



City of Ann Arbor

Formal Minutes - Final

City Planning Commission

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

Tuesday, September 20, 2022

7:00 PM

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

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

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1. CALL TO ORDER

Chairperson Shannan Gibb-Randall called the meeting to order at 7:00 pm, in Council Chambers at City Hall of Ann Arbor.

Present 6 - Mills, Gibb-Randall, Sauve, Lee, Clarke, and Wyche

Absent 3 - Abrons, Hammerschmidt, and Disch

2. ROLL CALL

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

All Commissioners attended the meeting in-person.

Others Present: Planning Manager Brett Lenart, City Planners Jeff Kahan and Jill Thacher.

Present 6 - Mills, Gibb-Randall, Sauve, Lee, Clarke, and Wyche

Absent 3 - Abrons, Hammerschmidt, and Disch

3. APPROVAL OF AGENDA

Moved by Wonwoo Lee, Seconded by Lisa Sauvé, to Approve the Agenda as presented. On a voice vote the Agenda was unanimously Approved.

4. MINUTES OF PREVIOUS MEETING**4-a. 22-1483 August 3, 2022 City Planning Commission Meeting Minutes**

Attachments: 8-3-2022 CPC Approved Meeting Minutes.pdf

Moved by Sarah Mills, Seconded by Lisa Sauvé, to Approve the August 3, 2022 City Planning Commission meeting minutes and forward to City Council. The minutes were unanimously approved.

4-b. 22-1484 August 16, 2022 City Planning Commission Meeting Minutes

Attachments: 8-16-2022 CPC Approved Meeting Minutes.pdf

Moved by Sarah Mills, Seconded by Lisa Sauvé, to Approve the August 3, 2022 City Planning Commission meeting minutes and forward to City Council. The minutes were unanimously approved.

5. REPORTS FROM CITY ADMINISTRATION, CITY COUNCIL, PLANNING MANAGER, PLANNING COMMISSION OFFICERS AND COMMITTEES, WRITTEN COMMUNICATIONS AND PETITIONS**5-a. City Council**

Brett Lenart reported Council had reviewed and Approved the Development Agreement for 2424 E Stadium Boulevard, as was the Planned Unit Development project at 340 Depot Street at their meeting last night.

5-b. Planning Manager**5-c. Planning Commission Officers and Committees****5-d. Written Communications and Petitions****22-1572 Various Communications to the Planning Commission**

Attachments: TC1 Correspondence 7-12-2022.pdf, Clarke.pdf,

DeBoer.pdf, Jevens.pdf, Wyche.pdf, Garton.pdf,
Nagourney.pdf, Pollack.pdf, Tyler.pdf, Wineberg.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.)

Noting no speakers, Chair Gibb-Randall closed the Public Comment period.

Approved as presented

7. PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING

No new public hearings scheduled.

ROLL CALL

7:07 pm: Enter Lisa Disch

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

- 8-a. [22-1568](#) Redeemer Ann Arbor Site Plan with Landscape Modification and Special Exception Use (SEU) - A proposal to restore and add a 1314 square foot addition to 525 Detroit Street and reuse 521 Detroit Street. A Landscape Modification is requested for relief from the conflicting land use buffer requirement along the north boundary where the driveway is located. This Special Exception Use petition requests Religious Assembly use for the parcel at 529 Detroit, which includes 525 and 521 Detroit Street, located in a residential district. TRAKIT Project Numbers: SP21-045, SEU21-006
Staff Recommendation: Approval**

Attachments: Redeemer Staff Report SP SEU LM-rev.pdf, 521 and 529 Detroit St Zoning Map.pdf, 521 and 529 Detroit St Aerial Map.pdf, 521 and 529 Detroit St Aerial Map Zoom.pdf, Special Exception Use Applic.pdf, Landscape Modif Applic.pdf, Redeemer Site Plan Abbreviated.pdf, Report on Resident Participation Meeting.pdf, Traffic Impact Study Report.pdf

PROJECT PRESENTATION:

Gary Cooper, Cooper Design, 2900 Brockman Blvd., Ann Arbor, Architect, provided a review of the proposed project.

Barton Bryant, Redeemer Church of Ann Arbor, 7500 Brookville Rd, Plymouth, MI, was present to respond to any enquiries.

STAFF REPORT:

City Planner, Jill Thacher, provided the staff report on the agenda item.

PUBLIC HEARING:

David Santacroce, 509 Detroit Street, Ann Arbor, stated he also owns a house that abuts this property; he loves this project, and can't wait for them to get started on it. He added the applicants have all been super helpful and informative to the neighborhood, and this project is a great historic renovation.

