



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, April 18, 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

1. CALL TO ORDER

Secretary Lisa Sauve called the meeting to order at 7:03 pm in Council Chambers at City Hall of Ann Arbor.

2. ROLL CALL

Deputy Planning Manager, Hank Kelley, called the roll.

Others present:

Planning Manager Brett Lenart, Deputy Planning Manager Hank Kelley, City Planner Alexis DiLeo.

Present 6 - Sauve, Hammerschmidt, Disch, Lee, Clarke, and Wyche

Absent 3 - Mills, Gibb-Randall, and Abrons

3. APPROVAL OF AGENDA

Moved by Commissioner Wyche seconded by Councilmember Disch to Approve the Agenda as presented. On a voice vote the motion carried unanimously.

4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

4-a. [23-0669](#) April 4, 2023 City Planning Commission Meeting Minutes

Attachments: 4-4-2023 CPC DRAFT Minutes.pdf

Moved by Commissioner Lee seconded by Councilmember Disch to approve the April 4, 2023 City Planning Commission meeting minutes and forwarded to City Council. The minutes were unanimously approved as presented.

Approved by the Commission 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 415 West Washington concept plan and rezoning from PL to PUD received final approved with one amendment that requires the project to be Net Zero ready.

5-b. Planning Manager

Planning Manager Brett Lenart reported City Council's approval to hire Interface Studios to oversee the update of the City's Comprehensive Plan.

Requested Planning Commission reconsider denial of 2929 Plymouth Road. Item discussed under Unfinished Business.

23-0676 Planning Manager Communication

Attachments: 2023 4-12 CPC Reconsideration Memo.pdf, 2023-04-11 Request for Postponement-Signed.pdf

Received and Filed

5-c. Planning Commission Officers and Committees

Nothing to report.

5-d. Written Communications and Petitions

23-0670 Various Communications to the Planning Commission

Attachments: Chambers.pdf, Ann Arbor's Capacity for Increased Housing through Zoning Reform - Working Paper #2 -

04-05-23.pdf, Kilpatrick postcard in support of 333 East William.pdf, Arlt re 3680 Packard.pdf, Ringold re 3680 Packard.pdf, Briggs re 2929 Plymouth.pdf, Carman re TC1.pdf, Chambers re Ann Arbor's Cap for Incr Housing .pdf, Dircksen re 2929 Plymouth.pdf, Jennifer re 2929 Plymouth.pdf, Kilbane re 2929 Plymouth.pdf, Kitzman re 2929 Plymouth.pdf, Oram re 2929 Plymouth.pdf, Pritts re TC1.pdf, Ramaswami re 2929 Plymouth.pdf, Ritter re Office to Res Conv.pdf, Ritter re TC1.pdf, Steiner re 2929 Plymouth.pdf, Willibey re 2929 Plymouth.pdf, Gibb-Randall re 2929 Plymouth.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.)

Praveena Ramaswami, neighbor to 2929 Plymouth Road, opposed reconsideration of 2929 Plymouth Road.

Alex Lowe, resident, opposed reconsideration of 2929 Plymouth Road.

Brandon Dimcheff, resident Ward 4, opposed reconsideration of 2929 Plymouth Road.

Kristina Watkins, 2960 Sheffield Court, opposed reconsideration of 2929 Plymouth Road.

Seeing no additional speakers, Secretary Sauve closed the Public Comment.

7. PUBLIC HEARINGS SCHEDULED FOR NEXT REGULAR MEETING

23-0671 Public Hearings Scheduled for Tuesday, May 2, 2023 Planning Commission Meeting

Attachments: 5-2-2023 Notice of Public Hearing.pdf

Deputy Planning Manager Hank Kelley reported at the May 2, 2023 Planning Commission meeting there will be a Public Hearing for 999 Maiden Lane, to include a site plan and rezoning for City Council approval.

8. UNFINISHED BUSINESS**8-a. 23-0749 2929 Plymouth Road Reconsideration**

Attachments: 2023 4-12 CPC Recondiseration Memo.pdf, 2023-04-11 Request for Postponement-Signed.pdf

COMMISSION DISCUSSION:

The Commission took into consideration the request and discussed the matter. [For a complete record of the discussion, please see available video format].

Moved by Commissioner Lee, Seconded by Commissioner Wyche, to amend the agenda to add 'Reconsideration of 2929 Plymouth Site Plan Approval' to Agenda.

**On a roll call vote, the vote was as follows with the motion denied.
Vote 2-4.**

Yeas: 2 - Lisa Disch, and Wonwoo Lee

Nays: 4 - Elizabeth Sauve, Sara Hammerschmidt, Sadira Clarke, and Donnell Wyche

Absent: 3 - Sarah Mills, Shannan Gibb-Randall, and Ellie Abrons

9. REGULAR BUSINESS – Project Presentation, Staff Report, Public Hearing, and Commission Discussion of Each Item**9-a. 23-0677 Proposed Unified Development Code Modifications - Amendments to Permitted and Accessory Uses in the TC1 Transit Corridor District - A proposed amendment to Chapter 55 (Unified Development Code), Section 5.15 - Table 5.15-1 Primary Use Table, Section 5.15.2 Table 5.15-2 Accessory Use Table, and Section 5.16.3 Use Specific Standards - Commercial Uses, and Section 5.17.4 Table 5.17-4 Mixed-Use Zoning District Dimensions (Automobile-related uses in the TC1 Zoning District, TC1 Building Height modifications). Staff Recommendation: Approval**

Attachments: 2023-04-18_TC1 Amendments Staff Report.pdf, 2023-4-13 Draft Ordinance TC1 Amendments.pdf

Commissioner Lee recused himself from the discussion based on his employer's ownership of land in TC1.

