



# City of Ann Arbor

## Formal Minutes - Final

### City Planning Commission

301 E. Huron St.  
Ann Arbor, MI 48104  
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Tuesday, August 16, 2022

7:00 PM

Larcom City Hall, 301 E Huron St, Second  
floor, City Council Chambers

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online at [a2gov.org/watchCTN](http://a2gov.org/watchCTN)**

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Please note it is possible that telephone or electronic public comment may encounter technical  
difficulties that prevent your participation. For the greatest assurance that your comments will be heard,  
submit them in writing ahead of the meeting or attend in person.

#### **1. CALL TO ORDER**

*Chairperson Shannan Gibb-Randall called the meeting to order at 7:00  
pm, in Council Chambers at City Hall of Ann Arbor.*

#### **2. ROLL CALL**

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

**Absent** 1 - Abrons

#### **3. APPROVAL OF AGENDA**

*Brett Lenart, City of Ann Arbor Planning Manager, called the roll.*

*All Commissioners attended the meeting in-person.*

**Moved by Donnell Wyche, Seconded by Sarah Mills, to Approve the  
Agenda as presented. On a voice vote the Agenda was unanimously  
Approved.**

#### **4. MINUTES OF PREVIOUS MEETING**

- 4-a. [22-1391](#) July 19, 2022 City Planning Commission Meeting Minutes

**Attachments:** 7-19-2022 CPC Approved Meeting Minutes.pdf

**Moved by Sarah Mills, seconded by Wonwoo Lee, to Approve the July 19, 2022 City Planning Commission Meeting Minutes. Unanimously Approved 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**

*Councilmember Lisa Disch reported from last night's City Council meeting; The Amendments to the UDC (Unified Development Code) passed at Second Reading, Council approved the Amendments to Marijuana Facilities, Street Trees, Parking Amendmends (liberation from minimum parking requirements). She noted there was much excitement from the audience at last night's meeting.*

*Council also approved at First Reading, the Depot Street PUD (Planned Unit Development).*

*Planning Manager Lenart added that Council had also taken action on the UDC (Unified Development Code) Delta (D) Amendments that had originally been together with the ones mentioned by Disch; Lot Sizes, Addition of Religious Institutions in the M1 Zoning District as a permitted use.*

**5-b. Planning Manager**

*Lenart explained that the petitioner for Platt Road Townhomes has requested Postponement to their petition in order to make significant re-designs to their project. No project presentation is scheduled for this evening since the petitioner will be bringing back a new project whenever they are ready for that. A new Public Hearing Notice would also be published and sent out at that time.*

*He noted the request was received after the Agenda item was scheduled and sent out for Public Hearing Notice, for which he apologized and explained a Public Hearing would be held this evening to gather feedback from the public and he asked the Commission for their general feedback and thoughts that would be forwarded to the petitioner.*

**5-c. Planning Commission Officers and Committees****5-d. Written Communications and Petitions****22-1393** Various Communications Received to City Planning Commission

**Attachments:** Ateya.pdf, Sandler-Bowen.pdf, Sachdev TC1 correspondence 8-10-2022.pdf, Brixmor TC1 Zoning Comment Letter.pdf, Burkhardt.pdf, Clingenpeel.pdf, Fields.pdf, Garber.pdf, Goodman.pdf, Keshet.pdf, Lowe.pdf, McKee.pdf, Phipps.pdf, Rosaen.pdf, Sautler.pdf, Spencer.pdf, Stack.pdf, Wyse.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.)**

*Noting no speakers, Chair Gibb-Randall closed the Public Comment period.*

**7. PUBLIC HEARINGS SCHEDULED FOR NEXT REGULAR MEETING****7-a. 22-1392** Public Hearings Scheduled for Tuesday, September 7, 2022 Planning Commission Meeting**Received and Filed****8. REGULAR BUSINESS – Project Presentation, Staff Report, Public Hearing, and Commission Discussion of Each Item****8-a. 22-1390** 3680, 3696, 3746, & 3788 Platt Road - Platt Road Townhomes Site Plan for City Planning Commission Approval. A proposal for the construction of 43 townhomes in 11 buildings on an 8.4 acre site in the R3, Townhouse Zoning district. Primary access to the site is off Platt Road. Approval is subject to approval of combining the four lots, variance from street trees located outside the right-of-way, and a wetland use permit. Staff recommendation: tabling as requested by the petitioner.

