



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 19, 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

1. CALL TO ORDER

Chair Sarah Mills called the meeting to order at 7:02 PM

2. ROLL CALL

Others Present:

Brett Lenart, City of Ann Arbor Planning Manager

Chris Cheng, City of Ann Arbor City Planner

Jeff Kahan, City of Ann Arbor City Planner

Alexis DiLeo, City of Ann Arbor City Planner

All members of the Commission attended the meeting electronically from Ann Arbor, MI with the exception of Commissioner Clarke who attended the meeting from Los Angeles, CA.

Present 8 - Mills, Gibb-Randall, Sauve, Hammerschmidt, Disch, Lee, Clarke, and Wyche

Absent 1 - Abrons

3. APPROVAL OF AGENDA

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

4. MINUTES OF PREVIOUS MEETING

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

Moved by Wyche, seconded Lee, approved unanimously as presented and forwarded to the City Council.

- 4-b. [21-1836](#) October 5, 2021 City Planning Commission Meeting Minutes

Moved by Wyche, seconded Lee, approved unanimously as presented and forwarded to the City Council.

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

[21-1831](#) Various Communication to the City Planning Commission

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, 3505 Charter Place, Ann Arbor, discussed parking minimums.

7. PUBLIC HEARINGS SCHEDULED FOR NEXT REGULAR MEETING

[21-1832](#) Public Hearings Scheduled for Wednesday November 4, 2021 Planning Commission Meeting

Received and Filed

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

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

21-1833 White State Henry Tree Replacement Package for City Planning Commission Approval - Removal of a 24-inch Landmark tree during construction. On-site tree mitigation and a contribution to the City is proposed on this 0.86-acre site zoned PUD (Planned Unit Development) located at 1525 S State Street.

Jennifer Hall, Executive Director of the Ann Arbor Housing Commission, was present representing the proposed project.

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 approves the White/State/Henry Site Plan for Planning Commission updating the Natural Features Mitigation Plan and the Landscaping Plan.

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

Yeas: 8 - Sarah Mills, Shannan Gibb-Randall, Elizabeth Sauve, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Sadira Clarke, and Donnell Wyche

Nays: 0

Absent: 1 - Ellie Abrons

21-1834 106 N Fourth Avenue Addition Site Plan for City Council Approval - A proposed building addition of 910 square feet to an existing 5,247 square foot building in an historic district. The project includes the construction of an addition to the second floor and third floor penthouse. Since the proposed addition is more than 10% (ten percent) of the existing floor area, the petitioner is requesting a Site Plan for City Council. The proposed building will consist of 6,157-square feet. The Historic District Commission approved the design on March 11, 2021. 0.05-acre site zoned D1 (Downtown Core) with Overlay Character Area Main Street.

David Murphy, Tim Zimmer, Michael Watts, and Jason Cooper were present representing the proposed project.

PUBLIC HEARING

Seeing no callers, Chair Mills closed the Public Hearing.

Moved by Sauve, seconded by Lee that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Land Title Building – 106 N. Fourth Avenue Site Plan.

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

Yeas: 8 - Sarah Mills, Shannan Gibb-Randall, Elizabeth Sauve, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Sadira Clarke, and Donnell Wyche

Nays: 0

Absent: 1 - Ellie Abrons

21-1835 A2 Montessori Childcare Center Special Exception Use for Planning Commission Approval - Request to allow A2 Montessori, a childcare center for 30 children with 10 teachers, at the Church of the Good Shepard, 2145 Independence Blvd. No new construction to the building. New fences, sidewalks and additional bicycle parking is proposed on this 2.3-acre site zoned R1C (Single-Family Dwelling).

Anna Epperson and Allison Stupka were present representing the proposed project.

PUBLIC HEARING

Mike (Last name unknown), 2435 Howell Rd., Ann Arbor, expressed concern regarding dog walkers and motorcross traffic.

(Name unknown), 2320 Manchester Rd., Ann Arbor, expressed concern regarding the noise of children outside.

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

MAIN MOTION

Moved by Sauve seconded by Wyche, 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 meet the standards in Chapter 55 (Unified Development Code), Section 5.29.5.D (Special

Exceptions) and Section 5.16.2.B (Child Care Center), and therefore approves the A2 Montessori Special Exception Use for Child Care Center.

This approval is based on the following findings:

1. The proposed use will be consistent with the R1C (Single-Family Dwelling) District, which provides for residential use, including special exceptions for religious assembly and child care centers.
2. The proposed use will not adversely impact traffic, pedestrians, bicyclists, circulation, or road intersections based on the location. Independence Boulevard provides 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 for at least 7,500 square feet of lot area and the existing conditions provide at least one off-street parking space for each state-required caregiver in addition to the required parking for the existing religious assembly use.
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. Child care is provided for no more than 40 children. And that the Ann Arbor Planning Commission approves the attached Site Plan which demonstrates compliance with the applicable Special Exception Use standards as no development which would otherwise require site plan approval has been proposed.

Moved by Gibb-Randall, seconded by Wyche to amend the main motion to include the following condition:

Ensure existing site is in compliance with previous site plan vehicular use area landscaping.

VOTE ON AMENDMENT TO MAIN MOTION

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

the amendment approved.

On a roll call vote, the vote was as follows with the Chair declaring the MAIN MOTION approved as amended.

Amended motion reads as follows:

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 meet the standards in Chapter 55 (Unified Development Code), Section 5.29.5.D (Special Exceptions) and Section 5.16.2.B (Child Care Center), and therefore approves the A2 Montessori Special Exception Use for Child Care Center.

This approval is based on the following findings:

1. The proposed use will be consistent with the R1C (Single-Family Dwelling) District, which provides for residential use, including special exceptions for religious assembly and child care centers.
2. The proposed use will not adversely impact traffic, pedestrians, bicyclists, circulation, or road intersections based on the location. Independence Boulevard provides 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 for at least 7,500 square feet of lot area and the existing conditions provide at least one off-street parking space for each state-required caregiver in addition to the required parking for the existing religious assembly use.
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. Child care is provided for no more than 40 children. And that the Ann Arbor Planning Commission approves the attached Site Plan which demonstrates compliance with the applicable Special Exception Use standards as no development which would

otherwise require site plan approval has been proposed.

2. Ensure existing site is in compliance with previous site plan vehicular use area landscaping.

Yeas: 8 - Sarah Mills, Shannan Gibb-Randall, Elizabeth Sauve, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Sadira Clarke, and Donnell Wyche

Nays: 0

Absent: 1 - Ellie Abrons

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

11. COMMISSION PROPOSED BUSINESS

12. ADJOURNMENT

Move by Lisa Sauve, seconded by Wonwoo Lee, to Adjourn the meeting at 8:56 pm. On a voice vote, the meeting was unanimously adjourned.

Sarah Mills, Chairperson
/kvl

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