



City of Ann Arbor

Meeting Minutes - Draft

City Planning Commission

301 E. Huron St.
Ann Arbor, MI 48104
[http://a2gov.legistar.com/
Calendar.aspx](http://a2gov.legistar.com/Calendar.aspx)

Tuesday, April 19, 2022

7:00 PM

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

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

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online at a2gov.org/watchCTN

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 Sarah Mills called the meeting to order at 7:00 PM

2. ROLL CALL

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

*All Commissioners attended the meeting in-person in Council Chambers
at City Hall of Ann Arbor.*

Present 9 - Mills, Gibb-Randall, Sauve, Abrons, Hammerschmidt,
Disch, Lee, Clarke, and Wyche

3. APPROVAL OF AGENDA

**Moved by Lisa Sauv , seconded by Ellie Abrons, to approve the
Agenda. The Agenda was approved unanimously as presented.**

4 **MINUTES OF PREVIOUS MEETING**

- 4-a. [22-0709](#) April 5, 2022 City Planning Commission Meeting Minutes

Moved by Lisa Sauvé, Seconded by Lisa Disch, to Approve the April 5, 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 Disch reported from last night's City Council meeting; Council approved the rezoning of the Wilson-Berry (614 Riverview Drive) property that was recently annexed into the City.

She also noted they discussed the proposed budget and that it contained \$700,000 for the Comprehensive Plan (also known as The Master Plan).

5-b. **Planning Manager**

Brett Lenart reported that he had the opportunity to join Dr Stultz and Jennifer Hall at the Housing and Human Services Housing Board webinar series on Affordable Housing. He encouraged everyone to watch the series if they hadn't already.

He explained the proposed parking amendments to the Unified Development Code (UDC) have turned out to be more extensive than he had presented earlier to the Commission, so he plans on presenting them to the Commission at the May 17, 2022 City Planning Commission meeting.

5-c. **Planning Commission Officers and Committees****5-d.** **Written Communications and Petitions**

- [22-0710](#) Various Communications Received to 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.)

No Comment

7. PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING

7-a. [22-0711](#) Public Hearings Scheduled for Wednesday, May 5, 2022 Planning Commission Meeting

Received and Filed

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

8-a. [22-0712](#) 212 Miller Avenue Site Plan for Planning Commission Approval - Proposed construction of an 8-unit multi-family residential building (13,934 square feet of living space; total 16,875 square feet, including garages) on this 0.20-acre parcel zoned D2 (Downtown Interface). Staff Recommendation: Approval

Commission Break at 7:12 pm, due to technical issues in Council Chambers.

Reconvened at 7:26 pm.

PROJECT PRESENTATION:

The following individuals were available to answer any enquiries.

Kathy Keinath, Macon Engineering LLC, PO Box 314, Chelsea, Michigan, Project Petitioner and Engineer.

Huron Contracting LLC, P.O. Box 3783, Ann Arbor, Michigan, Developer.

Thomas Fitzsimmons, Huron Contracting LLC, P.O. Box 3783, Ann Arbor, Michigan, Owner, Developer, Petitioner.

Carl O. Hueter, 1321 Franklin Blvd., Ann Arbor, Michigan, Project Architect.

STAFF REPORT:

Jeff Kahan, Senior City Planner, provided the presentation of the proposed project.

PUBLIC HEARING:

Ken Garber, 28 Haverhill Court, Ann Arbor stated the project is good use on the site, but it is too bad a functional building is to be demolished. He noted while the proposed project is a small building, everything matters; the use of forced air gas should be used with heat pumps or heat source pumps.

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

Moved by Lisa Sauv , Seconded by Donnell Wyche, that the Ann Arbor City Planning Commission hereby approves the 212 Miller Site Plan for Planning Commission as it complies with all applicable local, state, and federal ordinances, standards, and regulations; and it will not cause a public or private nuisance.

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]

Commissioner Sauv  expressed concern with the current design configuration, stating she couldn't support the project given the high risk travel routes for vulnerable people accessing the site. She felt there needed to be a person door leading to the lower storage/garage area below the residential units with a delineated path, separated from the vehicular path, as well as an engineered ramp in the courtyard leading to the main entrances. Sauv  said it is important to have accessible housing and creating more accessible spaces for our current and future demographic population.

Procedural clarifications provided.

Commissioner Mills expressed excitement and support for the project given that it would be providing 8 units instead of a single-family house (currently used as an office).

General Commission concensus was understanding of the difficult grade of this site, acknowledging it might not be possible to alter accessibility to the storage/garage levels; however, felt such discussions with City Staff

and the Building Department might benefit the project.

Moved by Lisa Sauv , Seconded by Donnell Wyche, to Postpone taking action to the May 4, 2022 City Planning Commission meeting to allow the petitioner to work with City Staff on possible alternatives to making the project more safely accessible to all. The postponement was unanimously approved.

