



City of Ann Arbor

Formal Minutes

City Planning Commission

301 E. Huron St.
Ann Arbor, MI 48104
[http://a2gov.legistar.com/
Calendar.aspx](http://a2gov.legistar.com/Calendar.aspx)

Wednesday, September 8, 2021

7:00 PM

Electronic Meeting

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

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

Please copy and paste this URL into your browser to join:

<https://a2gov.zoom.us/j/97766341226?pwd=akdzTVllcnBBaGJNSIZJdFpDdGUrdz09>
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

1. CALL TO ORDER

2. ROLL CALL

All commission members attended the meeting electronically from Ann Arbor Michigan.

Staff Present:

Brett Lenart, City of Ann Arbor Planning Manager

Matt Kowalski, City of Ann Arbor City Planner

Chris Cheng, City of Ann Arbor City Planner

Tiffany Giacobazzi, City of Ann Arbor Urban Forestry and Natural Resources Planning Coordinator

Present 9 - Mills, Gibb-Randall, Sauve, Abrons, Hammerschmidt, Disch, Lee, Clarke, and Wyche

3. INTRODUCTIONS

4. APPROVAL OF AGENDA

Moved by Wyche, seconded by Lee and approved unanimously as

presented

5. MINUTES OF PREVIOUS MEETING

5-a. [21-1585](#) August 17, 2021 City Planning Commission Meeting Minutes

Attachments: 8-17-2021 City Planning Commission Meeting Minutes w Links.pdf

Moved by Saue seconded by Abrons, approved unanimously as presented and forwarded to the city council.

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

6-a. City Council

6-b. Planning Manager

6-c. Planning Commission Officers and Committees

6-d. Written Communications and Petitions

[21-1586](#) Various Communication to the City Planning Commission

Attachments: Chambers.pdf, Ritter.pdf, Angelini.pdf, Kussurelis-Keller.pdf

Received and Filed

7. 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.)

PUBLIC COMMENT

Tom Stulberg, address unknown, expressed concern about stormwater and discussed potential measures to improve stormwater conditions in future development.

8. PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING

[21-1587](#) Public Hearings Scheduled for Tuesday, September 21, 2021 Planning Commission Meeting

Attachments: 9-21-2021 Notice of Public Hearing.pdf

Received and Filed

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

- 9-a. [21-1588](#)** Proposed Amendments to Section 5.29.6 Site Plans Specific Standards in Chapter 55 Unified Development Code, Article V of the City of Ann Arbor Code of Ordinances for City Council Approval. Proposal will amend thresholds for development proposals and site alterations by amending approval authorities, and some descriptions to reduce the time and level of authorization to review some projects. Staff Recommendation: Approval Postponement (revised 9/8/21)

Attachments: Staff Report 9-08-21 Site Plan Thresholds (rev).pdf, Draft Site Plan Ordinance 8-27 ALL changes.pdf

PUBLIC HEARING

Seeing no callers, Chair Mills closed the Public Hearing.

Moved by Hammerschmidt, seconded by Disch, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve amendments to Chapter 55 Unified Development Code, to amend Sections 5.29.6 related to Site Plan Review and Approval Standards.

Moved by Sauve, seconded by Gibb-Randall, that the recommendation on amendments to Chapter 55 Unified Development Code, to amend Sections 5.29.6 related to Site Plan Review and Approval Standard be postponed to a future meeting.

On a roll call vote, the vote was as follows with the Chair declaring the motion to postpone approved

Yeas: 9 - Sarah Mills, Shannan Gibb-Randall, Elizabeth Sauve, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Sadira Clarke, and Donnell Wyche

Nays: 0

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

- 10-a. [21-1589](#)** 660 Earhart Road Site Plan and Wetland Use Permit for City Council Approval - A proposal to develop 57 single-family homes on this 34-acre vacant parcel subject to land division and transfer are approved. A wetland use permit has also been submitted. Access to the development is off Earhart Road. The site is zoned R1B (Single-Family Residential). Staff Recommendation: Approval

Attachments: 660 Earhart-Neighborhood Mtg Notes.pdf, Concord Pines Site/Landscape/Elevations Plans.pdf, 660 Earhart-Wetland Use Permit Report.pdf, 660 Earhart Development Agreement 2021.pdf, 660 Earhart Staff Rpt.pdf

PETITIONER TEAM PRESENT: Alex Martin, Scott Hansen, and Mathew Bush.

PUBLIC HEARING:

Tom Stullberg, address unknown, inquired about the accessory dwelling unit ordinance revision, and how that revision relates to the proposed site plan.

Ron Stem, address unknown, expressed concern about noise control at the proposed project site, specifically south bound M23.

Seeing no further speakers, Chair Mills closed the Public Hearing.

MOTION 1

Moved by Wyche, seconded by Disch, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Concord Pines Site Plan and Development Agreement, subject to combining the lots and approving the land division prior to issuance of building permits.

MOTION 2

Moved by Wyche, seconded by Disch, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Wetland Use Permit for the Concord Pines

development.

AMENDMENT TO MOTION 1

Moved by Wyche, seconded by Disch, to amend MOTION 1 to read as follows:

That the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Concord Pines Site Plan and Development Agreement as modified to reflect the master deed and related documents reviewed to ensure that there are no restrictions regarding the placement of solar panels or the construction or realization of accessory dwelling units, and subject to combining the lots and approving the land division prior to issuance of building permits.

VOTE ON AMENDMENT TO MOTION 1

On a roll call vote the vote was as follows with the Chair declaring the Amendment Approved.

Yeas: 9 - Sarah Mills, Shannan Gibb-Randall, Elizabeth Sauve, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Sadira Clarke, and Donnell Wyche

Nays: 0

VOTE ON MOTION 1 and MOTION 2

On a roll call vote the vote was as follows with the Chair declaring Motion 1 and Motion 2 approved as amended.

Yeas: 9 - Sarah Mills, Shannan Gibb-Randall, Elizabeth Sauve, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Sadira Clarke, and Donnell Wyche

Nays: 0

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

Ron Stem, address unknown, expressed concern with the removal of trees as part of the proposed project at 660 Earhart Rd.

Katheryn Boris, 1726 Charlton, Ann Arbor, expressed concern with the

removal of trees as part of the proposed project at 660 Earhart Rd with regard to storm water mitigation.

Rita Mitchell, address unknown, expressed concern with the removal of trees as part of the proposed project at 660 Earhart Rd.

Seeing no further speakers, Chair Mills closed Public Comment.

12. COMMISSION PROPOSED BUSINESS

The Commission discussed holding a joint meeting with City Council.

13. ADJOURNMENT

**Moved by Wyche, seconded by Clark, to adjourn the meeting at
10:16 PM
Unanimously adjourned.**

Sarah Mills, Chairperson
/mg

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