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

Moved by Sarah Mills, Seconded by Donnell Wyche, that the Ann Arbor City Planning Commission approves the Redeemer Ann Arbor Site Plan, with Landscape Modifications to allow the elimination of a conflicting land use buffer along the northeast property line, as it complies with all applicable requirements of the Unified Development Code, and other applicable laws, ordinances, standards, and regulations and based upon the following conditions:

1. All parcels must be combined before issuance of any Building Permits.

and

The Ann Arbor City Planning Commission, after hearing all interested persons and reviewing all relevant information, including an accompanying site plan, finds the petition substantially meet the standards in Chapter 55 (Unified Development Code), Section 5.29.5.D (Special Exceptions) and therefore approves the Redeemer Ann Arbor Special Exception Use for Religious Assembly. This approval is based on the following findings:

1. The proposed use will be consistent with the R4C (Multiple-Family Dwelling) District, which provides for residential use, including special exceptions for religious assembly.

2. The proposed use will not adversely impact traffic, pedestrians,

bicyclists, circulation, or road intersections based on the location. Detroit Street provides access to the site, and the proposed use is consistent with the existing and other surrounding uses' traffic impact.

3. A site plan documenting the existing and proposed conditions of the site has been submitted as part of this application.

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 voice vote, the vote was as follows with the Chair declaring the motion carried. Vote: 7 - 0

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

- 8-b. [22-1504](#) North Maple Apartments: Annexation of 3 parcels in Scio Township (1855 N Maple Road, 1875 N Maple Road, and 1921 Calvin Street) PUD zoning and PUD site plan approval to construct a 79-unit apartment community with a single-story clubhouse. Addresses include: 1815, 1855, 1875 N Maple Road, and 1921 Calvin Street.

Attachments: N Maple Apts staff report.pdf, 1855_1875 N Maple Rd and 1921 Calvin St Zoning Map.pdf, 1855_1875 N Maple Rd and 1921 Calvin St Aerial Map.pdf, 1855_1875 N Maple Rd and 1921 Calvin St Aerial Map Zoom.pdf, North Maple Road Apartments CPM.pdf, N Maple Development Agreement 2022.pdf, Supplemental Regulations.pdf, N Maple Development Agreement 2022.pdf

PROJECT PRESENTATION:

Jeff Wilkenson, A2 Collaborative, and Co-Partner of A2 North Maple Properties, LLC., 2370 E. Stadium Boulevard, Ann Arbor, provided a review of the proposed project together with his Team listed below.

Christina and Tristan from A2 North Maple Properties, also took part in the presentation.

Tom Covert, Midwestern Consulting, Inc., 3815 Plaza Drive, Ann Arbor, Engineer, was also present to respond to any enquiries.

STAFF REPORT:

City Planner, Jeff Kahan, provided additional details about the project from the staff report.

PUBLIC HEARING:

Terry Caldwell, 2351 Foss Street, Ann Arbor, said she attended one meeting via zoom with developers; the intention of the developers sound great, but people will have cars and we have concerns those cars will park in our neighborhoods, blocking our mailboxes, garbage pickup and snow removal. She said most of the neighbors have this same concern. She said, I know that there is not much point in expressing my preferences for this site, but I wish the parking ratio was higher.

Sherly Chevalier, 1761 Calvin Street, Ann Arbor, stated, I didn't hear what was being proposed for Calvin Street; you need 100% of our properties to allow you access to Calvin Street. How you plan to cross over Calvin Street? The problems I have with this is that you are putting a neighborhood within a neighborhood; there is not enough parking and it doesn't fit the single family homes that are there; Maple is already congested due to lanes for bikers and it's extremely close to the roundabout. I heard mention of one curb cut. There is going to be lighting issues. Most of the neighbors are retired and live on fixed incomes, so we have to address that. She said, There is another apartment proposal going in on Maple and Miller and there is going to be people cutting down Foss Street; is it really worth it - we're going to need speed bumps.

Brian Biggs, 2661 Woodrow, Ann Arbor, said he lives next to Michigan Department of Transportation (MDOT) properties and has lived there for the last 58 years. Biggs asked, What are they going to do in the Wetlands in the area; they don't own Woodrow so how are they going to access this site during construction. He said, This Maple Cove project had historic trees but none of them are left; all of the beautiful, big trees are going to be gone, for what? What is 58% is for green space? At what point are the actual residents of the neighborhood going to be taken into consideration? Go at 7:30 in the morning and 2:45 in the afternoon, it's impossible to traverse here because it's so busy with the high school letting out and all the other traffic. I don't mind making our world better, but not here at a roundabout; it's a death trap.

Lance Brown, 1761 Calvin Street, Ann Arbor, said, I have concerns with a flashing crosswalk at this roundabout; I'd like to see a traffic study. I don't

think they will ever come down our private street, but with 2 apartment complexes being added it should require a traffic study.

Daniel Adams, 1016 Daniel Street, Ann Arbor, spoke of the immediate impacts to adjacent residents of this proposed project, as well as noting the broader housing crisis that exists in the City. Adams said, In the Water Hill area, where he lives, he's seen very affordable houses bought up and then being torn down to build \$750,000 homes, which means neighborhoods are being priced out; Ann Arbor can't be a place where only attorneys and tech leaders can live. I support this project, because it provides needed housing, reasonably priced.

