



# City of Ann Arbor

## Formal Minutes - Draft

### City Planning Commission

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

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Tuesday, December 19, 2023

7:00 PM

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

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This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at [a2gov.org/watchCTN](http://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**

*Chair Wonwoo Lee called the meeting to order at 7:00 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, via Zoom  
Deputy Planning Manager Hank Kelley  
City Planner Chris Cheng  
City Planner Alexis DiLeo  
Civil Engineer Cynthia Redinger via Zoom*

**Present** 6 - Mills, Hammerschmidt, Lee, Clarke, Wyche, and Weatherbee

**Absent** 3 - Sauve, Abrons, and Disch

**3. APPROVAL OF AGENDA**

**Moved by Commissioner Mills seconded by Commissioner Wyche to approve the agenda. On a voice vote, the motion carried unanimously.**

**4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS**

4-a. [23-2078](#) December 5, 2023 City Planning Commission Meeting Minutes

**Attachments:** December 5, 2023 City Planning Commission Meeting Minutes.pdf

**Moved by Commissioner Hammerschmidt seconded by Commissioner Mills to approve the December 5, 2023 City Planning Commission meeting minutes. Commissioner Wyche noted in section 9-b, Page 6 part of a sentence was missing from minutes. On a voice vote the minutes were unanimously approved as amended and forwarded to 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 was absent from the meeting, Planning Manager Brett Lenart gave the City Council updates reporting:*

*-Personal Solar “SES”, Adjustments to O District (“Banquet Hall”) and Plymouth TC1 rezoning passed first reading. The additional eight parcels added by the Planning Commission to the Plymouth TC1 rezoning were removed by City Council, as they will require noticing in order to be considered.*

*-The 1710 Dhu Varren / Village of Ann Arbor site plan and rezoning were approved on second reading.*

5-b. Planning Manager

*Planning Manager Lenart reported:*

*-Commissioner Sauve has resigned from the Planning Commission noting he appreciates her contributions over the time serving on the board.*

*-City Planner Chris Cheng is retiring from the City after 26 years of service, and this is his last Planning Commission meeting.*

5-c. Planning Commission Officers and Committees

*None.*

5-d. Written Communications and Petitions

23-2079 Various Communication to the Planning Commission

**Attachments:** Chambers email Ann Arbors Place in the Knowledge Economy.pdf, Gryan email of opposition 2280 Packard Street.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.)**

*Ken Garber, 28 Haverhill Court, thanked Commissioner Sauve and City Planner Chris Cheng for their work and public service*

*Seeing no additional speakers Chair Lee closed the Public Comment.*

**7. PUBLIC HEARINGS SCHEDULED FOR NEXT REGULAR MEETING**

*Deputy Planning Manager Kelley reported:*

*Although there are no new public hearings, the street vacation for 2845 S State Street will return to the commission on January 16th after being postponed.*

**8. UNFINISHED BUSINESS**

**8-a. 23-2082 Transportation Impact Analyses Requirements and Review Criteria - Unified Development Code Amendments**

Amendments to Chapter 55 (Unified Development Code) Sections 5.29.8 and 5.29.6 related to Transportation Impact Analyses Requirements and Review Criteria. Amendments to Sections 5.29.8 "Required Plan Information" Paragraph E "Transportation Impact Analysis" and Section 5.29.6 "Site Plans" Paragraph E "Criteria for Review of a Traffic Impact Analysis". Staff recommendation: Approval.

**Attachments:** 2023-12-19\_CPC\_Transportation MTIA UDC Staff Report.pdf, 2023-12-05\_CPC\_Transportation MTIA UDC Staff Report.pdf, 2023-12-05\_CPC\_Transportation MTIA UDC Ordinance.pdf, 2023-06-27\_ORC\_Staff Memo MTIA Requirements Standards.pdf

**PROJECT/PRESENTATION:**

*Civil Engineer Cynthia Redinger presented the project presentation.*

**STAFF REPORT:**

*City Planner Alexis DiLeo presented the staff report for the project presentation.*

**PUBLIC HEARING:**

*-Adam Goodman, 400 Virginia Avenue - concerns with using ITE Manuals and trip generation methods. Doesn't believe that we should be performing vehicular analysis at all. Transportation studies are very expensive; recently released Economic Development Report talks about decoupling some of these requirements.*

*Seeing no additional speakers Chair Lee closed the Public Hearing.*

**COMMISSION DISCUSSION:**

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

**Moved by Commissioner Wyche seconded by Commissioner Weatherbee that**

**The Ann Arbor City Planning Commission recommends that the Mayor and City Council approve the amendments to Chapter 55, Unified Development Code in Sections 5.29.8 and 5.29.6 related to Transportation Impact Analyses Requirements and Review Criteria, Section 5.29.8 Required Plan Information, and Section 5.29.6 Site Plans, Paragraph E Criteria for Review of a Traffic Impact Analysis to update references, simplify language and ensure multimodal emphasis.**

