



# 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, December 6, 2022

7:00 PM

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

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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 will be heard, submit them in writing ahead of the meeting or attend in person.

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. APPROVAL OF AGENDA**

**4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS**

4-a. [22-1876](#) October 18, 2022 City Planning Commission Meeting Minutes

**Attachments:** 10-18-2022 CPC DRAFT 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****22-1966** Various Communications to the Planning Commission

**Attachments:** Aaron.pdf, Barron.pdf, Breidenbach.pdf, Brown.pdf, Cedquist.pdf, Citizens Climate Lobby A2 Chapter.pdf, Clevey.pdf, Cline Planning Commission Communication 11-16-2022.pdf, Crockett.pdf, Endsley.pdf, Fagundes.pdf, Frank.pdf, Frisch-Gleason.pdf, Garber 1.pdf, Garber 2.pdf, Garton.pdf, Gerstein.pdf, Gillon.pdf, Gurk 1.pdf, Gurk 2.pdf, Linn.pdf, Lofy.pdf, Lucas.pdf, McCall.pdf, Mirsky.pdf, Morningside Broadway-Elect Ord-PH testimony.pdf, Parnell McCarter.pdf, Pritts.pdf, Ritter.pdf, Rogers.pdf, Shellhaas.pdf, Tabaczka 1.pdf, Tabaczka 2.pdf, UWUA\_AA-Wutka.pdf, Wineberg.pdf, Wohlever.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. NO PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING****8. UNFINISHED BUSINESS - Project Presentation, Staff Report, Public Hearing, and Commission Discussion of Each Item****8-a. 22-1962** Amendment to Chapter 55 - Unified Development Code (UDC) Sections 5.16.6.O Accessory Uses and Structures - Personal-scale Solar Energy System to remove restrictions for installation of solar energy installations in single and two-family zoning districts. Staff Recommendation: Approval

**Attachments:** Staff Report - Solar Accessory and Electrification - November 15 2022 Planning Commission.pdf, UDC Solar Accessory Structure Amendments.pdf, Staff Report - Personal Scale Solar Energy Systems - December 6 2022 Planning Commission.pdf

**8-b. 22-1967** Amendments to Chapter 55 - Unified Development Code (UDC) to add a new Energy section to Article IV: Development Standards that would prohibit natural gas connections in all new construction, and substantially renovated or expanded buildings. Staff Recommendation: Postponement

**Attachments:** Staff Report - Electrification - December 6 2022 Planning Commission.pdf, UDC Electrification Ordinance.pdf, UDC Electrification Ordinance alternate.pdf, Example Ordinances.pdf, Staff Report - Solar Accessory and Electrification - November 15 2022 Planning Commission.pdf, Letter of Support for UDC Amendment on Electrification\_10.23.22.pdf

**9. OTHER BUSINESS****9-a. 22-1965** Approval of 2023 City Planning Commission Meeting Schedules

**Attachments:** 2023 DRAFT CPC Meeting Schedule-rev.pdf, 2023 DRAFT CPC - ORC Meeting Calendar

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

**11. COMMISSION PROPOSED BUSINESS**

**12. ADJOURNMENT**

Shannan Gibb-Randall, Chairperson  
Ellie Abrons, Vice 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 - City Hall is mask friendly. 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.

