



City of Ann Arbor
Formal Minutes
City Planning Commission

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

Tuesday, February 2, 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: 991 7164 0409

1. CALL TO ORDER

Chair Sarah Mills called the meeting to order at 7:00 PM

2. ROLL CALL

City of Ann Arbor City Planner Matt Kowalski called the roll.

Present 8 - Mills, Milshteyn, Sauve, Abrons, Hammerschmidt, Disch, Lee, and Clarke

Absent 1 - Gibb-Randall

3. INTRODUCTIONS

None.

4. APPROVAL OF AGENDA

Moved by Sauve, seconded by Disch, approved unanimously as presented.

5. MINUTES OF PREVIOUS MEETING

5-a. 21-0210 January 21, 2021 City Planning Commission Meeting Minutes

Attachments: 1-21-2021 CPC Meeting Minutes w Links1.pdf

Moved by Disch, seconded by Milshteyn, approved unanimously as presented and forwarded to the City Council.

Yeas: 8 - Sarah Mills, Alex Milshteyn, Elizabeth Sauve, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, and Sadira Clarke

Nays: 0

Absent: 1 - Shannan Gibb-Randall

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

6-a. City Council

Councilmember Lisa Disch explained that the City Council approved the Lockwood site plan and the site plan at 2111 Packard was approved.

6-b. Planning Manager

Kowalski explained that the proposed Transit Zoning District and proposed Accessory Dwelling Unit Amendments are on the following week's working session agenda.

Chair Mills added that the working session meeting will be interactive and that the Planning Commission is seeking feedback.

6-c. Planning Commission Officers and Committees

6-d. Written Communications and Petitions

21-0211 Various Communication to the City Planning Commission

Attachments: C1A and C1AR - CPC Memo.pdf, Site Plan Review Standards CPC Resolution.pdf, COMM 1.pdf, COMM 2.pdf, eComment.pdf

Received and Filed

7. AUDIENCE/PUBLIC 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.)

Tom Stulberg (address unknown) discussed the zoning and rezoning process within in the City of Ann Arbor.

Seeing no further speakers, Chair Mills closed Audience Participation.

8. PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING

21-0212 Public Hearings Scheduled for Thursday, February 18, 2021 Planning Commission Meeting

Attachments: 2-18-2021 Notice of Public Hearing.pdf

Received and Filed

9. REGULAR BUSINESS

9-a. 21-0213 201 Scio Church Road Annexation and Zoning for City Council Approval - A request to annex this 1.18-acre (51,417 square feet) parcel from Pittsfield Township and zone it R2A (Single-Family Dwelling District) Zoning. No construction is proposed at this time. Staff Recommendation: Approval

Attachments: 201 Scio Church Planning Staff Report w Attach 2-2-2021.pdf

Aziz Issa, property owner, explained the proposed annexation and rezoning.

Kowalski presented the Staff Report

PUBLIC HEARING

(Name and address unknown) expressed concern about the notification of the meeting, and expressed opposition for any proposed development at the site, citing traffic and sewer system concerns.

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

Moved by Sauve, seconded by Hammerschmidt, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 201 Scio Church Road Annexation and R2A (Two-Family Dwelling District) Zoning.

AND THAT

The Ann Arbor City Planning Commission hereby waives the Area

Plan requirement because the zoning is consistent with the Master Plan, no new construction is proposed and a survey of the existing improvements on the Site has been provided.

COMMISSION DISCUSSION

Commissioner Wonwoo Lee, inquired about the notice comment made during the public hearing and about any future plans for development at the site.

Kowalski explained that all residents and property owners within 300 ft of the proposed project were noticed as required. Kowalski also explained that there is no application for development at this time.

Councilmember Disch discussed increasing the notification radius for certain projects.

Commissioner Lee inquired about the petitioner's future plans for the site.

Issa explained that a duplex is being considered for the site.

Chair Mills explained in this case due to Master Plan recommendations and the surrounding properties, that she is in favor of waiving the area plan requirement.

On a roll call vote, the vote was as follows with Matt Kowalski declaring the motion passed.

Yeas: 8 - Sarah Mills, Alex Milshteyn, Elizabeth Sauve, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, and Sadira Clarke

Nays: 0

Absent: 1 - Shannan Gibb-Randall

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

Tom Stulberg (address unknown), expressed support for increasing the notification requirements for projects.

Joe Spalding, (address unknown), expressed support for accessory dwelling units in the City of Ann Arbor.

Terry Sampson (address unknown), discussed the 201 Scio Church project, expressing concern for traffic implications in the area.

Seeing no further speakers, Chair Mills closed Public Comment.

11. COMMISSION PROPOSED BUSINESS

12. ADJOURNMENT

Moved by Sauve, seconded by Milshteyn, to adjourn the meeting at 7:51 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