**Attachments:** Platt Rd Townhomes Staff Rpt Tabled.pdf, 3680 3696 3746 and 3788 Platt Rd Aerial Map Zoom.pdf, 3680 3696

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3746 and 3788 Platt Rd Zoning Map.pdf, Platt Rd  
Townhomes Site Plan.pdf, Platt Road Townhomes Draft  
DA.pdf, Sustainability Review #1.pdf

**PUBLIC HEARING:**

*Phil Huhn, 3154 Williamsburg Dr, Ann Arbor, spoke about the difficulty in getting into the Williamsburg Drive entrance of Colonial Square, given that it is tight already; he is concerned how the new development proposed across the street would impact that entry. He spoke of the corridor that exists for animals, given the location; adjacent is Scarlett Mitchell Woods and Mary Beth Doyle Preserve, where many animals move through that space – he said it gave him concern for the animals in the area.*

*Alex Lowe, 3340 Fernwood Ave, Ann Arbor, stated, I am in favor of this townhome development, can we have more townhomes, providing more density; it is a great location, walkable neighborhood, bikeable neighborhood, close by shops. We shouldn't be limiting them to 43 townhomes if we can get more. He asked for the developer to look at sustainability recommendations that were provided and incorporate more of them into their next go-round.*

*Sandra Miselem, 3340 Fernwood Ave, Ann Arbor, calling in support of the proposed development, stating we are not building enough high-density development in America, and the housing prices have skyrocketed because there is a shortage of housing. She said this is old farmland that doesn't have old growth trees on it, location is perfect and she would like to see more of this housing type and density in Ann Arbor.*

*Adam Jaskiewicz, 3160 Fernwood Ave, Ann Arbor, said he was calling from the 4th Ward, asked about upcoming process for this project, noting that he is in general support of the project and higher density; will there be another site plan and another public hearing? This is a good location, and he echoed previous comments provided by other speakers before him.*

*Noting no further public speakers, the Chair declared the public hearing closed.*

**DESCRIPTION & LOCATION OF PROJECT:**

*The petitioner proposes combining four R3 (Townhouse Dwelling District)*

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*zoned vacant parcels totaling 8.1-acres to develop 43 townhouse units, which is a permitted use in this zoning district. This site will be accessed off two curb cuts off Platt Road and be constructed in one phase.*

*This site is located at the west side of Platt Road, north of I-94 Expressway (South Area). This site is in the Swift Run Watershed.*

**Moved by Lisa Disch, Seconded by Wonwoo Lee, that The Ann Arbor City Planning Commission approves the Platt Road Townhomes Site Plan located at 3680-3788 Platt Road, and Wetland Use Permit, as they comply with all applicable requirements of the Unified Development Code, and other applicable laws, ordinances, standards, and regulations and based upon the following conditions:**

- 1. All parcels must be combined before issuance of any Building Permits.**
- 2. Final approval from the Washtenaw Water Resource Commissioner.**
- 3. A landscape variance to plant street trees outside of the right-of-way.**
- 4. Execution of a Development Agreement substantially in the form attached.**

**COMMISSION DISCUSSION ON POSTPONEMENT:**

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

*Commissioners recommendations included the following:*

*higher density, less impervious surface, reduced parking, clarification on open space and wetland area as it intersects with density on the site, considering noise from nearby interstate expressway and proposed removal of over 200 trees on the site.*

**Moved by Lisa Disch, Seconded by Wonwoo Lee, to Postpone Agenda Item until petitioner is ready to bring their revised site plan before the Planning Commission.**

**On a voice vote, the vote was as follows with the Chair declaring the motion carried unanimously. Vote: 8 - 0**

**[22-1379](#) City-Initiated TC1 Rezoning Petition for 190 properties in the West Stadium and North Maple area for City Council Approval - Amendment to the Zoning**

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Map, Section 5.10.2, of Chapter 55 (Unified Development Code) to rezone 190 parcels in the West Stadium and North Maple Street area to TC1 Transit Corridor district.

