



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, September 4, 2024

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 Lee called the meeting to order at 7:03 pm in the City of Ann Arbor's Council Chambers.

2. ROLL CALL

Principal Planner Jill Thacher called the roll

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

Others present:

Principle Planner Jill Thacher

3. APPROVAL OF AGENDA

Moved by Commissioner Wyche seconded by Councilmember Disch, approved unanimously by all present.

4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

24-1606 August 20, 2024 City Planning Commission Meeting Minutes

Attachments: August 20, 2024 City Planning Commission Meeting Minutes.pdf

Moved by Commissioner Mills and seconded by Commissioner Weatherbee to approve the August 20, 2024 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 their September 3, 2024 meeting City Council passed each of the four city-initiated rezonings at first reading and was adopted on the second reading. There were 8 readings in total for the 4 petitions. It was also reported that City Council approved the building height amendments pertaining to elevator overruns. A resolution that directs the City Planning Commission to review Home Occupations was approved. Additionally it was reported that the City Council approved the resolution that allows City Planning Commission to require five votes for approval.

5-b. Planning Manager

Principal Planner Thacher reported:

The Planning Services staff will be at the Green Fair and invites the Planning Commission. Additionally, the Old Fourth Ward Re-Survey is now complete and will be available on the City website's Historic Preservation page on September 5, 2024.

5-c. Planning Commission Officers and Committees

Commissioner Mills reported:

At their August 27, 2024 meeting the Ordinance Revisions Committee discussed a list of ordinance revisions regarding the definition of public utility, application fee reimbursements, related to affordable housing, fence regulations, and zoning districts in which childcare centers and private schools are allowed.

5-d. Written Communications and Petitions

[24-1607](#) Various Communication to the City Planning Commission

Attachments: Bell email of opposition SP24-0007.pdf, DeLoss and Moshiri email of opposition SP24-0007.pdf, Marlow

email opposition SP24-0007.pdf, McGinn email of opposition SP24-0007.pdf

Received and filed.

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. No Public Hearings Scheduled for Tuesday, September 17, 2024, Planning Commission Meeting

The Tuesday, September 17, 2024 Planning Commission meeting has been cancelled.

8. UNFINISHED BUSINESS

None.

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

9-a. 700 South State Street SEU for Planning Commission Action (SEU24-00034) - Staff recommendation: Approval

PROJECT/PRESENTATION:

Bill Jarett, Architect and Rich Armbruster, Owner Representative presented the proposed request.

STAFF PRESENTATION:

Principal Planner Jill Thacher presented the staff report for the proposed request.

PUBLIC HEARING:

Seeing no speakers Chair Lee closed the Public Hearing.

24-1609 700 South State Street SEU for Planning Commission Action (SEU24-00034) - Staff recommendation: Approval

Attachments: 700 S State Staff Report 082924, 700 S State Site Plan 082124, 700 S Main SEU Application, 700 S State Citizen Participation Rpt, 700 S State Aerial Map Zoom, 700 S State Aerial Map, 700 S State Zoning Map

Moved by Commissioner Wyche seconded by Commissioner Mills that:

The Ann Arbor City Planning Commission, after hearing all interested persons and reviewing all relevant information, including an accompanying site plan, finds the petition substantially meets the standards in Chapter 55 (Unified Development Code), Section 5.29.5.D (Special Exception Use) and Section 5.16.1.E (Fraternity, Sorority, and Student Cooperative), and therefore approves the 700 South State Special Exception Use for a Fraternity, Sorority or Cooperative Housing at 700 South State Street. This approval is based on the following findings:

- 1. The proposed use will be consistent with the R2B (Two-Family Dwelling) District which allows single- and two-family residential uses and fraternities by special exception.**
- 2. The proposed use will not adversely impact traffic, pedestrians, bicyclists, circulation, or road intersections based on the location. South State Street and Monroe Street provide access to the site, and the proposed use is consistent with the existing and other surrounding uses' traffic impact.**
- 3. The subject site meets the use specific standard of at least 8,500 square feet of lot area and 350 square feet of lot area per occupant.**
- 4. A site plan documenting the existing and proposed conditions of the site has been submitted as part of this application.**

This Special Exception Use approval is based on the following conditions:

- 1. Occupancy is limited to 28 people.**
- 2. A resident manager will live in the building.**
- 3. Trash, recycling, and bicycle parking improvements shown on the site plan will be installed by March 4, 2025 and the Public Services Division may require a completion bond. And that the Ann Arbor Planning Commission approves the attached Site Plan dated 8/21/2024 which demonstrates compliance with the applicable Special Exception Use standards as no development which would otherwise require site plan approval has been proposed.**

The Commission took into consideration the proposed request 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 Principal Planner Thacher 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. OTHER BUSINESS

None.

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

Seeing none at this time Chair Lee closed the Public Comment.

12. COMMISSION PROPOSED BUSINESS

13. ADJOURNMENT

Moved by Commissioner Mills seconded by Commissioner Wyche to adjourn at 7:50 pm. On a voice vote, the Chair declared the motion carried unanimously.

Wonwoo Lee, Chairperson

Brittany Alexander, Administrative Assistant

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 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.