



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)

Tuesday, March 1, 2022

7:00 PM

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

**This meeting will be broadcast on CTN Cable Channel 16, ATT Channel 99, and at
a2gov.org/watchCTN**

**Public comment can be made in person, or by calling: 877 853 5247 or 888 788 0099
Enter Meeting ID: 977 6634 1226**

Please click this URL to join.

<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 7:31 PM

2. ROLL CALL

City of Ann Arbor City Planner Alexis DiLeo called the roll.

Present 7 - Mills, Gibb-Randall, Sauve, Hammerschmidt, Lee, Clarke,
and Wyche

Absent 2 - Abrons, and Disch

3. APPROVAL OF AGENDA

Moved by Lee, seconded by Sauve, approved as presented.

4. MINUTES OF PREVIOUS MEETINGS

4-a. [22-0399](#) February 15, 2022 City Planning Commission Meeting Minutes

Moved by Lee seconded by Clarke, to postpone approval of the February 22, 2022 minutes to the next regular meeting.

Approved Unanimously

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

[22-0400](#) Various Communication to the City Planning Commission

Attachments: COMM 1.pdf, R2A discussion Deininger.pdf, R2A Lots Setbacks - Moore.pdf, Religious Institutions - Westphal.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.)

Public Comment

Tom Stullberg, (address unknown), inquired about property owner information for the city-initiated rezoning to TC1 zoning district.

Seeing no further callers, Chair Mills closed Public Comment

7. PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING

[22-0401](#) Public Hearings Scheduled for Tuesday, March 15, 2022 Planning Commission Meeting

Attachments: 3-15-2022 Notice of Public Hearing.pdf

Received and Filed**8. REGULAR BUSINESS – Project Presentation, Staff Report, Public Hearing, and Commission Discussion of Each Item****8-a. 22-0402** Five Amendments to the Chapter 55 - Unified Development Code for City Council Approval are proposed as described below:

1. Religious Assembly Use in M1 district: Amendment to Section 5.15.1 (Primary Uses), Table 5-15-1 (Primary Use Table), to add religious assembly use as a permitted use in the M1 (Limited Industrial) zoning district.
2. Marijuana License Types and Numbers of Licenses Per Lot: Amendment to Section 5.16.3.G (Marijuana Facility use specific standards) to delete paragraph d (Number of State Marijuana Licenses Per Lot) and paragraph e (Types of Marijuana Facilities Per Lot). Deleting paragraph d will allow any number of marijuana facilities on a single lot, whereas currently a maximum of one to five are permitted depending on the zoning district in which the lot is located. Deleting paragraph e will allow multiple of the same kinds of marijuana license types on a single lot, whereas currently it is interpreted that every license must be for a different type of marijuana facility when more than one license is allowed. All other marijuana facility standards and regulations provided in the UDC, as well as State standards and regulations, will remain in effect.
3. Minimum Lot Size in R2A District: Amendment to Section 5.17.3 (Residential Zoning Districts), Table 5-17-2 (Two-Family Residential Zoning District Dimensions) to change the minimum lot size from 8,500 square feet to 5,000 square feet, to change the minimum lot width from 60 feet to 40 feet, and to change the minimum lot area per dwelling unit from 4,250 square feet to 2,500 square feet.
4. Street Tree Escrow: Amendment to Section 5.20.10.B (Street Trees Required With Site Plan Developments) to remove references to street tree escrow and instead require a street tree planting fee.
5. Landscape Modifications: Amendment to Section 5.30.1 (Landscape Modifications) to add standards of approval for flexibility in street tree requirements to the list of other landscaping and screening requirements that can be modified on a proposed site plan, and other minor changes for consistency and clarity. Staff Recommendation: Approval

Attachments: Planning Staff Report 3-1-22 (UDC Delta).pdf, Ordinance

To Amend UDC (Delta Group).pdf, October 26 2021
Memo M1 District Religious Assembly Use.pdf, October
26 2021 Memo Marijuana Facility Standards.pdf,
September 28 2021 Presentation R2A Lot Size.pdf,
Chronology of Planning Efforts Related to R4CR2A Zoning
Districts.pdf

DiLeo presented the proposed amendments.

PUBLIC HEARING

Owen Franks, Benjamin Joffe PLLC, 334 E Washington St, expressed support for the proposed marijuana related amendments, and encouraged specificity relating to the number and types of licenses proposed to be allowed.

Tom Stullberg (address unknown), expressed concern regarding public noticing relating to the proposed amendments.

Jeff Benko, 213 W Madison, Ann Arbor, discussed the proposed amendments related to marijuana businesses.

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

**Moved by Sauve, seconded by Wyche, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the amendments to Chapter 55 Unified Development Code as proposed and generally described as: Table 5.15-1, to allow religious assembly use in the M1 (Limited Industrial) district;
Section 5.16.3.G, to eliminate marijuana license type and numbers of licenses per lot as well as reorganize for clarity; Table 5.17-2, to decrease the minimum lot size, minimum lot area per dwelling unit, and minimum lot width in the R2A (Two-Family Dwelling) district;
Section 5.20.10, to exclude curb cuts from street tree planting frontage calculations and remove references to street tree escrow; and, Section 5.30.1, to add eligibility and conditions to modify street tree planting requirements by landscape modifications, as well as clarifications and reorganization.**

Moved by Wyche, seconded by Sauve to postpone decision on item 8-a to the March 15, 2022 Planning Commission meeting.

On a roll call vote the vote was as follows with the Chair declaring

the motion to postpone approved.

Yeas: 7 - Sarah Mills, Shannan Gibb-Randall, Elizabeth Sauve, Sara Hammerschmidt, Wonwoo Lee, Sadira Clarke, and Donnell Wyche

Nays: 0

Absent: 2 - Ellie Abrons, and Lisa Disch

9. OTHER BUSINESS

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

PUBLIC COMMENT

Jeff Benko 213 W Madison, Ann Arbor, expressed gratitude to the commission and to staff.

Seeing no further callers, Chair Mills closed Public Comment.

11. COMMISSION PROPOSED BUSINESS

12. ADJOURNMENT

Moved by Sauve, seconded by Gibb-Randall, unanimously adjourned at 8:32 PM

Sarah Mills, Chairperson

/kvl

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 ; 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 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.