**Attachments:** August 16, 2022 Planning Staff Report, Proposed TC1 Rezoning Map Stadium Maple area.pdf, Draft Ordinance to Rezone TC1 West Stadium Area.pdf

*Commissioner Lisa Sauvé explained as a landowner within the designated re-zoning area she felt it best if she recused herself, which she did and left the Council Chambers.*

*Commissioner Wonwoo Lee explained that his employer managed a property at 510 S Maple, which is in the re-zoning designation zone, so he recused himself and left the Council Chambers.*

*Brett Lenart noted that this agenda item requires a 6 affirmative vote from the Commission in order to move forward to City Council.*

**PROJECT PRESENTATION:**

*Alexis DiLeo, City Planner, provided the presentation and Staff Report and was available for comments and questions.*

*The Planning Commission has initiated an amendment to the Zoning Map to rezone approximately 210 acres in the West Stadium Boulevard and North/South Maple Road area as TC1 (Transit Corridor) District. This action was communicated by the City Council during its approval of the ordinance establishing the TC1 district in the Unified Development Code on July 6, 2021.*

*The area proposed for rezoning includes 190 parcels on and near West Stadium Boulevard, North Maple Road, and South Maple Road between Dexter Avenue on the north and Pauline Boulevard on the south, that are not in a residential zoning district.*

*More background and information about establishing the TC1 district is available on the project website at <https://www.a2gov.org/departments/planning/Pages/Proposed-Transit-Oriented-Zoning-District.aspx>*

**PROPOSED REZONING:**

*An area of approximately 210 acres is proposed to be rezoned to TC1 (Transit Corridor) district, comprised of 190 tax parcels at the following*

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*addresses and address ranges:*

2260 Abbott Avenue  
 514 Burwood Avenue  
 109-317 Collingwood Drive  
 2001-2050 Commerce Drive  
 2324-2550 Dexter Avenue/Road  
 1917-2040 Federal Boulevard  
 2155-2891 Jackson Avenue  
 2150-2610 West Liberty Street  
 155-512 North Maple Road  
 300-775 South Maple Road  
 1900-1915 Pauline Boulevard  
 2307 Shelby Avenue  
 1785-2550 West Stadium Boulevard1  
 2390-2394 Winewood Avenue

*Current zoning designations of these addresses include:*

<i>Current Zoning Designation</i>	<i>Count</i>
<i>C1 (Local Business)</i>	<i>14</i>
<i>C1B (Community Convenience Center)</i>	<i>1</i>
<i>C2B (Business Service District)</i>	<i>37</i>
<i>C3 (Fringe Commercial)</i>	<i>85</i>
<i>M1 (Limited Industrial)</i>	<i>10</i>
<i>O (Office)</i>	<i>40</i>
<i>P (Parking)</i>	<i>2</i>
<i>PUD (Planned Unit Development)</i>	<i>1</i>

***PUBLIC HEARING:***

*Susan Davis, said she lives in the area near Stadium Blvd and Pauline Ave, Ann Arbor. She expressed confusion about the rezoning and what it might mean; saying most people in her neighborhood are worried about parking – they don't understand what minimum parking requirements are, and people living in the area are fearful that people would park in their*

*neighborhoods. She said her understanding is that existing businesses would remain as they are, but if they want to put on additions, they would need to follow the proposed zoning requirements (TC1). She said it seems somewhat unclear and transparency seems lacking.*

*Ellen Gryniwicz, said she lives on Thaler Street, Ann Arbor, one block off Liberty Ave. She noted that during the previous development discussion there was mention of the availability of housing units, which is a good thing and she isn't against it; however, she seriously thinks the City is missing an opportunity in that there is nothing in this new TC1 zoning that requires any developer to comply with things that the City says is their major, top priorities, such as affordable housing or sustainable housing goals. She said it's tragic to approve a whole new zoning section that don't accomplish these goals; rather, allow developers to build luxury condos that are not sustainable or affordable.*