STAFF REPORT:

City Planner, Alexis DiLeo, provided the staff report on the Unified Development Code Modifications.

PUBLIC HEARING:

Adam Jaskiewicz, 1340 Las Vegas Dr., opposed motion as presented, suggested consistency with treatment of auto uses in D1 and D2 zones.

Adam Goodman, 400 Virginia Avenue, opposed motion as presented, doesn't think the community wants to see a new auto oriented uses in this corridor.

Michelle Hughes, resident, opposed motion, would like to phase out auto uses.

Brad Pritts, 3030 Lexington, supported motion, agrees with the long term goals of TC1, but personal mobility challenges require access to a car. Urged focusing building form rather than use.

Alex Lowe, resident, opposed motion, stating TC1 is not perfect, but works. Looking forward to developments that make it better, but not in favor of proposed amendments.

Seeing no additional speakers, Secretary Sauve closed the Public Comment

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].

Moved by Commissioner Hammerschmidt seconded by Commissioner Disch that:

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve amendments to Chapter 55 Unified Development Code, Sections 5.15 and 5.16:

- **To allow automobile, motorcycle, recreation vehicle, equipment sales and rental as a primary use (Section 5.15, Table 5.15-1);**
- **To allow automobile, truck and construction equipment repair as a primary use (Section 5.15, Table 5.15-1);**

- To redesign the Transit Corridor Development Use Specific Standards table to clarify the building typologies and application of standards (Section 5.16, Table 5.16-2)

COMMISSION DISCUSSION:

The Commission took into consideration the presented Unified Development Modifications and discussed the matter. [For a complete record of the discussion, please see available video format].

[Amendment 1]

Moved by Commissioner Sauve seconded by Commissioner Wyche:

- To allow automobile, motorcycle, recreation vehicle, equipment sales and rental as a Special Exception Use (Section 5.15, Table 5.15-1);
- To allow automobile, truck and construction equipment repair as a Special Exception Use (Section 5.15, Table 5.15-1)

On a roll call vote, the vote was as follows, where the amendment carried. Vote 4-1.

Yeas: 4 - Elizabeth Sauve, Sara Hammerschmidt, Sadira Clarke, and Donnell Wyche

Nays: 1 - Lisa Disch

Absent: 3 - Sarah Mills, Shannan Gibb-Randall, and Ellie Abrons

Recused: 1 - Wonwoo Lee

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].

[Amendment 2]

Moved by Commissioner Sauve seconded by Commissioner Wyche:

To add TC1 to Unified Development Code section 5.16.3 Commercial Uses, subsection C.1 which requires "Storage and Repair of Automobiles, Trucks, and Construction Equipment must be located in an enclosed Building."

On a roll call vote, the vote was as follows, where the amendment carried. Vote 5-0.

Yeas: 5 - Elizabeth Sauve, Sara Hammerschmidt, Lisa Disch, Sadira Clarke, and Donnell Wyche

Nays: 0

Absent: 3 - Sarah Mills, Shannan Gibb-Randall, and Ellie Abrons

Recused: 1 - Wonwoo Lee

Motion as amended, Moved by Commissioner Hammerschmidt seconded by Councilmember Disch:

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve amendments to Chapter 55 Unified Development Code:

- **To allow automobile, motorcycle, recreation vehicle, equipment sales and rental as a Special Exception Use in the TC1 district (Section 5.15, Table 5.15-1);**
- **To allow automobile, truck and construction equipment repair as a Special Exception Use in the TC1 district (Section 5.15, Table 5.15-1);**
- **To add TC1 to Unified Development Code section 5.16.3 Commercial Uses, subsection C.1 which requires "Storage and Repair of Automobiles, Trucks, and Construction Equipment must be located in an enclosed Building."**
- **To redesign the Transit Corridor Development Use Specific Standards table to clarify the building typologies and application of standards (Section 5.16, Table 5.16-2)**

On a roll call vote, the vote was as follows, where the motion as amended failed. Vote 5-0.

Yeas: 5 - Elizabeth Sauve, Sara Hammerschmidt, Lisa Disch, Sadira Clarke, and Donnell Wyche

Nays: 0

Absent: 3 - Sarah Mills, Shannan Gibb-Randall, and Ellie Abrons

Recused: 1 - Wonwoo Lee

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

Adam Goodman, 400 Virginia Avenue, asked to not delay implementation of TC1.

Alex Lowe, resident, asked that the City roll out TC1.

Seeing no additional speakers, Secretary Sauve closed the Public Comment.

11. COMMISSION PROPOSED BUSINESS

None.

12. ADJOURNMENT

Moved by Commissioner Wyche seconded by Commissioner Clarke, to adjourn the meeting at 10:13 pm. On a voice vote, the Secretary declared the motion carried unanimously.

Shannan Gibb-Randall, Chairperson

/mia gale

/courtney manor

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 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.