



# City of Ann Arbor

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

## Meeting Agenda City Planning Commission

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Tuesday, May 7, 2024

7:00 PM

Larcom City Hall, 301 E Huron St, Basement  
Room A

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This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at [a2gov.org/watchCTN](http://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

This meeting is accessible in person, via Zoom, or by phone, see agenda for details.

Please click the link below to join this hybrid meeting via Zoom:

<https://a2gov.zoom.us/j/97766341226?pwd=akdzTVllcnBBaGJNSlZJdFpDdGUrdz09>

Passcode: 882985

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

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

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF AGENDA**
4. **APPROVAL OF MINUTES OF PREVIOUS MEETINGS**
  - 4-a. [24-0780](#) April 16, 2024 City Planning Commission Meeting Minutes  
**Attachments:** April 16, 2024 City Planning Commission Meeting Minutes.pdf
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****24-0781** Various Communication to the City Planning Commission

**Attachments:** Carroll email Scio Church Road.pdf, Ferguson Opposition to 2525 Ann Arbor Saline Road.pdf, Goodly email of opposition 2525 Ann Arbor Saline Road.pdf, Johnson Opposition to RES-PROJ24-004.pdf, Lefton Opposition to RES PROJ24-004.pdf, McCleskey email of opposition 416 Longshore.pdf, Mitchell DTE-led group accused of misleading public on natural gas – Planet Detroit.pdf, Mitchell Opposition to Southtown Development Agreement .pdf, Nauschuetz Opposition.pdf, Westphal email TC1 comments.pdf

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

7-a. **24-0782** Public Hearings Scheduled for Tuesday, May 21, 2024, Planning Commission Meeting

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

9-a. **24-0783** **1601 South State Street (“Southtown”) Rezoning - Offer to Amend Conditional Zoning Statement of Conditions**

A petition to amend the Southtown Conditional Zoning Statement of Conditions, adopted and incorporated by Ordinance No. 23-24 to zone a 1.66-acre site C1A/R (Campus Business Residential) District with Conditions, by restating paragraph 2. D. from “The Property shall have no natural gas connections except for emergency back-up power,” to “The Property will demonstrate continuous microgrid operation at 60-75% less Carbon Intensity (CI) than electricity incumbent DTE.” File number REZ24-0003. Staff Recommendation: Approval

**Attachments:** May 7, 2024 Planning Staff Report (Southtown Amendment), Petition for Zoning Amendment (Southtown), Southtown Conditional Zoning Statement (draft April 29, 2024), Southtown Conditional Zoning Statement (approved, unsigned), Ordinance No. 23-24 (South Town Rezoning), May 16, 2023 Planning Staff Report (Southtown), June 21, 2023 Planning Staff Report (Southtown), First Amendment to Southtown Development Agreement (draft April 30, 2024), Southtown Development Agreement (approved, unsigned), Aerial Photo (Southtown), Zoning Map (Southtown)

**10. OTHER BUSINESS**

- 10-a. [24-0821](#) 1146 South Maple Road Planned Unit Development (PUD) Pre-Application Conference  
Hickory Way III is a proposed 4-story, 39-unit Permanent Supportive Housing building by Avalon Housing. It will meet National Green Building Standards, have 15% barrier-free units, and provide 700 square feet of community space. The project proposes to annex 1146 South Maple from Scio Township and rezone to a PUD. It will be adjacent to the existing Hickory Way I & II buildings and surrounded by multi-family residential and Hansen Nature Area, a city park.

**Attachments:** 2024-05-07\_CPC\_1146 S Maple\_Pre-PUD Staff Memo.pdf, 2024-04-26\_CPC\_1146 S Maple\_PUD Pre-Petition Conference Application.pdf, 2024-04-25\_CPC\_1146 S Maple\_Site Plan.pdf, 2024-05-07\_CPC\_1146 S Maple\_Pre-PUD Comparison Chart.pdf

- 10-b. [24-0823](#) 2024-2025 City Planning Commission Work Program Discussion and Adoption  
The Work Program is adopted on an annual basis pursuant to the Commission's Bylaws. On October 17, 2023, the Planning Commission reviewed and adopted a 2023-2024 Work Program. The present proposal updates the status of all items and includes line items for recent City Council resolutions and other new work since October. Staff Recommendation: Approval.

**Attachments:** 2024-05-07\_CPC\_Work Program Memo.pdf, 2023-10-17\_CPC\_2023-2024 Work Program\_adopted.pdf, 2024-05-07\_CPC\_Proposed 2024-2025 Work Program\_redline.pdf, 2024-05-07\_CPC\_Proposed 2024-2025 Work Program\_accept changes.pdf

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

**12. COMMISSION PROPOSED BUSINESS**

**13. ADJOURNMENT**

Wonwoo Lee, Chairperson

/Courtney Manor

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 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.