*John Burch, 529 Burwood Ave, Ann Arbor, said he's lives just outside this proposed area since 1977. Burch said over the many years he's lived there, and walked on W Stadium, the street has become a much more enjoyable place to walk. He believes it is primarily from the large setbacks required by the City that include green space in them, which he feels is an important element to encourage walking comfortably on a sidewalk. He is opposed to requiring a 2-story minimum with 0 setback which eliminates greenspace, noting the recent Coldwell banker building recently constructed and planting 4 trees of which 2 are already dead. He said you're not allowed to have a setback if you want one - that will discourage it to be a pleasant area for people to bike or walk in.*

*Janet Distelzweig, 2034 Thaler Ave, Ann Arbor, spoke in favor of the City adding more housing, especially more affordable housing; however, it seems to her that developers can provide whatever they want, which is probably housing that will provide a lot of income, which is not necessarily affordable housing. She said she is very disturbed by the thought of people who already have homes being penalized for having gas appliances, when there are no requirements within the TC1 Zoning corridor for new developments to have electric as opposed to gas. She said she sees this as a blessing for developers and not so much for the people of Ann Arbor. She said no green space to walk next to these buildings is a definite discouragement for people walking. She said she used to live in New York City and it's not very pleasant to walk where there is nothing but sidewalk and building; I think we're going to need some green space in there if we're going to be Tree City. We need a way for people to really want to walk in this area, to walk from store to store, and shop and do those things, and I don't think this is not in alignment with the*



*whole spirit of Ann Arbor and direction we're trying to go. I also think some moderation in how close to the homes some of these 75 and 125-foot buildings can be. She said I would think when you're talking about the West Side, you want something different than when you're talking about the Briarwood corridor. I think we need to rethink how much space we need limited to 4-story buildings and rethink the buffers required as well as rethink if this is what we want to this side of Ann Arbor.*

*Alex Lowe, 3340 Fernwood Ave, Ann Arbor, Ward 3, said the thing being described here would have made my life better when I lived in this area. He said he would have to take the bus and walk across the huge Kroger parking lot which was as much walking as the time he spent on the bus. He said if we had trees on Maple and Stadium like we have on Main Street, it would be better. Lowe stated that migration changes will create more affordable housing. These types of developments are also naturally, more sustainable; my only complaint is that we are taking too long to do this.*

*Ralph McKee, 1116 Red Oak Road, Ann Arbor, Ward 4, stated, Based on what happened with State and Eisenhower, I don't think that any of the concerns raised tonight will, unfortunately, be taken seriously. He referenced his email to the Commission and the public (attached to tonight's packet). There is a fantasy elixir that will turn this all into a nice 20-minute walkable, mixed-use, neighborhood, and the unfortunate reality is, unlike Briarwood, there are no vacant parcels here. There are a few vacant parking lots, but they are occupied by businesses. Every big residential building that comes here will replace existing buildings and businesses; you may get mixed-use but at the cost of eliminating businesses. This is a thriving commercial area that is all being jeopardized by this project because you are not requiring mixed-use except at the corners. He said any real estate professional will tell you the return on investment in big-box, luxury, housing is way more than in Mom and Pop retailers. He said he's not opposed to residential filling in here and there along this corridor, but this zoning could also wipe out the commercial establishments, he warned - This is a perfect storm to have properties sold for profit.*

*Peter Eckstein, 2551 Londonderry, Ann Arbor, read from a prepared statement, saying Maple Road is no longer in my backyard and hasn't been for 20 years; I'm not a NIMBY here, and I'm okay with some form of sensible transit status for Maple, but TC1 is not sensible transit zoning. It was designed for State Street. The very name implies that other TC zones could be established TC1, TC2, TC3, each tailored for specific needs of the corridor. He said there were many public concerns brought*

*forth at a meeting and Staff wrote a report on those concerns, but apparently the Ordinance Revisions Committee found that not a single one had any validity -- TC1 is perfect in all situations. He said the two sides of Maple are very different; retail uses need adequate parking and such destination shops can't survive on foot traffic alone. The east side of Maple is very different, where many residents will live in shadows of these new tall buildings. People, grass and trees will all suffer; solar panels will be impractical. At least we need a TC2a and a TC2b to adapt to local conditions, not a one-size fits all cookie-cutter approach, designed for a corridor without almost no homes like State Street. He said this type of approach would be irresponsible. Please consider local concerns and consider them with thought, energy, and respect - to do less would be a dereliction of duty.*

