



City of Ann Arbor

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

Meeting Agenda City Planning Commission

Tuesday, October 4, 2011

7:30 PM

Ann Arbor Municipal Center, 301 E. Huron
Street, 2nd Flr.

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. Persons with disabilities are encouraged to participate. Accommodations, including sign language interpreters, may be arranged by contacting the City Clerk's Office at 734-794-6140 (V/TDD) at least 24 hours in advance. 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>) or on the 1st floor of City Hall on the Friday before the meeting. 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 red envelope at the top of the home page.

These meetings are typically broadcast on Ann Arbor Community Television Network Channel 16 live at 7:00 p.m. on the first and third Tuesdays of the month and replayed the following Wednesdays at 10:00 AM and Sundays at 2:00 PM. Recent meetings can also be streamed online from the CTN Video On Demand page of the City's website (www.a2gov.org).

1 **CALL TO ORDER**

2 **ROLL CALL**

3 **APPROVAL OF AGENDA**

4 **INTRODUCTIONS**

4-a Introduction of ICMA Fellows from Indonesia

5 **MINUTES OF PREVIOUS MEETING**

5-a [11-1252](#) September 8, 2011 Draft City Planning Commission Meeting Minutes

Attachments: 9-8-2011 Draft CPC Minutes

6 **REPORTS FROM CITY ADMINISTRATION, CITY COUNCIL, PLANNING MANAGER,
PLANNING COMMISSION OFFICERS AND COMMITTEES, WRITTEN
COMMUNICATIONS AND PETITIONS**

6-a City Council

6-b Planning Manager

[11-1253](#) FY2011 Annual Report - 9-28-2011

Attachments: FY2011 Annual Report - 9-28-2011

11-1247 October 2011 Meeting Calendar

Attachments: Oct 2011 Meeting Calendar

6-c Planning Commission Officers and Committees

6-d Written Communications and Petitions

11-1248 Correspondence to the City Planning Commission

Attachments: PUBLIC NOTICE OF PROPOSED LAND DIVISION, Email from Firestone Store Manager re Varsity Project, Email from Sarosi re University Bank, Pages from MML Review:Sept-Oct 2011, Letter from AA Coop Preschool re Varsity Project, Letter from American Baptist Church re Varsity Project, Letter from State Street Association re Varsity Project.pdf, Email to CPC re Signage for Crosswalks, Email to CPC from Dr Falit re Varsity Project, Email from Greenfield re Varsity Project, Email to CPC from Hertel re Varsity Project

7 AUDIENCE PARTICIPATION (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.)

8 PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING

9 REGULAR BUSINESS - Staff Report, Public Hearing and Commission Discussion of Each Item

(If an agenda item is tabled, it will most likely be rescheduled to a future date. If you would like to be notified when a tabled agenda item will appear on a future agenda, please provide your email address on the form provided on the front table at the meeting. 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. The first person who is the official representative of an organized group or who is representing the petitioner may speak for five minutes; additional representatives 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.)

9-a 11-1249 University Bank Planned Unit Development (PUD) Supplemental Regulations Revision and PUD Site Plan - A request to revise the approved PUD supplemental regulations to increase the total number of employees and parking spaces allowed and a proposal to construct 14 additional parking spaces at the east corner of the site on the 2.10 acres at 2015 Washtenaw Avenue. Staff Recommendation: Approval

Attachments: 10-4-2011 University Bank Staff Report with Attachments

- 9-b [11-1250](#) **Varsity at Ann Arbor Site Plan for City Council Approval** - A proposal to demolish a 2-story office building and construct a 13-story (148 feet) apartment building with 181 units for 415 persons, including 76 vehicle and 137 bicycle parking spaces at 425 East Washington Street on the 0.59 acre site. Staff Recommendation: Approval

Attachments: 10-4-11 The Varsity Staff Report, Revised Landscape Plan-C7, Revised Bldg Elevations-A 03.01, Revised Bldg Elevations-A 03.02, Perspective Renderings-A 03.20, The Varsity Dev Agmt 9-28-11, Petitioner Description of Plaza and Walkway Amenities, Concept Plan of South Plaza Amenities, Concept Plan of Walkway Amenities, Concept Plan of North Plaza Amenities, 9-20-11 The Varsity Staff Report

10 AUDIENCE PARTICIPATION (Persons may speak for three minutes on any item.)

11 COMMISSION PROPOSED BUSINESS

12 ADJOURNMENT

Eric Mahler, Chair

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