



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, January 17, 2023

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

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

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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 Chairperson Ellie Abrons called the meeting to order at 7:01 pm, in Council Chambers at City Hall of Ann Arbor.

2. ROLL CALL

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

All Commissioners attended the meeting in person.

Others present: Planning Manager Brett Lenart and City Planner Jeff Kahan.

Present 6 - Mills, Abrons, Hammerschmidt, Disch, Lee, and Wyche

Absent 3 - Gibb-Randall, Sauve, and Clarke

3. APPROVAL OF AGENDA

Moved by Wonwoo Lee, seconded by Sarah Mills, to Approve the

Agenda as presented. On a voice vote, the Vice Chair declared the motion carried unanimously.

ROLL CALL

7:03 pm; Enter Sadira Clarke

Present 7 - Mills, Abrons, Hammerschmidt, Disch, Lee, Clarke, and Wyche

Absent 2 - Gibb-Randall, and Sauve

4. MINUTES OF PREVIOUS MEETING

4-a. [23-0051](#) November 15, 2022 City Planning Commission Meeting Minutes

Attachments: 2023-11-15 CPC Approved Meeting Minutes.pdf

Moved by Lisa Disch, seconded by Donnell Wyche, to approve the November 15, 2022 City Planning Commission meeting minutes and forward to City Council. The minutes were unanimously approved as presented.

5. REPORTS FROM CITY ADMINISTRATION, CITY COUNCIL, PLANNING MANAGER, PLANNING COMMISSION OFFICERS AND COMMITTEES, WRITTEN COMMUNICATIONS AND PETITIONS

5-a. City Council

Council member Lisa Disch reported from January 9, 2023 City Council meeting, Council had a first reading on 530 North Division, first reading on amendments to the Unified Development Code pertaining to storm water management with no comments from City Council, approved the annexation on 2118 Victoria Circle and 2520 and 2540 Pontiac Trail [additions to Village of Ann Arbor acreage] and approved the PROS Plan.

5-b. Planning Manager

Brett Lenart reported that included in the agenda is a memorandum with responses to some of the raised questions during the Capital Improvement Plan (CIP) and that some items brought up were addressed. If there are additional questions, staff can follow up.

[23-0057](#) Report from Planning Manager Communication

Attachments: CIP_Plan Memo for Hearing_2022 follow-up.pdf

Received and Filed

5-c. **Planning Commission Officers and Committees**

Nothing to report.

5-d. **Written Communications and Petitions**

[23-0052](#) Various Communications to the Planning Commission

Attachments: Allen.pdf, Chambers .pdf, Gorenflo w Attachment.pdf, Annis w Attachment.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.)

James D'Amour, said his main concern was the issue of natural systems and the protection of trees.

Seeing no additional speakers, Vice Chair Abrons closed the Public Commentary.

7. PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING

7-a. [23-0053](#) Public Hearings Scheduled for Tuesday, February 7, 2023 Planning Commission Meeting

Attachments: 2-7-2023 Notice of Public Hearing.pdf

Brett Lenart reported there was one upcoming Public Hearing scheduled for 415 West Washington PUD rezoning and concept plan. Rezone 2.5 acre parcel from PL [Public Land] to PUD [Planned Unit Development]. Concept plan shows 157 residential units in a building constructed above flood plan elevation, surface and under structure parking, public open space including construction of a segment of the treeline trail.

Received and Filed

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

- 8-a. [23-0056](#)** Public Project Review - 2415 South Huron Parkway - Proposed new 12,097 square foot fire station to replace existing.

Attachments: Fire Station No 4 Staff Report.pdf, 2415 S Huron Pkwy Aerial Map Zoom.pdf, 2415 S Huron Pkwy Aerial Map.pdf, 2415 S Huron Pkwy Zoning Map.pdf, 2415-Huron-2022-1121 Ann Arbor Fire Station 4 Site Plan .pdf

PROJECT PRESENTATION:

Mike Kennedy, Fire Chief of the City of Ann Arbor and John Curry, Architect, Jonathan Berry and Aaron Frantz of Peter Brasso & Associates provided a review of the proposed project.

STAFF REPORT:

City Planner Jeff Kahan, provided the staff report on the agenda item.

PUBLIC HEARING:

Ken Garber, 28 Haverhill Court, stated this was a fantastic for the City's first NetZero project and stated he was disappointed there wasn't going to be any onsite battery storage. Said he was looking forward to this project becoming a reality.

James D'Amore, lives a few blocks away from project site. Expressed his support for the Ann Arbor Fire Department as they assisted with a fire at his former apartment and he is grateful for the department. Urged Planning Commission to support proposed project. Ask for Commission to find a way to save two trees slated to be removed.

Noting no additional public speakers, Vice Chair Abrons closed the Public Hearing.

Moved by Sarah Mills seconded by Donnell Wyche:

WHEREAS, the City Administrator is directed to obtain comments and suggestions from the appropriate City departments with regard to certain City projects meeting private development regulations prior to recommending that City Council approve funding for them; and

WHEREAS, such projects are to be reviewed by the City Planning

Commission prior to City Council approval;

WHEREAS, the City Administrator shall indicate which private development regulations are not being met for such projects;

RESOLVED, that the Ann Arbor City Planning Commission finds the City of Ann Arbor Fire Station #4 adheres to City private development standards notwithstanding the following:

- The right-of-way screen along S. Huron Parkway would be required to provide 230 lineal feet of landscaping; the project is providing 162 lineal feet.
- A total of 555 square feet of interior landscape islands would be required; the project is providing 540 square feet.
- 35 street trees would be required to be provided; 15 trees are provided.
- A 15 foot wide Conflicting Land Use Buffer would be required; the Conflicting Land Use Buffer has been provided where possible.

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 Vice Chair declaring the motion carried. Vote 7-0.

Yeas: 7 - Sarah Mills, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Sadira Clarke, and Donnell Wyche

Nays: 0

Absent: 2 - Shannan Gibb-Randall, and Elizabeth Sauve

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

Seeing no speakers, Vice Chair Abrons closed the Public Comment.

10. COMMISSION PROPOSED BUSINESS

Commissioner Wyche inquired about status on Comprehensive Plan and asked if there would be a line item added to agenda for Comprehensive Plan updates. Planning Manager Brett Lenart gave updates stating two finalists were going to be brought in to be interviewed

on site and that updates will be provided to Commission via Planning Manager reports.

11. ADJOURNMENT

Moved by Donnell Wyche, seconded by Sarah Mills, to adjourn the meeting at 8:10 pm. On a voice vote, the Vice Chair declared the motion carried unanimously.

Shannan Gibb-Randall, Chairperson

/mia gale
/courtney manor

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<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 have transitioned to a hybrid meeting model. The City of Ann Arbor highly encourages the public to participate in public meetings, either in-person or remotely.

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:
City Hall is mask-friendly to all guests at all times.

Masks will be required for all meeting participants and guests when the local CDC Community Level in Washtenaw County is high. Check the current level for Washtenaw County through the CDC's website [here](#).

Please do not attend if you are sick for any reason, including having symptoms or a diagnosis of COVID-19, or have recently been in close contact with someone with COVID-19. Several other attendance options are available when you are sick or in quarantine, or simply for your convenience.