- 8-b.** **22-0713** 2600 Pontiac Trail Annexation and Zoning for City Council Approval - Proposed annexation from Ann Arbor Township into the City of Ann Arbor. The petitioner of The Village of Ann Arbor project would like to add this 5.71-acres of land to the project site area, and zone it R4A (Multiple-Family Dwelling). Staff Recommendation: Approval

PROJECT PRESENTATION:

Darian Neubecker, Robertson Homes, 6005 Telegraph Road, Bloomfield Hills, Michigan, Developer, provided the project presentation.

Matt Bush, Atwell-Group, 311 North Main Street, Ann Arbor, Engineer, was also available to respond to enquiries.

STAFF REPORT:

Jeff Kahan, Senior City Planner, provided the Staff Report.

PUBLIC HEARING:

Ken Garber, 28 Haverhill Court, Ann Arbor, said while this is just an annexation and requested zoning of the parcel, he will return before the Commission when their site plan comes before them, to speak about the need for heat pumps to be used in their development and not natural gas as a source of utilities.

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

Moved by Donnell Wyche, Seconded by Lisa Disch, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Annexation of 2600 Pontiac Trail (from Ann Arbor Township into the City).

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 vote, the Chair declared the motion carried unanimously. Vote: 9 - 0.

Yeas: 9 - Sarah Mills, Shannan Gibb-Randall, Elizabeth Sauve, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Sadira Clarke, and Donnell Wyche

Nays: 0

8-c. [22-0714](#) Presentation on the Ann Arbor Sustainable Energy Utility

Zach Waas Smith, Community Engagement Specialist, Ann Arbor Office of Sustainability and Innovations, provided a presentation on Ann Arbor's Sustainable Energy Utility (SEU).

The Sustainability Office explained in the attached memo:

The City has adopted an aggressive climate and sustainability plan, framework, goal, and associated actions, known as A2ZERO. A2ZERO sets the goal of achieving a just transition to community-wide carbon neutrality by the year 2030. Supporting this goal are seven overarching strategies, one of which is to power our community with 100% clean and renewable energy.

The city is looking at multiple pathways to achieve this strategy, including the creation of what is known as a Sustainable Energy Utility (SEU). An SEU is a community owned energy utility that provides electricity from local solar and battery storage systems installed on homes and businesses throughout the city. The envisioned Ann Arbor SEU is a community-owned utility that provides 100% clean, reliable, locally built, and affordable electricity; built by the community, for the community. It is a supplemental utility to what we currently have, meaning residents would have a choice for how to procure their energy; a choice most do not have today.

Earlier this year City Council directed staff to begin registering the public's interest in a potential Sustainable Energy Utility. To do that, the Ann Arbor Office of Sustainability and Innovations has created a website where stakeholders can watch short videos or review information about the proposed SEU: www.a2gov.org/a2seu. Staff are also undertaking a series of public outreach activities, inclusive of public forums, to discuss the SEU and gather feedback. Additionally, staff just launched a public input survey to gather feedback about the proposed SEU and what

residents are looking for in their energy system. This survey can be found at: www.a2gov.org/a2seu. Results from the survey will help inform next steps.

Received and Filed

Commission Break 9:36 pm.

Reconvened at 9:42 pm.

9. OTHER BUSINESS

9-a. 22-0715 2022-2023 City Planning Commission and Staff Work Program

Brett Lenart shared the Draft Work Program (attached) explaining there would be numerous opportunities for Planning Commission consideration and direction toward its adoption.

The Commission reviewed and discussed the proposed Work Program.

Received and Filed

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

Ken Garber, 28 Haverhill, Ann Arbor, commented on the SEU Presentation, noted it is an attractive and innovative approach that we should move forward with. This more decentralized approach makes sense, but I don't agree with the framing of it. The consultant that created the concept has said that 20% of buildings may be suited to the grid. Garber said, the SEU can only take us so far, and there are grassroots effort to take over DTE, headed by a group called 'Ann Arbor for public power'. He said he is one of the members of this group; these types of locally owned utility groups has worked in some other communities throughout the country.

Adam Jaskiewicz, (no address provided) said municipal utility companies have worked and he believes they are well worth pursuing. He expressed that he is ready to jump into the SEU opportunity as soon as it becomes available. He said he believes that any discussion of zoning in America needs to include the discussion of social equity and that just pervades zoning, in general, so we need to be continuing that discussion.

11. COMMISSION PROPOSED BUSINESS

Wonwoo Lee thanked Donnell Wyche for sharing his comments with the Commission.

12. ADJOURNMENT

Moved by Donnell Wyche, Seconded by Sadira Clarke, to adjourn the meeting at 10:34 pm. Without objection the meeting was adjourned.

Sarah Mills, 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. 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; 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 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.