*Steve Olek, Burwood, Ann Arbor said his property will butt up against this new corridor. Change and development is inevitable, and while he wants this area to densify, he also wants folks to keep their pencils sharp when reviewing proposals that are butting up against residential properties. He said they have concern that there may be a 4-story building behind us in the future – just make sure it fits!*

*Cathy Antonakos, live in Ward 5, Ann Arbor said she is opposed to the TC1 W Stadium/North Maple Corridor Rezoning. Many of the objectives for TC1 are already met by the district; a mix of housing types, apartments, condominiums, as well as smaller, single-family homes, and some very nice neighborhoods. This area has many locally owned businesses with the walk score is in the high 80s on Stadium Blvd. When I use Stadium Blvd, I see people walking, exercising, waiting for buses and riding bicycles. Currently I work at the University with a research group that studies neighborhoods; epidemiologists love to see areas like this as they provide a high level of health. Land uses are diverse: large park, a pool, an ice rink, sidewalks, pedestrian crossings and green space. She said she's seen the area change over a long period of time to become the busy place it is today. She believes it's easy to damage a fragile economic development area like this – it's not easy to sustain it. She is concerned that TC1 zoning would destroy the character and likeness of this area, She supports the area of affordable housing and sustainability but housing is not required in TC1 zoning and she doesn't think the proposal takes into account the quality of life of the residents in the area. She would like to know if there are less expensive and more sensible ways to support businesses, improve transit through providing bus shelters and benches, and to build water detention area there to reduce flooding areas downstream.*

*Adam Jaskiewicz, Las Vegas Drive, Ann Arbor, stated he lives in Ward 4, Ann Arbor, and he frequents many businesses in this area and he supports this rezoning. Parking – we've committed as a City to reduce parking which will require us to move away from vehicles, which will require low-parking developments. Sustainability and affordability - we have the Affordable Housing millage which redirects taxes to those affordable housing units to be built. Green space can be 'sticky edges', such as store fronts, windows, TC1 was always intended to have applicability in many areas and he's excited to see more neighbors. He requested the Commission to pass the rezoning as is.*

*Kitty Kahn, 515 Krause Street, Ann Arbor, Ward 5, said she agrees with many speakers tonight. She asked what will happen to people that depend on handicapped parking spaces. Were those people consulted at all before parking minimums were eliminated? Are any barrier free parking spaces required? TC1 is not appropriate here. I hope you are considering what is said tonight; I hope this is not just lip service. Please consider those residents that are already in this area, and not only the developers.*

*John Mirsky, 505 Burson Place, Ann Arbor, stated he chairs the Ann Arbor Energy Commission. I generally support the rezoning of these parcels to TC1; however none of those accomplishments address building performance and sustainability. It would be a huge mistake not to modify TC1 to promote construction consistent with A2 Zero Carbon Neutrality Plan. If conventional developments go up on many of these parcels, we will not meet our goals. There is an outdated paradigm here in Michigan that construction can't be affordable, sustainable, and attractive. Make TC1 more sustainable – lower baseline density! We have one chance to do this right. Ann Arbor needs to provide sustainable housing - that process starts with you tonight and others are here to help. Thanks for your public service.*

*Mark Hahn, said he was born and raised in this Ann Arbor corridor and he supports the TC1 zoning. He said walkability has not been good, and has not gotten better on W Stadium. To compare NYC to Stadium as less walkable is objectively false. Streaming meetings is good for the public. Any housing built will add sustainability and affordability and increasing the walkability and density of these areas will only increase benefits for all.*

*Abdul Ateya, stated, I support this rezoning because I shop at Aldi. As someone who primarily experienced Stadium as a driver, it's not a walkable corridor. You have to walk across millions of car lanes and seas*

*of parking to businesses and back. It's taken us 10-plus years to get to this point, hours have been spent at public hearings and work to create an adaptable district. He applauded the Planners who worked on this zoning and asked the Commission to please pass it tonight.*

*Nishant Kheterpal, said he is a walker, bicyclist, driver and resident in Ward 5, Ann Arbor and is a huge fan of TC1, but want us to go faster (e.g. Washtenaw Ave and Plymouth Road). He said it's designed as a flexible district. The proposed density is good, supports transit, reduces traffic congestion; responds to neighborhoods, developers will still build what they believe they can market. He said if electrification is required, it should be City-wide, not district by district. He urged the Commission to take action today.*

