



# City of Ann Arbor

## Formal Minutes

### City Planning Commission

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

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Tuesday, February 1, 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**

Please click this URL to join this hybrid meeting via Zoom.

<https://a2gov.zoom.us/j/97766341226?pwd=akdzTVllcnBBaGJNSlZJdFpDdGUrdz09>  
Passcode: 882985

Or join by phone: Call: 206-337-9723 or 213-338-8477 or Toll Free 877-853-5247 or 888-788-0099  
Webinar 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**

*Chair Mills called the meeting to order at 7:06 PM*

**2. ROLL CALL**

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

*Others present:*

*Alexis DiLeo, City of Ann Arbor City Planner*

**Present** 7 - Mills, Gibb-Randall, Sauve, Disch, Lee, Clarke, and Wyche

**Absent** 2 - Abrons, and Hammerschmidt

**3. APPROVAL OF AGENDA**

**Moved by Sauve, seconded by Gibb-Randall, approved unanimously as presented.**

**4. MINUTES OF PREVIOUS MEETING**

4-a. [22-0226](#) January 20, 2022 City Planning Commission Meeting Minutes

**Moved by Wyche, seconded by Clarke, 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

[22-0227](#) Various Communication to the City Planning Commission

**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.)**

*Kirk Westphal, 3050 Charter Place, Ann Arbor expressed support for the minimum parking standard proposal, discussed proposal to abandon additional parking maximums outside of TC1 with concern for car centered proposed development in those areas.*

*Kitty Kahn, address unknown, discussed parking downtown, encouraging the Planning Commission to consider the realistic needs for parking downtown.*

*Tom Stulberg, address unknown, discussed the implications of rezoning, relating to differing types of development that can occur as a result of rezoning.*

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

**22-0228** Public Hearings Scheduled for Tuesday, February 15, 2022 Planning Commission Meeting

**Received and Filed**

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

- 8-a.**      **22-0229**      City-Initiated TC1 Rezoning Petition for 69 properties in the State & Eisenhower area for City Council Approval - Amendment to the Zoning Map, Section 5.10.2, of Chapter 55 (Unified Development Code) to rezone 69 parcels in the South State Street and East/West Eisenhower Parkway area to TC1 Transit Corridor district. Staff Recommendation: Approval  
*Commissioner Lee recused himself from discussion and action on item 8-a*

*DiLeo summarized the staff report for the proposed rezoning.*

**PUBLIC HEARING**

*Adam Jaskiewicz, 1430 Las Vegas Drive, Ann Arbor, expressed support for the proposed rezoning.*

*Kirk Westphal, 3505 Charter Place, Ann Arbor, discussed the importance of high density and walkable areas, expressed support for the proposed rezoning.*

*Luis Vasquez, 909 Barton Drive, Ann Arbor, expressed support for the proposed rezoning.*

*Adam Goodman, 400 Virginia Ave, Ann Arbor, expressed support for the proposed rezoning.*

*Vicky Rios, address unknown, inaudible comment.*

*Tom Stulburg, address unknown, expressed support for transit oriented zoning, discussed site plan threshold requirements.*

*Erich Zechar, 2435 Prairie, Ann Arbor, expressed support for the*

*proposed rezoning.*

*Brian Chambers, 2815 Ember Way, Ann Arbor, expressed support for the proposed rezoning.*

*Daniel Adams, address unknown, expressed support for the proposed rezoning.*

*Seeing no further speakers, Chair Mills closed the Public Hearing.*

**Moved by Wyche, seconded by 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 68 parcels in the South State Street and East/West Eisenhower Parkway area as TC1 as proposed.**

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

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

**Nays:** 0

**Absent:** 2 - Ellie Abrons, and Sara Hammerschmidt

**Recused:** 1 - Wonwoo Lee

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

*Commissioner Lee joined the meeting immediately following vote on item 8-a.*

***PUBLIC COMMENT***

*Tom Stulberg, address unknown, thanked the commission for addressing his questions.*

*Kitty Kahn, address unknown, expressed disappointment regarding requirements or incentives for affordable housing in the TC1 zoning.*

*Luis Vasquez, 909 Barton Drive, Ann Arbor, emphasized Kirk Westphal's comments regarding parking.*

*Kirk Westphal, 3505 Charter Place, Ann Arbor, expressed appreciation*

*for the Planning Commission's affirmative vote regarding the TC1 rezoning. Discussed increasing housing supply.*

*Adam Jaskiewicz, 1430 Las Vegas Drive, Ann Arbor, thanked the Planning Commission, expressed support for increasing housing supply.*

*Seeing no further callers, Chair Mills closed Public Comment.*

**10. COMMISSION PROPOSED BUSINESS**

*Chair Mills proposed discussing the next batch of TC1 rezonings.*

**11. ADJOURNMENT**

**Moved by Wyche, seconded by Disch, to adjourn at 8:15 PM.**

**Adjourned unanimously.**

**Yeas:** 7 - Sarah Mills, Shannan Gibb-Randall, Elizabeth Sauve, Lisa Disch, Wonwoo Lee, Sadira Clarke, and Donnell Wyche

**Nays:** 0

**Absent:** 2 - Ellie Abrons, and Sara Hammerschmidt

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 usually 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](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 indoors. 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.