



City of Ann Arbor

Formal Minutes - Draft

City Planning Commission

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

Tuesday, November 14, 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

Deputy Planning Manager Hank Kelley

City Planner Chris Cheng

Planning Services Intern Jonathon Arntson

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

Absent 2 - Clarke, and Wyche

3. APPROVAL OF AGENDA

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

4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

- 4-a. [23-1856](#) November 1, 2023 City Planning Commission Meeting Minutes

Attachments: November 1, 2023 City Planning Commission Meeting Minutes.pdf

Moved by Commissioner Mills seconded by Councilmember Disch to approve the November 1, 2023 City Planning Commission meeting minutes. On a voice vote the minutes were unanimously approved as presented 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 reported:

- *Setback adjustments to the Lockwood PUD passed on first reading.*
- *Briarwood PUD Zoning passed on first reading.*
- *Elimination of Downtown Premiums passed on first reading.*
- *Revision of TC1 Setbacks passed first reading.*

5-b. Planning Manager

Planning Manager Lenart stated nothing to report.

5-c. Planning Commission Officers and Committees

Nothing to report.

5-d. Written Communications and Petitions

[23-1885](#) Various Communication to the City Planning Commission

Attachments: Ritter email Planning for the Huron River Valley.pdf,
Altarum email regarding previous meeting minutes.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, spoke to respect for natural resources and voiced opinion on Steering Committee member selection.

Seeing no additional speakers Chair Lee closed the Public Comment.

7. PUBLIC HEARINGS SCHEDULED FOR NEXT REGULAR MEETING

7-a. 23-1933 Public Hearings Scheduled for Wednesday, December 5, 2023, Planning Commission Meeting

Attachments: 12-5-2023 CPC Notice of Public Hearing-Tue.pdf

Deputy Planning Manager Kelley reported:

- Public Hearing on Amendments to Chapter 55, Unified Development Code, Sections 5.28.8 and 5.29.6 related to Transportation Impact Analyses Requirements and Review Criteria; T: Amendments to Sections 5.28.8 Required Plan Information, Paragraph E Transportation Impact Analysis, are proposed to update references from the 2010 Institute of Transportation Engineers' Transportation Impact Analysis for Site Development to the 2023 Institute of Transportation Engineers' Multimodal Transportation Impact Analysis for Site Development, eliminate listing individual components of the analysis to avoid inconsistency and redundancy, and provide separate requirements for area plans. Amendments are proposed to Section 5.29.6 Site Plans, Paragraph E Criteria for Review of a Traffic Impact Analysis, to update references including traffic and/or parking impact analysis to multimodal transportation impact analysis and street or traffic improvements to transportation improvements.

- 1001 Cornwell Place: A proposal to vacate Cornwell Place, a one-block street extending east from N. Ingalls Street. All properties abutting Cornwell Place are owned by the applicant, the University of Michigan.

8. UNFINISHED BUSINESS

None.

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

ROLL CALL**Commissioner Wyche entered the meeting at 7:20 pm.**

Present 8 - Mills, Sauve, Abrons, Hammerschmidt, Disch, Lee, Wyche, and Weatherbee

Absent 1 - Clarke

- 9-a. **23-1882** 300-312 E. Huron Hotel Site Plan for City Planning Commission Approval. A six-story hotel building providing 139 rooms with 9 surface parking spaces accessed from South Fifth Avenue. Site size: 19,597-square feet. Zoning Designation: D1 (Downtown Core) and Midtown character overlay and Secondary Street frontage designation. Staff Recommendation: Approval with Conditions.

Attachments: Staff Report 312 E Huron Hotel.pdf, 300 and 312 E Huron St Zoning Map.pdf, 300 and 312 E Huron St Aerial Map Zoom.pdf, 312 E Huron Site Plan.pdf

PROJECT/PRESENTATION:

Tom Covert and Nick Munoz presented the proposed request.

STAFF REPORT:

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

PUBLIC HEARING:

Eileen, 909 East University, questioned further plans for parking.

Ken Garber, 28 Haverhill Court, spoke to sustainability elements.

Alex Lowe, southeast Ann Arbor resident, commented building project would benefit from greater height in the range of 15-20 stories.