*Kathy Boris, 1726 Charlton, Ann Arbor, Ward 5, stated it doesn't makes sense to consider this TC1 rezoning before the comprehensive plan is updated. Does it make sense to give everything away to developers, it would make more sense to require public benefit as part of TC1, right now, right up front; Does it make sense that it has been tailored to development interest - no it doesn't make sense.*

*Tom Stulberg, said he was calling from Lowertown, Ann Arbor, stating I'm a 30-year professional who has developed in Oakland county, and have participated in planning efforts here in the City; I believe that we should revisit the Comprehensive Plan before rezoning. I am a proponent of transit zoning, but we don't have transit stations. The number one thing we should do, is shoot for the best outcome that we can; it is less likely that this will be successful. Lowertown was planned for mixed use, but we didn't get that. We have a token commercial. Lowertown was wrong. I urge you to decline this mass rezoning and rezone them one by one.*

*James D'Amour, 2771 Maplewood Ave, Ann Arbor, said we've had a few younger men speak earlier, probably from the planning field say "do it now". Just because you commissioners think you're right, doesn't mean you shouldn't engage with the public. Sticky streets – I do support the concept. 0 setbacks is too small, we need a compromise. I would agree with incentives to develop; there need to be incentives in here to provide affordable housing and it needs to be sustainable now. Density – sure, that's great, the more the merrier. If that helped, Manhattan would be cheaper. We don't want another Georgetown. There are a lot of unique businesses that need to be supported along this corridor if they want to grow;*

*Adam Goodman, 400 Virginia Avenue, Ann Arbor, stated, I support TC1.*

*I want to talk to you about a sense of urgency; if we don't do this quickly, we will see more sprawl into the townships, without sustainability or affordable housing, with more traffic into the City, with more congestion. Stadium is currently a hostile place to walk or bike. If we don't fix it now, it will get worse. Electrification and no gas should be considered city wide. Please move quickly, don't let the perfect get in the way of the good.*

*Brian Chambers, 2815 Ember Way, Ann Arbor said the City is changing. TC1 was considered and approved at State/Eisenhower, and now Stadium; the direction of the City has been decided. Elections have conveyed desires of the City. Ann Arbor is moving forward on democratic principles; there is no legal challenge to zoning being done inappropriately as has been mentioned. There is marginal growth in the city's housing; I welcome this change and hope it will be applied to additional corridors as well.*

*Michelle Hughes, 214 Charles St, If I tell friends I am going here, I tell them I am going to car-land; feels like a place that is dangerous and stressful to users; This zoning helps to encourage connections, and diverse relationships, that doesn't happen when we zone for cars first; I live in Ann Arbor because it is different than suburbs;*

*Luis Vasquez, 1739 Dunmore Rd, Ann Arbor said he is a 38-year resident of the 4th Ward. He is in support of this TC1 zoning; not going to reiterate many of the good points made by supporters and callers of this proposed development. Let's approve this zoning and start moving on!*

*Eric Lipson, 1318 Rosewood St, Ann Arbor, stated, I'm running for Mayor. Walkability is just a buzzword. I'm in favor of a comprehensive plan in which the citizens of Ann Arbor will get a full hearing. Two property owners recused themselves because of real estate interests. How does it work in reality; look at South University. No retail at South Main Market – the mixed use concept is a myth. That's where I stand.*

*Sarah Strongman, Ann Arbor, stated she's been to several meetings and was really excited about this rezoning. I've been struck by how many people say that they are in favor of more housing, but not here; we need more housing. This area is not hospitable to walking; wouldn't it be great if this area was walkable? I share frustration that there are limitations to what we can do. Building more housing is a public good. To build up these corridors while AATA expands is good.*

*?, I don't live near this area, live close to downtown. I generally don't have a problem with transit corridors. You are abdicating your responsibility to*

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*use a sledgehammer approach; I encourage the commission to use a more tailored approach. It was frustrating to me to have the ORC reject alternative recommendations. It needs to be more thought through. It would be nice if density were a solution to the climate crisis.*

