



City of Ann Arbor

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

Meeting Agenda City Planning Commission

Wednesday, November 7, 2012

7:00 PM

City Hall, 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 AND PRESENTATIONS**

5 **MINUTES OF PREVIOUS MEETING**

5-1 [12-1335](#) September 18, 2012 Draft City Planning Commission Meeting Minutes

Attachments: 9-18-2012 CPC Draft 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-b-1 [12-1339](#) Various Correspondence to the City Planning Commission

Attachments: Calendar_Nov12.pdf

6-c Planning Commission Officers and Committees**6-d Written Communications and Petitions****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** [12-1336](#) **Max Annexation and Zoning for City Council Approval** - A request to annex this 0.15 acre parcel located at 2503 Victoria Avenue from Pittsfield Township and zone it R1C (Single-Family Dwelling District) to allow construction of a single-family home. Staff Recommendation: Approval
Attachments: 2503 Victoria Ave Staff Report with Attachments-Revised 11-7-2012.pdf
- 9-b** [12-1337](#) **The Shoppes at 3600 Plymouth Road for City Council Approval** - A proposal to divide a 1-acre parcel from the existing hotel site and re-zone to C-3 (Fringe Commercial). Site plan includes a proposed 9,490 square feet single-story retail building with one drive-thru and 33 parking spaces. Staff Recommendation: Approval
Attachments: The Shoppes at 3600 Staff Rpt 11-07-12 with Attachments
- 9-c** [12-1376](#) **An Ordinance to Amend Chapter 59 (Off-Street Parking) to Allow Temporary Parking of Motor Vehicles in the Front Open Space as Part of a Special Event.** Staff Recommendation: Approval
Attachments: Special Event Parking Staff Report 11-07-12.pdf
- 9-d** [12-1338](#) **Resolution to Approve City Planning Commissioners to Attend the**

Michigan Association of Planning Conference (MAP) Staff
Recommendation: Approval

Attachments: MAP Conference Resolution 10-16-12.pdf

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

11 **COMMISSION PROPOSED BUSINESS**

12 **ADJOURNMENT**

Kirk Westphal, Chair
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**WORKING SESSION IMMEDIATELY FOLLOWING REGULAR MEETING (In
Council Work Room)**