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

Moved by Lisa Sauvé, Seconded by Sarah Mills, that The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve North Maple Apartments Annexation, PUD (Planned Unit Development) Zoning District and Supplemental Regulations, PUD Site Plan, and Development Agreement.

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 voice vote, the vote was as follows with the Chair declaring the motion carried. Vote: 7 - 0

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

Commission Break at 8:40 pm.

Commission reconvened at 8:45 pm.

- 8-c.** [22-1561](#) 3860 Research Park Drive Special Exception Use and Site Plan (Designated Marijuana Consumption Facility)

Attachments: 3860 Research Park Staff Report - Consumption Fac.pdf, 3860 Research Park Dr Zoning Map.pdf, 3860 Research Park Dr Aerial Map.pdf, Citizen Participation Notice.pdf, SEU Application.pdf, Business Plan - AA Solutions_v1.pdf, 3860 Research Park Floor Plan_v1.pdf,

Original Floor Plan_v1.pdf, Floor Plan DCF_v1.pdf, Site Plan 3850 and 3860 Research Park.pdf, Traffic Summary - 3860 Research Park Dr.pdf, Elevations.pdf

PROJECT PRESENTATION:

Benjamin D. Joffe PLLC, 334 E. Washington St., Ann Arbor, Agent, provided a review of the proposed project.

Mr. Jarbo, Applicant, was also present to respond to enquiries.

STAFF REPORT:

City Planner, Jeff Kahan, provided additional details about the project from the staff report.

PUBLIC HEARING:

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

Moved by Sarah Mills, Seconded by Lisa Sauv , that the Ann Arbor City Planning Commission, after hearing all interested persons and reviewing all relevant information, including an accompanying site plan, finds the petition substantially meet the standards in Chapter 55 (Unified Development Code), Section 5.29.5.D (Special Exceptions) and Section 5.16.3.G (Marijuana Facility), and therefore approves the 3860 Research Park Drive Special Exception Use for Designated Marijuana Consumption Facility. This approval is based on the following findings:

- 1. The proposed use will be consistent with the C2B (Business Service) District, which provides for residential, office, and commercial uses, including special exceptions for designated marijuana consumption facilities.**
- 2. The proposed use will not adversely impact traffic, pedestrians, bicyclists, circulation, or road intersections based on the location. Research Park Drive provides access to the site, and the proposed use is consistent with other surrounding uses' traffic impact.**
- 3. A site plan documenting the existing and proposed conditions of the site has been submitted as part of this application.**
- 4. Through documentation submitted by the petitioner regarding waste disposal, inventory tracking, security, and other methods of operation of the facility, the designated marijuana consumption**

facility will be operated in a manner that will not have an adverse impact on the neighboring properties or area and will not have a detrimental impact on natural features.

This Special Exception Use approval is based on the following conditions:

1. The petitioner obtaining and maintaining both a State of Michigan Marijuana License and a City of Ann Arbor Marijuana Permit, and providing documentation to Planning Services within three years of the City Planning Commission approval date of this petition.
2. The petitioner operating a marijuana business at this address within three years of the City Planning Commission approval date of this petition.
3. The designated marijuana consumption facility may only be used by customers and their guests of the provisioning center/retail at 3860 Research Park Drive.
4. The special exception use may occupy no more than 4,560 square feet at 3860 Research Park Drive.

And that the Ann Arbor Planning Commission approves the attached Site Plan which demonstrates compliance with the applicable Special Exception Use standards as no development which would otherwise require site plan approval has been proposed.

AMENDMENT I:

Moved by Lisa Sauv , Seconded by Donnell Wyche, to add the following Condition to the Main Motion:

The installation of any mechanical equipment will be on the rooftop, and shall be screened in a composite wood material, matching the approved architectural elevations, to be approved by the Planning Manager.

DISCUSSION ON AMENDMENT I:

The Commission further discussed the amendment.

VOTE ON AMENDMENT:

On a voice vote the Chair declared the amendment carried. Vote:7 -

0

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 voice vote, the vote was as follows with the Chair declaring the amended motion carried. Vote: 7 - 0

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

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

Alex Littleman, Co-operative – ICC – Student Housing Cooperatives. majority are non-conforming; discriminatory zoning laws that prevent must have an 8,500 square foot lot area, 5,000 square foot lot area, and 350 sq. ft. per home; ICC can not operate any new houses that can't; only allowed in R2B and R4; Just to be permitted; special exception use; I would like to see the Planning Commission take up this issue.

10. COMMISSION PROPOSED BUSINESS

Wyche requested to add 'Student Housing Cooperative Affordable Housing' to the running list of topics for potential further discussion.

Disch said before this topic is added she would like for Staff to put together further estimation of potential Staff time as well as Commission time that this topic could take for code changes to happen. Upon review of such, the Commission could then make a decision.

Mills said it would be helpful to the Commission if someone might already have done some research and could provide a starting point on the topic, noting the Commission already has a very heavy Work Program with limited meeting capacity.

11. ADJOURNMENT

Without objection the meeting was unanimously adjourned at 9:36 pm.

Shannan Gibb-Randall, 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; 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.