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 hereby approves the 300 & 312 East Huron Street Site Plan with the following condition:

1. Approval of a solid waste management and service plan compatible with the site plan as presented.

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

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

Nays: 0

Absent: 1 - Sadira Clarke

- 9-b.** [23-1875](#) 2845 South State Street - Right-of-Way Release/Vacation - A request to release/vacate three areas of right-of-way rights fronting 2845 South State Street including a 50-foot by 229-foot area and a 50-foot by 51-foot area along South State Street and a 27-foot by 310-foot area along Eisenhower Parkway. Staff Recommendation: Postpone to January 16, 2024.

Attachments: Staff Report 2023-11-14 (2845 S State vacation).pdf

Chair Lee recused himself from the discussion noting the project involved his employer. Vice Chair Abrons took over chairing the meeting.

Vice Chair Abrons noted Staff recommendation to postpone until January 16, 2024.

STAFF REPORT/COMMENTS:

Planning Manager Lenart noted City Staff is working with petitioner to obtain more information about the site conditions, noting that more time is needed for that due diligence. .

PUBLIC HEARING:

Seeing no speakers Vice Chair Abrons 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 Hammerschmidt seconded by Commissioner Mills that

The Ann Arbor City Planning Commission move to postpone item until January 16, 2024.

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

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

Nays: 0

Absent: 1 - Sadira Clarke

Recused: 1 - Wonwoo Lee

10. OTHER BUSINESS

10-a. [23-1893](#) Planning Commission By-Laws Amendments. Staff Recommendation - Approval.

Attachments: CPC By-Laws Staff Report - 11-14-2023.pdf, 2023 11-14 Proposed CPC Bylaws.pdf

STAFF PRESENTATION:

Planning Manager Lenart presented the proposed By-Laws updates.

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 Mills that

The Ann Arbor City Planning Commission moves to approve the By-Laws as presented.

On a voice vote the vote was as follows with the Chair declaring the motion carried. Vote

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

Nays: 0

Absent: 1 - Sadira Clarke

- 10-b.** [23-1884](#) Appointment of Comprehensive Plan Steering Committee - Staff
Recommendation: Approval.

Attachments: 2023 11-14 Comp Plan Subcommittee Committee Appointment Memo - REVISED.pdf, 2023 11-14 Steering Committee Demographic Comparison.pdf, 2023 11-14 Comp Plan Subcommittee Committee Appointment Memo.pdf

STAFF PRESENTATION:

Planning Manager Lenart presented the appointed Comprehensive Plan Steering Committee.

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

I move to appoint the following individuals to the Comprehensive Plan Steering Committee:

- Rebecca Barrington
- Nolan Earl
- ChiTuyen Richmond
- Vanessa Punal
- Kiera Saltz
- Wendy Rampson-Gage

- Wendy Ann Woods
- Jaqualecyn (Jaz) Brennan
- Bea Kaskie
- Yasien Taher
- Mark Scerbo
- Ben Connor Barrie
- Dandan Chen (added after Subcommittee Meeting)
- Sandy Aldrich (added after Subcommittee Meeting)
- Commissioner Sadira Clarke
- Commissioner Sara Hammerschmidt

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, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Donnell Wyche, and Julie Weatherbee

Nays: 0

Absent: 1 - Sadira Clarke

- 10-c.** [23-1883](#) Closed session under the Michigan Open Meetings Act for the purpose of discussing attorney/client privileged communication as set forth in MCL 15.268(h). Staff Recommendation: Approval.

Attachments: 2023 11-14 CPC Memo Closed Session revised.pdf

Moved by Councilmember Disch seconded by Commissioner Mills that

The Commission go into closed session under the Michigan Open Meetings Act for the purpose of discussing attorney/client privileged communications as set forth in MCLA 15.268(h).

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, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Donnell Wyche, and Julie Weatherbee

Nays: 0

Absent: 1 - Sadira Clarke

Chair Lee called the meeting to order and declared the closed session over and the Commission back to open session

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

No speakers.

12. COMMISSION PROPOSED BUSINESS

None.

13. ADJOURNMENT

Moved by Commissioner Wyche seconded by Commissioner Abrons to adjourn the meeting at 9:27 pm. On a voice vote the Chair 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; 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.