



City of Ann Arbor

Formal Minutes

City Planning Commission

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

Tuesday, October 5, 2021

7:00 PM

Electronic Meeting

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

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1. CALL TO ORDER

Chair Sarah Mills called the meeting to order at 7:03 PM

2. ROLL CALL

Staff Present:

Brett Lenart, City of Ann Arbor Planning Manager

Matt Kowalski, City of Ann Arbor City Planner

All Commission members attended the meeting electronically from Ann Arbor, Michigan

Present 7 - Mills, Gibb-Randall, Abrons, Hammerschmidt, Disch, Clarke, and Wyche

Absent 2 - Sauve, and Lee

3. APPROVAL OF AGENDA

Moved by Wyche, seconded by Disch, to approve the agenda as amended to remove item 4. Approved unanimously as amended.

Yeas: 7 - Sarah Mills, Shannan Gibb-Randall, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Sadira Clarke, and Donnell Wyche

Nays: 0

Absent: 2 - Elizabeth Sauve, and Wonwoo Lee

4. MINUTES OF PREVIOUS MEETING

4-a. [21-1733](#) September 21, 2021 City Planning Commission Meeting Minutes

Removed

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

[21-1734](#) Various Communication to the City Planning Commission

Attachments: Memo to PC 10-5-21 EV Parking Variances Update.pdf

Received and Filed

6. AUDIENCE PARTICIPATION (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.)

Kirk Westphal, Ann Arbor, MI emphasized importance of parking minimums, referenced climate change, also discussed TC1 zoning.

Seeing no further callers, Chair Mills closed Audience Participation

7. PUBLIC HEARINGS SCHEDULED FOR NEXT REGULAR MEETING

- 7-a. [21-1735](#) Public Hearings Scheduled for Tuesday, October 19, 2021 Planning Commission Meeting

Attachments: 10-19-2021 Notice of Public Hearing.pdf

Received and Filed

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

- 8-a. [21-1736](#) 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: Postponement

Attachments: Staff Report 10-05-21 Site Plan Thresholds_.pdf, Draft Site Plan Ordinance including Stormwater Sept 2021.pdf, Draft Site Plan Ordinance including Stormwater Oct 2021.pdf

PUBLIC HEARING

Darren McKinnon, expressed support for the proposed changes, discussed the cost implications of stormwater work.

Ken Garber, 28 Haberhill Court, Ann Arbor, discussed electrification and solar, as well as geothermal methods of energy collection. Discussed concerns with large project solar or electrification.

Seeing no further 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 and Sections 5.22 related to Storm Water Management and Soil Erosion.

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

Yeas: 7 - Sarah Mills, Shannan Gibb-Randall, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Sadira Clarke, and Donnell Wyche

Nays: 0

Absent: 2 - Elizabeth Sauve, and Wonwoo Lee

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

- 9-a.** [21-1737](#) 3874 Research Park Drive Site Plan for City Council Approval - A proposal to demolish the existing building and construct a 130,300 square foot research/office building on this RE (Research) Zoned site. Five lots are proposed to be combined totaling 16.9 acres. Three drives off Research Park Drive are proposed to access this site. Staff Recommendation: Approval

Attachments: 3874 Research Park Staff Report w Maps.pdf, CPO Report.pdf, 3874 Research Park Dr Site Plans.pdf, WCWRC Letter-Vanguard.pdf, 3874 Research Park Drive Drat Dev Agreement.pdf

Petitioner team present: Jason Van Ryn, Reagan Sims, and Brandon Chaney

PUBLIC HEARING

Ken Garber, 28 Haberhill Court, Ann Arbor, expressed concern regarding the proposed solar array.

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

Moved by Wyche, seconded by Shannon Gibb-Randall, that the tThe Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 3874 Research Park Site Plan and Development Agreement subject to combining lots before issuance of permits.

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

Yeas: 7 - Sarah Mills, Shannan Gibb-Randall, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Sadira Clarke, and Donnell Wyche

Nays: 0

Absent: 2 - Elizabeth Sauve, and Wonwoo Lee

10. AUDIENCE PARTICIPATION (Persons may speak for three minutes on any item.)

Ken Garber, 28 Haberhill Court, Ann Arbor, expressed opposition regarding the proposed amendment to remove the public hearing from certain site plan projects.

Seeing no further callers, Chair Mills closed Audience Participation.

11. COMMISSION PROPOSED BUSINESS

None.

12. ADJOURNMENT

Moved by Wyche, seconded by Disch, to adjourn the meeting at 9:58 PM

Adjourned Unanimously.

Yeas: 7 - Sarah Mills, Shannan Gibb-Randall, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Sadira Clarke, and Donnell Wyche

Nays: 0

Absent: 2 - Elizabeth Sauve, and Wonwoo Lee

Sarah Mills, Chairperson
/mg

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<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