



City of Ann Arbor

Formal Minutes - Draft

City Planning Commission

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

Tuesday, May 21, 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 Wonwoo Lee called the meeting to order at 7:01 PM in the City of Ann Arbor's Council Chambers.

2. ROLL CALL

Present 8 - Mills, Abrons, Hammerschmidt, Disch, Lee, Wyche, Weatherbee, and Adams

Deputy Planning Manager Hank Kelley called the roll.

Others present:

City Planner Matt Kowalski
City Planner Julia Shake
City Planner Mariana Melin- Corcoran
City Planning Intern Cecile Laundre Hernandez

3. APPROVAL OF AGENDA

Moved by Commissioner Weatherbee seconded by Commissioner Mills, approved unanimously by all present.

4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

[24-0880](#) May 7, 2024 City Planning Commission Meeting Minutes

Attachments: May 7, 2024 City Planning Commisison Meeting Minutes.pdf

Moved by Commissioner Abrons Seconded by Commissioner Weatherbee, to approve the May 7, 2024 City Planning Commission meeting minutes. On a voice vote the minutes 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 the May 20, 2024 meeting City Council approved the budget. An additional FTE for Planning Services to hire a permit coordinator and leveled up the third planner position to a level 5 position. The council approved a R1D rezoning for riverside.

5-b. Planning Manager

Deputy Planning Manager Hank Kelley reported:

Council has approved 1.5 FTE and has a dedicated vehicle for site inspections.

Next Tuesday evening from 7:00 - 9:00 PM there will be a Comprehensive Plan Subcommittee meeting.

Commissioner Clarke submitted their formal resignation. Planning Manager Brett Lenart and Deputy Planning Manager Hank Kelley will be reviewing the submissions for the Planning Commission.

Staff recommends that July 2, 2024 Commission meeting should be cancelled.

New Planning Services intern Cecile Laundre Hernandez introduced herself to the Commission.

5-c. Planning Commission Officers and Committees

None.

5-d. **Written Communications and Petitions**

[24-0873](#) Various Communication to the City Planning Commission

Attachments: Goodly email of opposition 2525 Ann Arbor-Saline Road.pdf, Westphal email work plan feedback.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.)**

Ken Garber, 28 Haverhill Court, commented on the 601 Mary Court PUD pre-application, noting concerns about affordable housing and insufficient sustainability efforts.

Seeing no further speakers Chair Lee closed the Public Comment.

7. **PUBLIC HEARINGS SCHEDULED FOR NEXT REGULAR MEETING**

7-a. [24-0887](#) Public Hearings Scheduled for Tuesday, June 4, 2024, Planning Commission Meeting

Attachments: 6-4-2024 Notice of Public Hearing.pdf

Deputy Planning Manager Kelley reported:

Washtenaw Avenue/East Stadium Boulevard – Transit Corridor District (TC1) Rezoning - The Ann Arbor Planning Commission will hold a public hearing to hear all those interested in a proposed rezoning, which is an Amendment to the Zoning Map, Section 5.10.2, of Chapter 55 (Unified Development Code) to rezone parcels in the Washtenaw Avenue/East Stadium Boulevard area near US 23 to TC1 (Transit Corridor) district before making a recommendation to City Council. The City of Ann Arbor is considering action to rezone approximately 103 acres, including at least 61 addresses and tax parcels, in the Washtenaw Avenue/East Stadium Boulevard area. More information is available at <https://plan.a2gov.org/TC1Corridors>.

Pittsfield Village –Townhouse Dwelling District (R3) Rezoning - The Ann

Arbor Planning Commission will hold a public hearing to hear all those interested in a proposed rezoning, which is an Amendment to the Zoning Map, Section 5.10.2, of Chapter 55 (Unified Development Code) to rezone a portion of a parcel in the Pittsfield Village development along Parkwood Avenue zoned C3 (Fringe Commercial) to R3 (Townhouse Dwelling) before making a recommendation to City Council. The proposed R3 zoning will match the existing residential use of the parcel.

8. UNFINISHED BUSINESS

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

- 9-a. [24-0874](#) 2270 Platt Rd Site Plan for Planning Commission Action (SP23-0022; “Veridian at County Farm South”) - Staff Recommendation: Approval**

Attachments: May 21, 2024 Planning Staff Report (2270 Platt), Attachment - Maps (2270 Platt Rd), Attachment - Approved Site Plan Cover, Dimensional Layout, Open Space Sheets (2270 Platt Rd), Attachment - Proposed Site Plan Cover, Dimensional Layout, Open Space Sheets (2270 Platt Rd)

Commissioner Sara Hammerschmidt recused herself for this item as she is part of the development team.

STAFF REPORT/ PRESENTATION:

City Planner Matt Kowalski presented the staff report for the proposed request.

PUBLIC HEARING:

Norka Saldana, 2201 S Huron Parkway, spoke in opposition to the proposed project due to traffic concerns.

Ken Garber, 28 Haverhill Court, spoke in support of the proposed project.

Seeing no additional speakers Chair Lee closed the Public Hearing.

Moved by Commissioner Wyche seconded by Commissioner Mills that:

The Ann Arbor City Planning Commission approves the 2270 Platt Rd Site Plan (v5) dated April 24, 2024.

