infrastructure, environment, housing, and public facilities. The adopted plan elements can be found on the City’s website at www.a2gov.org/compplan <<http://www.a2gov.org/compplan>> . As part of an annual review, the Planning Commission is seeking comments about the City Comprehensive Plan, including elements that should be studied for possible change or new elements that should be added to the Plan. Staff Recommendation: Approval

Attachments: Comprehensive Plan Review Staff Report w Attachments-5-17-22.pdf

- 9-b. [22-0898](#) 2022-2023 City Planning Commission and Staff Work-Program - Staff Recommendation: Approval

Attachments: FY23 Work Program Memo.pdf, CPC Work Program - May 17 2022 Draft.pdf

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

11. COMMISSION PROPOSED BUSINESS

12. ADJOURNMENT

Sarah Mills, Chairperson

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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

City Planning Commission regular meetings are transitioning to a hybrid meeting model. The City of Ann Arbor highly encourages the public to view and participate in public meetings remotely due to the high COVID-19 transmission rate in Washtenaw County. In order to prevent the transmission of COVID-19, protect the health of meeting attendees, minimize the possibility of disrupting the meeting, and thereby promote public participation by creating a safer meeting environment, City Council has established a regulation that all in-person attendees at meetings are required to wear a mask. See the Mask Requirement signage that is posted throughout City Hall. 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:

Masks - Required in Council Chambers. Masks are available at the guest services desk in the lobby of Larcom City Hall.

Physical Distancing - Individuals should be physically distanced from one another at least 6 feet.

Illness - Anyone diagnosed with COVID-19, who has symptoms of COVID-19, or has had recent close contact with someone with COVID-19, should not attend a public meeting.

