



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 20, 2020

7:00 PM

Electronic Meeting

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: 941 9314 4858

1 CALL TO ORDER

2 ROLL CALL

3 INTRODUCTIONS

4 APPROVAL OF AGENDA

5 MINUTES OF PREVIOUS MEETING

5-a [20-1586](#) September 15, 2020 City Planning Commission Meeting Minutes

Attachments: 9-15-2020 CPC Draft Meeting Minutes.pdf

5-b [20-1587](#) October 6, 2020 City Planning Commission Meeting Minutes

Attachments: 10-6-2020 City Planning Commission Minutes.pdf

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

6-c Planning Commission Officers and Committees

6-d Written Communications and Petitions

[20-1588](#) Various Communication to the City Planning Commission

Attachments: COMM 1.pdf, COMM 2.pdf, Email - Floodplain Ordinance .pdf, eComments Received.pdf

7 PUBLIC PARTICIPATION/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.)

8 PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING

20-1589 Public Hearings Scheduled for the Wednesday, November 4, 2020 Planning Commission Meeting

Attachments: 11-04-2020 Notice of Public Hearing.pdf

9 UNFINISHED BUSINESS

9-a **20-1590** Unified Development Code - Floodplain Management Overlay District and Regulations for City Council Approval - An ordinance to amend Sections 5.14.2, 5.18.4, 5.18.6.d.1.a, 5.23.4, 5.27, 5.29.1, 5.29.3.f.4, 5.29.12.d, and 5.37.2 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor. Staff Recommendation: Approval

Attachments: Floodplain Overlay District Staff Report 10-15-20.pdf, Floodplain Management Overlay District Ordinance for CPC 10-20-20.pdf, Floodplain Property Questions Oct. 8, 2020.pdf

10 REGULAR BUSINESS

10-a **20-1591** Brightdawn Site Plan for City Council Approval - This vacant 8-acre site, located at 2805 Burton Road, is currently zoned R4B (Multiple-Family Dwelling District). The petitioner is requesting to construct four, four-story buildings that include 120 units at market rate with parking garages located beneath each building. A community club house is also proposed on the ground floor of Building #2. Staff Recommendation: Approval

Attachments: Brightdawn Village SP Staff Report w Maps-2Revised.pdf, 2020-09-03 Brightdawn Village Site Plan.pdf, Architectural Plans+ Elevations.pdf, Brightdawn Draft Dev Agt 10-1-20.pdf, CPM summary.pdf

10-b **20-1592** 2775 Newport Road Annexation and Zoning for City Council Approval - A request to annex this 12.21-acre parcel from Ann Arbor Township and zone it R1A (Single-Family Dwelling District) for connection to City utilities and continued use by Rudolf Steiner School Association of Ann Arbor. Staff Recommendation: Approval

Attachments: Rudolph Steiner A & Z Staff Report w Attach-Rpt.2docx.pdf

10-c **20-1594** Amendment to a Special Exception Use Approval for City Planning Commission Approval - A request to amend the approved conditions of Special Exception Use for Marijuana Provisioning Center and Marijuana

Retailer at 2385 E. Ellsworth Road (SEU18-034) to extend the deadline to receive site plan and land division approval by six months. Staff Recommendation: Approval

Attachments: 2385 East Ellsworth Amend Staff Report w Attach (10-20-20).pdf

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

12 COMMISSION PROPOSED BUSINESS

13 ADJOURNMENT

Sarah Mills, Chairperson
/mg

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