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 voice vote the vote was as follows with the Deputy Planning Manager declaring the motion carried. Vote 7-0

Yeas: 7 - Sarah Mills, Ellie Abrons, Lisa Disch, Wonwoo Lee, Donnell Wyche, Julie Weatherbee, and Daniel Adams

Nays: 0

Recused: 1 - Sara Hammerschmidt

9-b. [24-0875](#) 3310 Washtenaw Avenue Site Plan for Planning Commission Action (SP23-0017) - Staff Recommendation: Approval

Attachments: 3310 Washtenaw SR 05-21-2024.pdf, 3310 Washtenaw Ave Aerial Map Zoom.pdf, 3310 Washtenaw Ave Aerial Map.pdf, 3310 Washtenaw Ave Zoning Map.pdf, 3310 Washtenaw-Ave- Site Plan

PROJECT/ PRESENTATION:

Jordan Chapman, ALRIG USA LLC and Leslie Accardo, PEA Group presented the proposed request.

STAFF REPORT/ PRESENTATION:

City Planner Matt Kowalski presented the proposed request.

PUBLIC HEARING:

Norka Saldana, 2201 S Huron Parkway, spoke in opposition to the proposed project due to traffic concerns.

Ken Garber, 28 Haverhill Court spoke in opposition to this project due to its lack of commitment to the city's sustainability goals.

Seeing no additional speakers Chair Lee closed the Public Hearing.

The Commission took into consideration the proposed request and discussed the matter. [For a complete record of the discussion, please

see available video format].

Moved by Commissioner Mills seconded by Councilmember Disch that:

The Ann Arbor City Planning Commission approves the 3310 Washtenaw Site Plan with Landscape Modification to remove the requirement for biofiltration islands due to the poor soil which does not allow infiltration, as it complies with all applicable requirements of the Unified Development Code, and other applicable laws, ordinances, standards, and regulations.

On a voice vote the vote was as follows with Deputy Planning Manager Kelley declaring the motion carried. Vote 8-0

Yeas: 8 - Sarah Mills, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Donnell Wyche, Julie Weatherbee, and Daniel Adams

Nays: 0

9-c. [24-0876](#) 2862 Stone School Road Annexation and Rezoning (AOI24-0002; REZ23-0011) - Staff Recommendation: Approval

Attachments: 2862 Stone School A & Z Staff Report.pdf, 2862 Stone School Rd Annexation Application, 2862 Stone School Rd Zoning Application, 2862 Stone School Rd Zoning Map.pdf, 2862 Stone School Rd Aerial Map Zoom.pdf, 2862 Stone School Rd Aerial Map.pdf

STAFF REPORT/ PRESENTATION:

City Planner Matt Kowalski presented the proposed request.

PUBLIC HEARING:

Seeing no speakers Chair Lee closed the Public Hearing.

Moved by Commissioner Mills seconded by Commissioner Abrons that:

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Annexation and PL (Public Land District) Zoning of 2862 Stone School Road.

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 voice vote the vote was as follows with Deputy Planning Manager Kelley declaring the motion carried. Vote 8-0.

Yeas: 8 - Sarah Mills, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Donnell Wyche, Julie Weatherbee, and Daniel Adams

Nays: 0

9-d. [24-0878](#) 3801 Stone School Road Annexation and Rezoning (AOI24-0003; REZ23-0010) - Staff Recommendation: Approval

Attachments: Staff Report 3801 Stone School 05102024.pdf, Zoning Application 3801 Stone School 06162023.pdf, Annexation Application 3801 Stone School 06162023.pdf, 3801 Stone School Rd Zoning Map.pdf, 3801 Stone School Rd Aerial Map Zoom.pdf

STAFF REPORT/ PRESENTATION:

No staff presentation

PUBLIC HEARING:

Seeing no speakers Chair Lee closed the Public Hearing.

Moved by Commissioner Mills seconded by Commissioner Wyche that:

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Annexation and PL (Public Land District) Zoning of 3801 Stone School Road.

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 voice vote the vote was as follows with Deputy Planning Manager Kelley declaring the motion carried. Vote 8-0.

Yeas: 8 - Sarah Mills, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Donnell Wyche, Julie Weatherbee, and Daniel Adams

Nays: 0

10. OTHER BUSINESS

10-a. 24-0879 601 Mary Court - Planned Unit Development (PUD) Pre-Application Conference

601 Mary Court is a proposed 8-unit, 32-bedroom development which includes four structures on separate parcels addressed as 601, 603, 605, and 607 Mary Court. Existing structures will be razed for construction of one townhome-style building fronting on Mary Court. It will be surrounded by multi-family residential on the adjacent parcels.

Attachments: PUD Application, PUD proposed site plan, PUD Zoning comparison, 2024-05-21_CPC_601 Mary Court Staff Memo_v1.pdf

PROJECT/ PRESENTATION:

Brad Wilkinson, and David Lewis presented a presentation of the proposed project.

STAFF REPORT/ PRESENTATION:

City Planner Matt Kowalski presented the proposed request.

The Commission took into consideration the proposed request and discussed the matter. [For a complete record of the discussion, please see available video format].

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

Ken Garber, 28 Haverhill Court noted that the issue of affordability versus sustainability is a "red herring". He noted his support for sustainably built affordable housing.

Seeing no additional speakers Chair Lee closed the Public Comment.

12. COMMISSION PROPOSED BUSINESS

Deputy Planning Manager Kelley clarified Ann Arbor Public School site plan with the city is not one of the annexations on today's agenda. 2800 Stone School Road, an adjacent parcel is.

Commissioner Mills noted that the issue of single stair access has come forward multiple times before, and expressed interest in adding to the City's legislative agenda.

13. ADJOURNMENT

Moved by Commissioner Mills and seconded by Commissioner Abrons, to adjourn the meeting at 9:32 PM . On a voice vote, the Chair declared the motion carried unanimously.

Wonwoo Lee, Chairperson

/Courtney Manor
/Brittany Alexander

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.