



City of Ann Arbor

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

Meeting Agenda City Planning Commission

Tuesday, November 15, 2022

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

This meeting is accessible in person, via Zoom, or by phone, see agenda for details.

Please click the link below to join this hybrid meeting via Zoom:

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

Passcode: 882985

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

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. MINUTES OF PREVIOUS MEETINGS

4-a. [22-1874](#) September 20, 2022 City Planning Commission Meeting Minutes

Attachments: 9-20-2022 CPC Draft 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****22-1875** Various Communications to the Planning Commission

Attachments: Planning Commission response.pdf, Barton Hills Village Master Plan 2022 w Notice.pdf, Auchus.pdf, Mills - Griffith.pdf, Mirsky.pdf, Responsible Development Petition II via Chevy.pdf, Trudeau.pdf, Westphal.pdf, Letter of Support for UDC Amendment on Electrification_10.23.22.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 BUSINESS MEETING**

22-1877 Public Hearings Scheduled for Tuesday, December 6, 2022 Planning Commission Meeting

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

8-a. **22-1869** 2118 Victoria Circle - Annexation and Zoning for City Council Approval - A request to annex this .4 acre single-family parcel into the City of Ann Arbor from Ann Arbor Township to obtain public utilities, and to zone the property R1A Single Family Dwelling. (Ward 1) Staff Recommendation: Approval

Attachments: 2118 Victoria Circle A Z Staff Report.pdf, 2118 Victoria Cir Zoning Map.pdf, 2118 Victoria Cir Aerial Map.pdf, 2118 Victoria Cir Aerial Map Zoom.pdf

8-b. **22-1777** 2520 and 2540 Pontiac Trail Annexation - The petitioner is proposing to annex two parcels from Ann Arbor Township into the City of Ann Arbor, that total 5.897 acres, located on the east side of Pontiac Trail. The parcels are intended to be added to the, "Village of Ann Arbor" site plan in the future. The petitioner is intending to eventually request R4A (multiple family) zoning. Staff Recommendation: Approval

Attachments: The Village of AA Annexation Staff Report 2520 and 2540 Pontiac Trail.pdf, 2520 and 2540 Pontiac Trl Zoning Map.pdf, 2520 and 2540 Pontiac Trl Aerial Map.pdf, 2520 and 2540 Pontiac Trl Aerial Map Zoom.pdf, Village of AA - Annex Exhibit - Forshee Parcels.pdf

8-c. **22-1871** 530 N. Division - A proposal to add a rear addition to the existing house and rezone this structure from R4C (Multiple-Family Dwelling District) to PUD (Planned Unit Development) to construct an approximately 8,000-square foot house containing 4-dwelling units with 6 bedrooms/unit. The PUD zoning is proposed to modify building setbacks, conflicting land use buffers, driveway width, landscaping, and open space requirements in

exchange for an energy efficient and sustainable building. Staff recommendation: Approval

Attachments: 530 N. Division Staff Report, 530 N Division Draft Supp Regs.pdf, 530 N Division St Zoning Map.pdf, 530 N Division St Aerial Map Zoom.jpg, 530 N Division Site Plan.pdf, 530 N Division Archictural Plans.pdf, 530 N Division Citizen Participation Mtg.pdf

- 8-d. [22-1873](#) Amendments to Chapter 55 - Unified Development Code (UDC) Sections 5.16.6.O Accessory Uses and Structures - Personal-scale Solar Energy System to remove restrictions for installation of solar energy installations in single and two-family zoning districts; and to add a new Energy section to Article IV: Development Standards that would prohibit natural gas connections in all new construction, and substantially renovated or expanded buildings. Staff Recommendation: Postponement

Attachments: Staff Report - Solar Accessory and Electrification - November 15 2022 Planning Commission.pdf, UDC Electrification Ordinance.pdf, UDC Solar Accessory Structure Amendments.pdf, Letter of Support for UDC Amendment on Electrification_10.23.22.pdf

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

10. COMMISSION PROPOSED BUSINESS

11. ADJOURNMENT

Shannen Gibb-Randall, Chairperson

/mia gale

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 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 - City Hall is mask friendly. 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.

