



# City of Ann Arbor

## Formal Minutes

### City Planning Commission

301 E. Huron St.  
Ann Arbor, MI 48104  
[http://a2gov.legistar.com/  
Calendar.aspx](http://a2gov.legistar.com/Calendar.aspx)

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Tuesday, September 21, 2021

7:00 PM

Electronic Meeting

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Webinar ID: 977 6634 1226

#### **1. CALL TO ORDER**

*Chair Mills called the meeting to order at 7:02 PM*

#### **2. ROLL CALL**

*Staff Present:*

*Brett Lenart, City of Ann Arbor Planning Manager*

*Chris Cheng, City of Ann Arbor City Planner*

*Matt Kowalski, City of Ann Arbor City Planner*

**All commission members attended the meeting electronically from Ann Arbor, Michigan.**

**Present** 8 - Mills, Gibb-Randall, Sauve, Hammerschmidt, Disch, Lee, Clarke, and Wyche

**Absent** 1 - Abrons

#### **3. APPROVAL OF AGENDA**

**Moved by Lee, seconded by Disch, approved unanimously as presented.**

**4. MINUTES OF PREVIOUS MEETING**

- 4-a. [21-1679](#) September 8, 2021 City Planning Commission Meeting Minutes

**Attachments:** 9-8-2021 City Planning Commission Minutes.pdf

**Moved by Gibb-Randall, seconded by Hammerschmidt, approved as presented 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

- 5-b. Planning Manager

- 5-c. Planning Commission Officers and Committees

- 5-d. Written Communications and Petitions

- [21-1680](#) Various Communication to the City Planning Commission

**Attachments:** COMM 1 from 9-14 CPC Working Session Mtg.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.)**

*Seeing no callers, Chair Mills closed Public Comment.*

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

- 7-a. [21-1681](#) Public Hearings Scheduled for Tuesday, October 5, 2021 Planning Commission Meeting

**Attachments:** 10-5-2021 Notice of Public Hearing.pdf

**Received and Filed**

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

**8-a. [21-1682](#)** 2040 - 2060 West Stadium Boulevard - Site Plan for City Council Approval - A proposed 2-story commercial building, with approximately 12,711 square feet, with 52 vehicular parking space, and a drive-through, which requires Special Exception Use Permit by the Planning Commission. 2.32-acre site zoned C2B (Business Service) and P (Parking). Staff Recommendation: Postponement

**Attachments:** 2060 W. Stadium Memo 9-21-21.pdf, 2060 W. Stadium Working Session Memo.pdf, Revised Drive Thru Layout.pdf

*Sean Havera, project petitioner, was present.*

***PUBLIC HEARING***

*Seeing no callers, Chair Mills closed the Public Hearing.*

**Moved by Sauve, seconded by Lee to postpone decision on 2040-2060 W Stadium Blvd Site Plan for City Council Approval to the November 16, 2021 meeting.**

**On a roll call vote, the vote as follows with the Chair declaring the motion to postpone approved.**

**Yeas:** 8 - Sarah Mills, Shannan Gibb-Randall, Elizabeth Sauve, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Sadira Clarke, and Donnell Wyche

**Nays:** 0

**Absent:** 1 - Ellie Abrons

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

**9-a. [21-1683](#)** 1300 S Maple Road - Grace Bible Church Site Plan for City Council Approval - A proposed building addition of approximately 34,045 square feet and a parking lot, expansion of 107 spaces (339 parking spaces in total). The proposed building addition is located in two separate areas. The first is the proposed expansion of the sanctuary into the courtyards within the existing church. The second is a large expansion towards the south that will contain a gymnasium, youth ministry, child ministry, and office space.

Site improvements will include new landscape plantings, new storm water infrastructure for building expansion and new parking lot and bioretention swales. Zoned R4B (Multi-Family Dwelling District) 15.46-acre site. Staff Recommendation: Approval

**Attachments:** Grace Bible Staff Report w Maps.pdf, 1300 S Maple Rd-Grace Bible Church Site Plan3.pdf

*Project Team present: Jason Van Ryn, Reagan Sims, and Brandon Chaney.*

#### *PUBLIC HEARING*

*Seeing no callers, Chair Mills closed the Public Hearing.*

**Moved by Sauve, seconded by Lee, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Grace Bible Church Site (1300 South Maple Rd) Plan subject to the following conditions:**

- 1. Submission of a revised code compliant Photometric Plan; and**
- 2. Submission of a revised Site Plan reflecting either the provision of 23 EV-Installed vehicle parking spaces, 23 EV-Ready vehicle parking spaces, and 34 EV-Capable space; or the number of EV parking spaces required if any variance is granted by the Zoning Board of Appeals.**

**On a roll call vote the vote was as follows with the Chair declaring the motion unanimously approved.**

**Yeas:** 8 - Sarah Mills, Shannan Gibb-Randall, Elizabeth Sauve, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Sadira Clarke, and Donnell Wyche

**Nays:** 0

**Absent:** 1 - Ellie Abrons

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

*Seeing no callers, Chair Mills closed Public Comment.*

#### **11. COMMISSION PROPOSED BUSINESS**

*The Commission discussed potential parking related amendments or ordinance changes.*

**12. ADJOURNMENT**

**Moved by Lee, seconded by Hammerschmidt, to adjourn the meeting at 9:03 PM.**

**Adjourned Unanimously.**

Sarah Mills, Chairperson  
/mg

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<http://a2gov.legistar.com/Calendar.aspx>

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(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