



City of Ann Arbor

Formal Minutes - Draft

City Planning Commission

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

Wednesday, November 1, 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

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 (arrived later in the meeting)

Deputy Planning Manager Hank Kelley

City Planner Chris Cheng

City Planner Alexis DiLeo

Planning Services Intern Jonathon Arntson

Present 7 - Mills, Sauve, Abrons, Disch, Lee, Wyche, and Weatherbee

Absent 2 - Hammerschmidt, and Clarke

3. APPROVAL OF AGENDA

Moved by Commisioner 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. [23-1800](#) October 17, 2023 City Planning Commission Meeting Minutes

Attachments: October 17, 2023 City Planning Commission Meeting Minutes.pdf

Moved by Commissioner Mills seconded by Councilmember Disch to approve the October 17, 2023 City Planning Commission meeting minutes and forwarded to City Council. On a voice vote 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

Nothing to report.

5-b. Planning Manager

Deputy Planning Manager Hank Kelley reported:

-Planning Services Intern Jonathon Arntson

-Comprehensive Plan update, Planning Manager Lenart scheduling meetings of subcommittee to finalize Steering Committee recommendations; consultants still sorting through surveys and existing conditions review.

-TC1 Washtenaw meeting Thursday, November 16, 2023 at 6:00 pm at Pittsfield Elementary School, 2543 Pittsfield Boulevard

-CIP overview at Working Session meeting Wednesday, November 8, 2023

5-c. Planning Commission Officers and Committees

None.

5-d. Written Communications and Petitions

[23-1801](#) Various Communication to the Planning Commission

Attachments: Bush email of opposition 3310 Washtenaw.pdf, Cederquist TC1 input email.pdf, Chambers email housing

and TC1.pdf, Fields email of support TC1.pdf, Garton email of support TC1.pdf, Gurk email of opposition Satorius Project.pdf, Joshi email of support TC1.pdf, Keller email of concern TC1.pdf, Letter to Sartorius from Ann Arbor residents.pdf, Lucas email of support TC1.pdf, Mack email Plymouth Road feedback.pdf, Martin email regarding TC1.pdf, Martin letter of support TC1.pdf, Reciprocal covenants.pdf, Orchard Hills-Maplewood Homeowners Association (OHMHA) input TC1.pdf, Pritts TC1 Input.pdf, Tice email of opposition TC1.pdf, Westphal email of support TC1.pdf, Yu email of support TC1.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, Lowertown resident, thanked the Planning Commission.

7. PUBLIC HEARINGS SCHEDULED FOR NEXT REGULAR MEETING

23-1803 Public Hearings Scheduled for Tuesday, November 14, 2023, Planning Commission Meeting

Attachments: 2023-11-14 CPC Notice of Public Hearing.pdf

Deputy Planning Manager Hank Kelley reported:

-2845 South State Street – A request to vacate three areas of roadway rights fronting 2845 South State Street. The owner of the property at 2845 South State Street requests that roadway rights over a 50-foot by 229-foot and a 50-foot by 51-foot area adjacent to South State Street, and a 27-foot by 310-foot area adjacent to Eisenhower Parkway, are vacated. This action will remove these previously acquired roadway rights over the property and result in a uniform right-of-way edge along the east side of South State Street between Eisenhower Parkway and Oakbrook Drive and along the north side of Eisenhower Parkway between South State Street and Boardwalk Drive.

-312 East Huron Street – Located at the southeast corner of E. Huron and S. Fifth Ave., zoned D1 (Downtown Core District) a proposal to construct an approximately 77,000-sq ft, six-story hotel building on two parcels totaling .45- acres. Access is proposed off S. Fifth Avenue and leads to 9

surface parking spaces with storm water detention located below the parking lot. No regulated natural features will be impacted from this proposal.

8. UNFINISHED BUSINESS

ROLL CALL

Commissioner Clarke entered at 7:05 pm

- Present** 8 - Mills, Sauve, Abrons, Disch, Lee, Clarke, Wyche, and Weatherbee
- Absent** 1 - Hammerschmidt

8-a. [23-1802](#) [POSTPONED] 3520 Green Court - Planned Unit Development Text Amendment for City Council Approval - The proposed amended Supplemental Regulations will expand the permitted principal uses of the Planned Unit Development (PUD). The permitted principal uses would include medical and dental offices, which are currently prohibited; would expand the definition of "hotel," which currently restricts hotel developments to extended stays with 100 room maximum capacity; and would permit development of multi-family residential housing, which is currently excluded. This PUD District includes 35.26 acres. Staff Recommendation: Postponement.