*Noting no further public speakers, the Chair declared the public hearing closed.*

COMMISSION BREAK AT 9:05 PM

RECONVENED MEETING AT 9:12 PM

**Moved by Sarah Mills, Seconded by Lisa Disch, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the amendments to the Zoning Map, a part of Chapter 55 Unified Development Code, to designate the zoning classification of parcels in the West Stadium Boulevard and North/South Maple Road area as TC1 as shown on the attached map.**

COMMISSION DISCUSSION:

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

**On a roll call voice vote, the vote was as follows with the Chair declaring the motion carried unanimously. Vote: 6 - 0**

**Yeas:** 6 - Sarah Mills, Shannan Gibb-Randall, Sara Hammerschmidt, Lisa Disch, Sadira Clarke, and Donnell Wyche

**Nays:** 0

**Absent:** 1 - Ellie Abrons

**Recused:** 2 - Elizabeth Sauve, and Wonwoo Lee

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

*Ralph McKee, 1116 Red Oak Road, Ann Arbor, spoke about insufficient information base. I haven't seen anything that would show this parcel, there isn't a good map. Commissioners picked out a few comments only; I wasn't saying people don't read things, it's whether people do anything about it. People don't do anything with any comments that aren't shared with your. You're naïve about Stadium Hardware moving into a mixed use building on the same site, that's absurd. You can require mixed use, but*

*you won't.*

*Alex Lowe, 3340 Fernwood Ave, Ann Arbor, in Ward 3, said it was a good discussion, I'm sorry to the other commenter feeling unheard.*

*Jim Pyke, 912 Pomona Road, Ann Arbor, gave the Planning Commission his maximum appreciation for passing this on to Council. We're trying to do something drastic; I'm glad that there are detailed guidelines being developed and refined. I really hope that people can focus on being visionary;*

*Jean Leverige, Ward 5, Ann Arbor, stated, Thank you for your hard work, and your admiration to address how can we make the city more livable and to create more housing and neighborhoods where there are parking lots.*

*Kitty Kahn, 515 Krause Street, Ann Arbor, I need to call and say that if Stadium Hardware didn't have parking, they would be fine; This is wrong, they need that parking. I was pleasantly surprised to hear about green and open space; you seem to be the only one who hasn't drunk the kool aid. I want to know how many commissioners were at that meeting. I was excited to hear discussion about greenspace but then you went ahead and approved this. I am not naïve enough to think that there are going to be any tweaks later.*

*Adam Jaskiewicz, 3160 Fernwood Ave, Ann Arbor, stated it's frustrating when you feel like you're not being heard. Not everyone agrees. I think we all have to pay attention and provide our input.*

**10. COMMISSION PROPOSED BUSINESS**

*Wyche asked for an update from Staff on the Comprehensive Plan process.*

*Lenart provided a brief review on process as well as expectations.*

**11 ADJOURNMENT**

**Moved by Donnell Wyche, Seconded by Lisa Disch, to adjourn the meeting at 11:17 pm. On a voice vote, the Chair declared the motion carried unanimously.**

Shannan Gibb-Randall, Chairperson

/mia gale

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. 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](mailto: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](http://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 are transitioning to a hybrid meeting model. The City of Ann Arbor highly encourages the public to view and participate in public meetings remotely due to the high COVID-19 transmission rate in Washtenaw County. In order to prevent the transmission of COVID-19, protect the health of meeting attendees, minimize the possibility of disrupting the meeting, and thereby promote public participation by creating a safer meeting environment, City Council has established a regulation that all in-person attendees at meetings are required to wear a mask. See the Mask Requirement signage that is posted throughout City Hall. The City of Ann Arbor has existing COVID-19 safety rules that are required of visitors entering city facilities. If you choose to attend a meeting in-person, the following safety rules are expected to be observed. These include:

Masks - Required in Council Chambers. Masks are available at the guest services desk in the lobby of Larcom City Hall.

Physical Distancing - Individuals should be physically distanced from one another at least 6 feet.

Illness - Anyone diagnosed with COVID-19, who has symptoms of COVID-19, or has had recent close contact with someone with COVID-19, should not attend a public meeting.



