



City of Ann Arbor

Formal Minutes - Draft

City Planning Commission

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

Wednesday, February 19, 2025

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.

Present 8 - Mills, Abrons, Disch, Lee, Wyche, Weatherbee, Adams, and Norton

Absent 1 - Hammerschmidt

Others present:

Planning Manager Brett Lenart

3. APPROVAL OF AGENDA

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

4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

[25-0236](#) January 23, 2025 City Planning Commission Meeting Minutes

Attachments: January 23, 2025 City Planning Commission Meeting Minutes.pdf

Moved by Councilmember Disch seconded by Commissioner Weatherbee to approve the January 23, 2025 City Planning Commission meeting minutes. On a voice vote the minutes were unanimously approved as presented and forwarded to City Council.

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 at the Tuesday, February 18, 2025 City Council meeting:

- 255, 315, 371 Scio Church Road and 2180 Ann Arbor-Saline Road annexation was approved

- Cornwall street vacation passed

- 1146 South Maple PUD rezoning passed on first reading noting it will come back with a site plan for second reading.

ROLL CALL

Commissioner Hammerschmidt entered the meeting at 7:04 pm.

Present 9 - Mills, Abrons, Hammerschmidt, Disch, Lee, Wyche, Weatherbee, Adams, and Norton

5-b. Managers Report

Planning Manager Lenart reported:

- An additional correspondence received after packet deadline was printed out and distributed to the board.

- Additional information regarding follow up to the Capital Improvements Plan was included in the packet. And that a Work Session would be scheduled in April to discuss. If the board has items to discuss to please reach out the Planning Department by March 11.

- There are currently no topics for discussion for the Tuesday, March 11, 2025 Working Session and asked the board for suggestions.

5-c. Planning Commission Officers and Committees

Chair Lee reported:

- The Executive Committee met and discussed the City Planning Commission 2025 retreat.

5-d. Written Communications and Petitions

Received and filed.

25-0237 Various Communication to the City Planning Commission

Attachments: Chambers - Area Employment Trend Analysis by Sector.pdf, Chambers Feedback on Comprehensive Plan Project Questions - 2.pdf, Chambers Feedback on Comprehensive Plan Project Questions.pdf, Hladis Comprehensive Plan Suggestion.pdf, Homan comments Comprehensive Plan.pdf, Homan Industrial Highway Rezoning Street Network.pdf, Item_25-0242-Rampson_Comments.pdf, Parker Comprehensive Plan Comment.pdf, Perkins DRB Comments.pdf, Raupp EV Charging Units Public Feedback and Comment.pdf, Trudeau thoughts on ADUs and STRs.pdf, Vessels Comprehensive Land Use Plan - Development Question.pdf, Westphal Design Review Board Materials Allowances.pdf, Zemgulys and Monnier Feedback.pdf

25-0325 CIP Follow Up

Attachments: CIP Follow-up Memo February 2025.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.)

Seeing no speakers Chair Lee closed the Public Comment.

7. PUBLIC HEARINGS SCHEDULED FOR NEXT REGULAR MEETING**7-a. 25-0238** Public Hearings Scheduled for Tuesday, March 4, 2025 Planning Commission Meeting

Attachments: 3-04-2025 Notice of Public Hearing.pdf

Planning Manager Lenart reported for the Tuesday, March 4, 2025 City Planning Commission meeting:

- 1209 S University Avenue: Proposed site plan to construct a new 19 story mixed use residential building with ground floor retail on a 0.39 acre site zoned D1. The proposed development includes demolition of the existing retail buildings and reconstruction of the pedestrian corridor along Church Street and South University Avenue. The site is located in Ward 1.

- 343 South Fifth: Proposed rezoning from PL to D1 zoning to pursue a future public-private development. No development is proposed currently. The 1.21-acre site includes the library building and the adjacent surface parking lot. This site is located in Ward 5.

- 2325 Crystal Way: Proposed rezoning from R4A to PL zoning. The lot was recently acquired by the City for an expansion of the Hickory Nature Area. This site is located in Ward 1.

8. UNFINISHED BUSINESS

None.

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

- 9-a. [25-0239](#) 215-217 South Main Street Site Plan for City Planning Commission Approval** - A proposal to add a 3,524 square foot addition on the rear of a 17,020 square foot (SF) three-story downtown mixed-use building. The project will maintain two ground-floor commercial spaces (6,879 SF) and add eight two-bedroom residential apartment units (8,623 SF) on the second and third floors. D1 Downtown Core zoning, Main Street Historic District, Ward 5.
Staff Recommendation: Approval.

