



# City of Ann Arbor

## Formal Minutes

### City Planning Commission

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

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Tuesday, February 15, 2022

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**

Please click this URL to join this hybrid meeting via Zoom.

<https://a2gov.zoom.us/j/97766341226?pwd=akdzTVllcnBBaGJNSlZJdFpDdGUrdz09>  
Passcode: 882985

Or join by phone: Call: 206-337-9723 or 213-338-8477 or Toll Free 877-853-5247 or 888-788-0099  
Webinar ID: 977 6634 1226

Please note it is possible that telephone or electronic public comment may encounter technical difficulties that prevent your participation. For the greatest assurance that your comments will be heard, submit them in writing ahead of the meeting or attend in person.

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

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

*Welcome to the Tuesday, February 15, 2022 meeting of the Ann Arbor Planning Commission. This meeting is being held in-person as well as electronically to protect public health and safety due to the COVID-19 virus and to comply with City orders and the Washtenaw County Health Department. Public comment can be made in-person or via telephone or Zoom. To speak during any of the public comment opportunities via phone, please call 877-853-5247, or another of the published numbers, and enter Meeting ID: 977 6634 1226. This information is also available on the published agenda, in the public notices section of the city website, and on the broadcast of this meeting on CTN channel 16, AT&T channel 99, and online at [www.a2gov.org/watchctn](http://www.a2gov.org/watchctn), select "government channel."*

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

*Others Present:*

*Brett Lenart, City of Ann Arbor Planning Manager, called the roll.*

*All Commissioners attended the meeting in-person at City Hall of Ann Arbor.*

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

**Absent** 1 - Sauve

**3. APPROVAL OF AGENDA**

**Moved by Shannan Gibb-Randall, seconded by Donnell Wyche, to approve the Agenda. The Agenda was approved unanimously as presented.**

**4. MINUTES OF PREVIOUS MEETING**

**4-a. [22-0416](#) February 1, 2022 City Planning Commission Meeting Minutes**

**Moved by Sara Hammerschmidt, seconded by Wonwoo Lee, to Approve the February 1, 2022 City Planning Commission Meeting Minutes. Unanimously Approved 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 Lisa Disch noted there were no Planning Commission items before Council at their previous meeting.*

**5-b. Planning Manager**

**5-c. Planning Commission Officers and Committees**

**5-d. Written Communications and Petitions**

**[22-0417](#) Various Communication to the City Planning Commission**

**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, Ann Arbor, spoke about attending Planning Commission meetings for the past four years, expressing how much he's learned. He thanked the Commission for their work.  
(Recording gargled...)*

*Tom Stulberg, said he was calling from Lowertown, Ann Arbor, said Council had voted against releasing information on TC1 zoning. He requested the Commission and staff to release such information. He said he would expect Commissioners to recuse themselves from discussion and voting on anything that would benefit their employers, considering that a conflict of interest. He said he expects Commissioner Lee to recuse himself from taking part in agenda items coming before the Commission at their next meeting.*

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

**22-0418** Public Hearings Scheduled for Tuesday, March 1, 2022 Planning Commission Meeting

**Received and Filed**

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

**8-a. 22-0420** 3874 Research Park Drive Site Plan for Planning Commission Approval - A proposal to demolish the existing building and construct a 130,300 square foot research/office building on this RE (Research) & ORL (Office/Research/Limited Industrial) Zoned site. Five lots are proposed to be combined totaling 16.9 acres. Three drives off Research Park Drive are proposed to access this site. Staff Recommendation: Approval

**PROJECT PRESENTATION:**

*Tom Covert, Midwestern Consulting Inc., introduced his development team, and gave an overview of the project.*

**STAFF REPORT:**

*Chris Cheng, provided a summary of his staff report.*

**PUBLIC HEARING:**

*Ken Garber, 28 Haverhill Court, Ann Arbor, expressed his support in having Sartorius in Ann Arbor, while expressing the importance for Ann Arbor to reach their Ann Arbor Zero goals. (Recording gargled...)*

*Mary Garton, 3080 Cedarbrook Road, Ann Arbor, said she supports the building being proposed, but not the use of natural gas to heat and fuel the building, because it is not in line with the City's goals and direction on moving away from reliance on gas and other energy sources adding to the current pollution. She suggested the developer use heat pumps or geo-thermal energy and requested the Commission to postpone taking action tonight in order to engage the developer in discussion on more energy efficient mechanical equipment for the good of the City, as a whole.*

*Noting no further public speakers, the Chair closed the public hearing.*

**Moved by Shannan Gibb-Randall, seconded by Sara Hammerschmidt, that the Ann Arbor City Planning Commission approves the 3874 Research Park Site Plan dated January 24, 2022, including the revised elevations dated December 21, 2021, with the following conditions as the site plan complies with all applicable requirements of the Unified Development Code, and other applicable laws, ordinances, standards, and regulations:**

- 1. All lots comprising the Site Plan are combined prior to the issuance of permits; and**
- 2. The developer enters into a Development Agreement with the City, substantially in the form of that attached, prior to the issuance of permits.**

**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]*

**On a roll call vote, the Chair declared the motion carried unanimously. Vote: 8 - 0**

- Yeas:** 8 - Sarah Mills, Shannan Gibb-Randall, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Sadira Clarke, and Donnell Wyche
- Nays:** 0
- Absent:** 1 - Elizabeth Sauve

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

*Ken Garber, 28 Haverhill Court, Ann Arbor, thanked the Commission.*

**10. COMMISSION PROPOSED BUSINESS**

*Sarah Mills expressed the desire to have a conversation about the A2 Zero Plan items where the Commission is lead. She also asked how many ADU (Accessory Dwelling Unit) permits have been issued. (recording gargles)*

**11. ADJOURNMENT**

*Moved by Donnell Wyche, seconded by Lisa Disch, to adjourn the meeting at 9:06 pm. Without objection the meeting was adjourned.*

Sarah Mills, Chairperson

/mia gale

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. Citizens 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 are transitioning to a hybrid meeting model. The City of Ann Arbor highly encourages the public to view and participate in public meetings remotely due to the high COVID-19 transmission rate in Washtenaw County. In order to prevent the transmission of COVID-19, protect the health of meeting attendees, minimize the possibility of disrupting the meeting, and thereby promote public participation by creating a safer meeting environment, City Council has established a regulation that all in-person attendees at meetings are required to wear a mask. See the Mask Requirement signage that is posted throughout City Hall. 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:

Masks - Required indoors. Masks are available at the guest services desk in the lobby of Larcom City Hall.

Physical Distancing - Individuals should be physically distanced from one another at least 6 feet.

Illness - Anyone diagnosed with COVID-19, who has symptoms of COVID-19, or has had recent close contact with someone with COVID-19, should not attend a public meeting.