**On a roll call vote the vote was as follows with Deputy Planning Manager Kelley declaring the motion carried. Vote 6-0.**

**Yeas:** 6 - Sarah Mills, Sara Hammerschmidt, Wonwoo Lee, Sadira Clarke, Donnell Wyche, and Julie Weatherbee

**Nays:** 0

**Absent:** 3 - Elizabeth Sauve, Ellie Abrons, and Lisa Disch

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

**9-a. 23-2081 333 East William Street Site Plan**

Site Plan for City Planning Commission Approval. A sixteen-story, 202 dwelling unit residential building with four surface parking spaces accessed from E. William Street. Zoning Designation: D1 (Downtown Core) and Liberty/Division character overlay district and Secondary Street frontage designation. The total floor area is 230,126 sq ft. Staff Recommendation: Approval.

**Attachments:** 2023-12-19\_CPC\_333 E William Staff Report SP23-0013.pdf, 2023-12-19\_CPC\_333 E William\_SP23-0013-Combined Site Plan\_318pm.pdf, 2023-12-19\_CPC\_333 E William St Zoning Map.pdf, 2023-12-19\_CPC\_333 E William St Aerial Map.pdf, 2023-12-19\_CPC\_333 E William\_SP23-0013\_DA\_DRAFT\_accept changes.pdf

**PROJECT/PRESENTATION:**

*Andrew Savoy presented the proposed request.*

**STAFF REPORT:**

*City Planner Chris Cheng presented the staff report for the proposed request.*

**PUBLIC HEARING:**

*-Ronald Nelson, who works at 337 E. William Street, asked whether the pool could be designed to ensure objects can't fall, if it will be indoor or outdoor, and if it could be moved to the other side of the building; an additional inquiry was made as to whether a fence would be provided along the property line adjacent to the easement.*

*-Ken Garber, 28 Haverhill Court, urged the City to include building electrification in the project's development agreement.*

*-Samuel Hayes, Ypsilanti resident, expressed affordability concerns, stating that \$1,899 for a one person apartment is too high. Working in Ann Arbor in a union environment, they find that many co-workers cannot afford to live in Ann Arbor. Would like to know how the project helps to address homelessness, and concurred with previous two commenters.*

*-Brandon Dimcheff, 4th Ward resident, spoke in support of proposed project and spoke in favor of formalizing the commitment to building electrification.*

*-Alex Lowe, resident, spoke in support of the proposed project, stating it will provide an aesthetic improvement to the block, and they wished the*

*building were taller.*

*-Adam Goodman, 400 Virginia, spoke in support of the proposed project, stating Ann Arbor has a housing crisis; they would like to see this project take advantage of height bonuses.*

*Seeing no additional speakers Chair Lee closed the Public Hearing.*

**COMMISSION DISCUSSION:**

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

**Moved by Commissioner Weatherbee seconded by Commissioner Mills that**

**The Ann Arbor City Planning Commission approves the 333 E. William Street Site Plan and recommends approval of the Development Agreement, in compliance with ORD-23-32 which adjusted downtown premiums and takes effect December 24, 2023.**

**On a roll call vote the vote was as follows with Deputy Planning Manager Kelley declaring the motion carried. Vote 6-0.**

**Yeas:** 6 - Sarah Mills, Sara Hammerschmidt, Wonwoo Lee, Sadira Clarke, Donnell Wyche, and Julie Weatherbee

**Nays:** 0

**Absent:** 3 - Elizabeth Sauve, Ellie Abrons, and Lisa Disch

**10. OTHER BUSINESS**

*None.*

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

*- Ken Garber, 28 Haverhill Court, shared insight into the original project to build the credit union which will now be replaced. It was considered a controversial project at the time because it replaced houses, but now we have come full circle. Thanked the Planning Commission for all they do.*

*-Samuel Hayes, Ypsilanti resident, expressed concerns about affordability and developer claims for the 1208 S University project - in particular the business viability of Pinball Pete's and their right to return as a tenant of a new development. Caller agrees that more housing will*

*help the housing crisis, but not at such high prices; expressed concern that the Galleria / 1208 S University developer had not spoken to Pinball Pete's despite claims otherwise. Thanked the Planning Commission for their work.*

*Seeing no additional speakers Chair Lee closed the Public Comment.*

**12. COMMISSION PROPOSED BUSINESS**

*Commissioners Hammerschmidt and Chair Lee thanked City Planner Chris Cheng for his many years of service.*

**13. ADJOURNMENT**

**Moved by Commissioner Wyche seconded by Commissioner Mills to adjourn the meeting at 8:52 pm. On a voice vote Chair Lee declared the motion carried unanimously.**

Wonwoo Lee, Chairperson

/courtneymanor

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](mailto: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](http://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.