Attachments: 215-217 S Main SR 02192025.pdf, 215-217 S Main SP 012125.pdf, 215-217 S Main St Zoning Map.pdf, 215-217 S Main St Aerial Map.pdf

PROJECT/PRESENTATION:

Joe Maynard, Washtenaw Engineering, presented the proposed request.

STAFF PRESENTATION:

Planning Manager Lenart presented the proposed request .

PUBLIC HEARING:

Ken Garber, 28 Haverhill Court, spoke to the installation of solar panels on the project and the use of fossil fuels by developers.

Seeing no additional speakers Chair Lee closed the Public Hearing.

Moved by Commissioner Wyche seconded by Councilmember Disch that:

The Ann Arbor City Planning Commission approves the 215-217 South Main Street Site Plan (revision 4), dated January 21, 2025.

COMMISSION DISCUSSION:

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

On a roll call vote the vote was as follows with Planning Manager Lenart declaring the motion carried. Vote 9-0.

Yeas: 9 - Sarah Mills, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Donnell Wyche, Julie Weatherbee, Daniel Adams, and Richard Norton

Nays: 0

10-a. [25-0241](#) Amendments to the Unified Development Code related to General Entertainment Use Specific Standards (Sections 5.15 and 5.16)

Attachments: February 19, 2025 Planning Staff Report (General Entertainment), Ordinance (General Entertainment) for CPC

STAFF PRESENTATION:

Planning Manager Lenart presented the proposed request.

PUBLIC HEARING:

Seeing no speakers Chair Lee closed the Public Hearing.

Moved by Commissioner Wyche seconded by Commissioner Mills that:

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve amendments to Chapter 55, Unified Development Code, Sections 5.15.1 and 5.16.3 to remove the use specific standards related to General Entertainment uses as proposed in the attached ordinance.

COMMISSION DISCUSSION:

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

On a roll call vote the vote was as follows with Planning Manager Lenart declaring the motion carried. Vote 9-0.

Yeas: 9 - Sarah Mills, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Donnell Wyche, Julie Weatherbee, Daniel Adams, and Richard Norton

Nays: 0

- 11-a.** [25-0242](#) Amendments to Unified Development Code related to Design Review and Design Review Board (Sections 5.17, 5.27 and 5.28)

Attachments: February 19, 2025 Planning Staff Report (Design Review), Ordinance (Design Review) CPC, A New Approach to Economic Development Report, R-24-109 Resolution on New Processes and Programs to Support Housing Affordability

STAFF PRESENTATION:

Planning Manager Lenart presented the proposed request.

PUBLIC HEARING:

Ken Garber, 28 Haverhill Court, spoke to the designs of downtown buildings and the Design Review Board.

Seeing no additional speakers Chair Lee closed the Public Hearing.

Moved by Councilmember Disch seconded by Commissioner Weatherbee that:

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve amendments to Chapter 55,

Unified Development Code, Section 5.17.6, 5.27.5 and 5.28.5 to eliminate the Design Review Board, modify the design review process to an administrative function, and revise the downtown building material regulations as proposed in the attached ordinance.

COMMISSION DISCUSSION:

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

On a roll call vote the vote was as follows with Planning Manager Lenart declaring the motion carried. Vote 7-2.

Yeas: 7 - Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Donnell Wyche, Julie Weatherbee, Daniel Adams, and Richard Norton

Nays: 2 - Sarah Mills, and Ellie Abrons

10. OTHER BUSINESS

None.

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

Ken Garber, 28 Haverhill Court, thanked Councilmember Disch for recommending solar on 215-217 South Main Street project. Mr. Garber also thanked the board for a thoughtful discussion noting he appreciates being heard at City Planning Commission meetings.

Seeing no additional speakers Chair Lee closed the Public Hearing.

12. COMMISSION PROPOSED BUSINESS

- Commissioner Wyche noted for the March 11, 2025 Working Session he would like to recommend a legal briefing with the attorney's office. Planning Manager Lenart responded that had been discussed previously and the Attorney's Office has asked for additional time to prepare for a meeting.

- Commissioner Wyche asked if Planning staff could provide the board with guidance on the Comprehensive Plan and asked if the draft plan would be submitted to the sub committee or the full board. Planning Manager Lenart responded yes.

- Commissioner Wyche asked if a question submitted in the communication to the Planning Commission had been addressed. Planning Manager Lenart noted it has been addressed and answered.

13. ADJOURNMENT

Moved by Commissioner Wyche seconded by Councilmember Disch to adjourn the meeting at 8:38 pm. On a voice vote, the Chair declared the motion carried unanimously.

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; 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>).

(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.