



City of Ann Arbor

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

Meeting Agenda Planning Commission, City

Tuesday, December 6, 2016

7:00 PM

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

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 or delivered 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>) 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 'Subscribe to Updates' envelope on the home page.

1 CALL TO ORDER

2 ROLL CALL

3 APPROVAL OF AGENDA

4 INTRODUCTIONS

5 MINUTES OF PREVIOUS MEETING

**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

16-1707

Various Correspondences to the City Planning Commission

Attachments: Calendar_Dec16.pdf, Communication from Boris.pdf, Communication from Borset.pdf, Email from Miller-WCWRC-Status on Hillside Memory -16.pdf, Email from Caruso.pdf, Email from Ramsburgh.pdf, Email from Robins.pdf, Email from Kirchner.pdf, Email from Stevenson.pdf, Email from Gold.pdf, Email from Slovacek.pdf, Email from Mitchell.pdf

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

16-1711 Public Hearings Scheduled for the December 20, 2016 City Planning Commission Meeting

Attachments: 12-20-2016 Public Hearing Notice as Published.pdf

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

9-a **16-1708** Hillside Memory Care for City Council Approval - A proposed 16,743 square foot single-story convalescent and memory care facility on this 2.64-acre site zoned R4B (Multiple-Family Dwelling District) located at 312 Glendale Drive. The facility will have 24 individual single bedrooms with 21 new parking spaces. The two existing houses on the site will remain. (Ward 5) Staff Recommendation: Approval

Attachments: Hillside Memory Care Staff Report with Attachments-12-6-16.pdf

10 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.)

10-a **16-1709** Update to the City of Ann Arbor Parks and Recreation Open Space Plan (PROS) for 2016-2020 - The draft plan incorporates feedback the city received through an online survey and public meeting. The Draft PROS Plan is posted on the city website at www.a2gov.org/prosplan. Comments

and questions can be sent via email to: prosplan@a2gov.org <<mailto:prosplan@a2gov.org>>. The PROS Plan is an element of the City Master Plan and provides an inventory of existing parks and facilities; describes the relationship between the park and recreation system, surrounding municipalities and recreation providers; identifies park and recreation needs and deficiencies; and proposes major capital park projects for existing and new parks, based on citizen input. Examples of parks projects or improvements that originated from the 2011-2015 PROS Plan include the Skatepark at Veterans Memorial Park, reconstruction of a mile of the Border to Border Trail in Gallup Park, and playground renovations at nine neighborhood parks including Arbor Oaks, Scheffler, Placid Way and Burr Oak parks. Staff Recommendation: Approval

Attachments: PROS Plan 2016-2020 Staff Report.pdf, PROS Plan 11-23-16.pdf

- 10-b** **16-1710** **Pittsfield Alley Vacation for City Council Approval** - A request to vacate the 24' wide alley, approximately 645' in length, extending from Pittsfield Boulevard to Yost Boulevard and approximately 405' from the centerline of Washtenaw Avenue, to be replaced with a sanitary sewer and solid waste easement; and a request to vacate the 22' wide alley, approximately 680' in length, extending from Pittsfield Boulevard to Yost Boulevard and approximately 50' from the centerline of Washtenaw Avenue, to be replaced with a new utility easement. (Ward 3) Staff Recommendation: Approval

Attachments: Pittsfield Alley Vacation Staff Report w Attachment-12-06-16.pdf

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

12 **COMMISSION PROPOSED BUSINESS**

13 **ADJOURNMENT**

Ken Clein, Chair
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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 Thursdays at 8:00 AM and Saturdays at 8:00 PM. Recent meetings can also be streamed online from the CTN Video On Demand page of the City's website (www.a2gov.org).

The complete record of this meeting is available in video format at www.a2gov.org/ctn, or is available for a nominal fee by contacting CTN at (734) 794-6150.