Attachments: 3520 Green Court Postponement Letter.pdf, 3520 Green Road PUD Staff Report, 3520 Green Court 11-01-2023 Staff Memo.pdf, The Green Court Block Zoning Map.pdf, The Green Court Block Aerial Map Zoom.pdf, The Green Court Block Aerial Map.pdf, Original Approved ERIM PUD Reg.pdf, Prop Amended Suppl Reg.pdf, 3520 Green Rd Comparison of PUD Reg.pdf, Ann Arbor - ERIM-Black and Veatch PUD Supplemental Regulations.pdf

Deputy Planning Manager Kelley noted Petitioner would like to be voluntarily included in city initiated rezoning of Plymouth road area to TC1 and awaits outcome of this meeting and of City Council.

PUBLIC HEARING:

Seeing no 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 Abrons that 3520 Green Court be postponed to the Tuesday, January 16, 2024 City Planning Commission meeting.

On a voice vote, the vote was as follows with the Chair declaring the motion carried. Vote 8-0.

Yeas: 8 - Sarah Mills, Elizabeth Sauve, Ellie Abrons, Lisa Disch, Wonwoo Lee, Sadira Clarke, Donnell Wyche, and Julie Weatherbee

Nays: 0

Absent: 1 - Sara Hammerschmidt

- 8-b.** [23-1805](#) 3874 Research Park Drive Site Plan for Planning Commission Approval. A Phase II proposal to construct a 110,800-sq ft building addition onto the existing building. 77 new parking spaces with two new curb cuts off Research Park Dr. are also proposed. Staff Recommendation: Approval.

Attachments: 2023-11-1_CPC_3874 Research Park Staff Report.pdf, Sartorius Phase 2 - Site Plan, 3874 Research Park Dr Zoning Map.pdf, 3874 Research Park Dr Aerial Map.pdf, 3874 Research Park Dr Aerial Map Zoom.pdf

PROJECT/PRESENTATION:

Candice Briere, Thom Phillips, Cam McCausland, and Peter Mertens presented the proposed request.

STAFF REPORT:

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

PUBLIC HEARING:

Ken Garber, 28 Haverhill Court, spoke in opposition to the proposed project.

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 Mills seconded by Councilmember Disch that

The Ann Arbor City Planning Commission approves the Sartorius Site Plan located at 3874 Research Park Drive.

On a roll call vote, the vote was as follows with the Chair declaring the motion carried. Vote 8-0.

Yeas: 8 - Sarah Mills, Elizabeth Sauve, Ellie Abrons, Lisa Disch, Wonwoo Lee, Sadira Clarke, Donnell Wyche, and Julie Weatherbee

Nays: 0

Absent: 1 - Sara Hammerschmidt

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

10. OTHER BUSINESS

- 10-a. [23-1804](#)** Plymouth Road Area Rezoning to TC1 (Transit Corridor District) and Transit Corridor Street Type Designation - City-Initiated Rezoning Petition. A petition to rezone 45 parcels in three areas along Plymouth Road from current zoning designation to the TC1 zoning designation and to designate the segments of Plymouth Road, Green Road and Nixon Road proposed to be TC1 zoning as Transit Corridor street type. Total area is 127 acres. Staff recommendation: Approval.

Attachments: Staff Report TC1 Plymouth Rezoning 2023-11-01.pdf, Ordinance TC1 Plymouth Rezoning 2023-10-26.pdf, October 12, 2023 Public Meeting Summary, Letter from Oxford Companies (July 11, 2023)

Chair Lee recused himself from Council chambers as his employer has submitted a petition to include one of their properties to TC1. Vice Chair Abrons took over chairing the meeting.

STAFF REPORT:

City Planner Alexis DiLeo presented the proposed request.

PUBLIC HEARING:

Elizabeth Gallagher, 3139 Plymouth Road, spoke to concerns of safety in the area, asking for a light at Plymouth Road and Georgetown and zoning for houses in the area.

