



City of Ann Arbor

Formal Minutes

City Planning Commission

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

Wednesday, May 4, 2022

7:00 PM

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

**This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and
online at 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

Vice Chair Shannon Gibb-Randall called the meeting to order at 7:01 PM

2. ROLL CALL

Staff Present:

Brett Lenart, City of Ann Arbor Planning Manager

Jeff Kahan, City of Ann Arbor City Planner

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

Absent 1 - Mills

3. APPROVAL OF AGENDA

**Moved by Lee, seconded by Sauve, approved unanimously as
presented.**

Yeas: 8 - Shannan Gibb-Randall, Elizabeth Sauve, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Sadira Clarke, and Donnell Wyche

Nays: 0

Absent: 1 - Sarah Mills

4. MINUTES OF PREVIOUS MEETING

4-a. [22-0818](#) April 19, 2022 City Planning Commission Meeting Minutes

Attachments: 4-19-2022 Draft CPC Minutes w Links.pdf

Moved by Lee, seconded by Wyche, approved unanimously as presented and forwarded to the City Council.

Yeas: 8 - Shannan Gibb-Randall, Elizabeth Sauve, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Sadira Clarke, and Donnell Wyche

Nays: 0

Absent: 1 - Sarah Mills

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

[22-0819](#) Various Communications Received to City Planning Commission

Attachments: Hayden House Study Cte Memo w Preliminary Report.pdf, Parks & Recreation Open Space Plan Survey Invitation.pdf, Wyche.pdf, Garber.pdf, Rampson.pdf, Henry.pdf, Leaf.pdf, Westphal .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.)**

Tom Stulberg, address unknown, discussed past comprehensive plan processes.

Seeing no further speakers, Gibb-Randall closed Public Comment.

7. PUBLIC HEARINGS SCHEDULED FOR NEXT REGULAR MEETING**7-a. 22-0820 Public Hearings Scheduled for Tuesday, May 17, 2022 Planning Commission Meeting**

Attachments: 5-17-2022 Notice of Public Hearing.pdf

Received and Filed**8. UNFINISHED BUSINESS****8-a. 22-0821 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**

Attachments: 212 Miller Staff Report 2 for May 4 2022 CPC w Layout.pdf, 212 Miller Staff Report for April 19 2022 w Color Renderings.pdf, 212 Miller Site Plan.pdf

Applicant Team Present: Carl Heuter, Tom Fitzsimmons, Kathy Keinath

PUBLIC HEARING:

Seeing no speakers, Vice-Chair Gibb-Randall closed the Public Hearing.

Moved by Disch, seconded by Lee, that the Ann Arbor City Planning Commission hereby approves the 212 Miller Site Plan, inclusive of layout amendments dated 4/22/22, as it complies with all applicable local, state, and federal ordinances, standards, and regulations; and it will not cause a public or private nuisance.

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

Yeas: 8 - Shannan Gibb-Randall, Elizabeth Sauve, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Sadira Clarke, and Donnell Wyche

Nays: 0

Absent: 1 - Sarah Mills

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

- 9-a.** [22-0822](#) Comprehensive Plan Review - The Ann Arbor City Planning Commission and Planning & Development Services Unit review the City Comprehensive Plan on a regular basis. The City Comprehensive Plan consists of several plans, or “elements,” that work together to describe a vision for the City’s future and guide decisions about its land use, transportation, infrastructure, environment, housing, and public facilities. The adopted plan elements can be found on the City’s website at www.a2gov.org/complan <<http://www.a2gov.org/complan>> . As part of an annual review, the Planning Commission is seeking comments about the City Comprehensive Plan, including elements that should be studied for possible change or new elements that should be added to the Plan. Staff Recommendation: Postponement

Attachments: Adopted Master Plan Resolution.pdf, Comprehensive Planning May 4 2022.pdf

PUBLIC HEARING

Tom Stulberg (address unknown), expressed support for engaging an outside consultant. Discussed the future Comprehensive Plan relating to future and past zoning decisions.

Linda Brauer (address unknown), expressed support for reviewing and updating the Comprehensive Plan.

Alex Lowe, Fenwick Avenue, Ann Arbor, encouraged focus on pedestrians and bus riders, more TC1 development, parking maximums, and density.

10. OTHER BUSINESS

- 10-a. [22-0823](#) 2022-2023 City Planning Commission and Staff Work Program - Staff Recommendation: Postponement

Attachments: Adopted 2021-22 CPC Work Program.pdf, CPC FY 23 Work Program Memo 4-19-22 Meeting.pdf, FY 23 Work Program - May 4 2022 Draft.pdf

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

Kirk Westphal, (address unknown), discussed RFPs, sustainability, the Comprehensive Planning process, and parking maximums.

Linda Brauer, (address unknown), discussed the previous RFP, discussed the previous Comprehensive Planning process. Encouraged community engagement for future Comprehensive Planning.

Adam Jaskiewicz, (address unknown) encouraged including renters in future outreach and engagement efforts.

Seeing no further callers, Vice Chair Gibb-Randall closed Public Comment.

12. COMMISSION PROPOSED BUSINESS

None.

13. ADJOURNMENT

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.