Yina Li , 2765 Plymouth Road business owner, spoke in support density in the area, and the need. As a tenant, it's unclear what the future development of corridor will be. How will my business be affected. Will there be negative impacts to my business?

Ken Garber, 28 Haverhill Court, spoke in support of TC1 on Plymouth road. Urge coupling TC1 with net zero energy new construction and electrification.

Lefiest Galimore, 3139 Plymouth Road, questioned what happens to five houses located on Plymouth road across from water tower and asked for clarification on that.

Jane Kingston 2750 Georgetown and board member Orchard Hills Neighborhood Association, shared concerns with properties zoned. Make sure PUDs aren't deed restricted? Questioned why properties are being rezoned from PUD to TC1.

Libby Benton, 2359 Prairie Street, spoke in support for TC1 rezoning.

Adam Goodman, 400 Virginia Avenue, spoke in support of TC1.

Kirk Westphal, 3505 Charter Place, spoke in support of TC1.

Michelle Hughes, resident, spoke in support of TC1, like anything that removes need for a car. Let people live in a walkable area.

Brad Brix, 3030 Lexington, expressed appreciation of thorough staff work. Seems like transit needs to get more involved to make this work.

Brian Chambers, resident, spoke in support. Spoke to the growth of University of Michigan over the years, expressing the need for walkable density.

Erich Zechar, 2435 Prairie, spoke to affordability and stated residents want more livable and walkable area

Moved by Commissioner Sauve seconded by Commissioner Mills that

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve amendments to the Zoning Map, a part of Chapter 55 Unified Development Code, to designate the zoning classification of parcels in the Plymouth Road area as TC1 and designate certain lengths of Plymouth Road as Transit Corridor Street Type as shown on the attached ordinance.

The Planning Commission amended the above motion. On a voice vote the vote was as follows with the Vice Chair declaring the motion to amend carried. Vote 7-0.

Yeas: 7 - Sarah Mills, Elizabeth Sauve, Ellie Abrons, Lisa Disch, Sadira Clarke, Donnell Wyche, and Julie Weatherbee

Nays: 0

Absent: 1 - Sara Hammerschmidt

Recused: 1 - Wonwoo Lee

Moved by Commissioner Abrons seconded by Commissioner Wyche that

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve amendments to the Zoning Map, a part of Chapter 55 Unified Development Code, to designate the zoning classification of parcels in the Plymouth Road area as TC1 and designate certain lengths of Plymouth Road as Transit Corridor Street Type as shown on the attached ordinance and the following: 3000, 2350, 2400, 2500/2600 Greene Road and 3535, 3550, 3600 Greene Court and parcel ending 008 also on Greene Court and currently undeveloped.

On a voice vote, the vote was as follows with the Deputy Planning Manager declaring the motion carried. Vote 7-0.

Yeas: 7 - Sarah Mills, Elizabeth Sauve, Ellie Abrons, Lisa Disch, Sadira Clarke, Donnell Wyche, and Julie Weatherbee

Nays: 0

Absent: 1 - Sara Hammerschmidt

Recused: 1 - Wonwoo Lee

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

Ken Garber, 28 Haverhill Court, concerned about climate. Understand why you included the parcels on Green Rd., but one was on the verge of getting an electrification agreement on the PUD, and now it would be off the table. Agree with including Brownfield and other "extra things" in the staff report. This also happened with Robertson brothers development. Developers shouldn't claim credit for things they are required to do by other plans.

Seeing no additional speakers Chair Lee closed the Public Comment.

12. COMMISSION PROPOSED BUSINESS

Commissioner Wyche stated he had two requests:

- 5.13.4 RE district subsection b.5 - lists emissions as a health consideration when approving site plans. What does that mean, if not contribution to climate change. It is also repeated in 5.13.5 ORL - b.6. Do those two statements have meaning, and if they do, how should we consider that meaning?

- UDC also says that developments will not have detrimental effect on health, safety, welfare of community. How do we consider the meaning of this phrase? I've brought up before. Would like to understand how to interpret them.

13. ADJOURNMENT

Moved by Commissioner Lee seconded by Councilmember Disch to adjourn the meeting at 10:05 pm. On a voice vote the Chair declared the motion carried unanimously.

Wonwoo Lee, Chairperson

/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

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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.