



# City of Ann Arbor

100 N. Fifth Avenue  
Ann Arbor, MI 48104  
<http://a2gov.legistar.com/Calendar.aspx>

## Action Minutes - Draft City Planning Commission

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Tuesday, March 15, 2011

7:00 PM Main Street County Administration Bldg - Board Room

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### PLEASE NOTE NEW TEMPORARY LOCATION

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 5th 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](http://www.a2gov.org)).

#### 1 CALL TO ORDER

*Chairperson Mahler called the meeting to order at 7:00 PM.*

#### 2 ROLL CALL

*Planning Manager Rampson called the roll.*

**Present** 9 - Bona, Pratt, Mahler, Carlberg, Woods, Derezinski, Briggs, Westphal, and Giannola

#### 3 APPROVAL OF AGENDA

A motion was made by Bona, seconded by Vice Chair Westphal, that the Agenda be Approved as presented. On a voice vote, the Chair declared the motion carried.

**4 INTRODUCTION**

*None*

**5 MINUTES OF PREVIOUS MEETING**

**Approved as presented**

**a 11-0242** January 20, 2011 Draft City Planning Commission Meeting Minutes

**Item withdrawn from Agenda.**

**b 11-0336** February 8, 2011 Draft City Planning Commission Meeting Minutes

**Item withdrawn from agenda.**

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

**a City Administration**

*None*

**b City Council**

**c Planning Manager**

**d Planning Commission Officers and Committees**

**e Written Communications and Petitions**

**7 11-0338** Various Correspondence to the Planning Commission

**Attachments:** Letter from Chi Phi Fraternity in support of 630 Oxford SEU, Letter from Triangle Fraternity in support of 630 Oxford SEU

**Received and Filed**

**8 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.)**

*None*

**9 PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING**

- a 11-0342 Amendments to Chapter 55 (Zoning Ordinance) and 57 (Subdivision and Land Control) to Require a Mandatory Review of Certain Projects in the Downtown Area by the Design Review Board. The purpose of these requirements is to provide guidance to petitioners on the design review process and requirements of the *Downtown Design Guidelines*. The amendment describes the locations and types of projects that must undergo design review, submittal requirements, required notice, and meeting procedures.

**Attachments:** 4-5-11 PH Notice for Newspaper

*Chairperson Mahler read the Public Hearing Notice as published in the newspaper.*

Received and Filed

- 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](http://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.)**

11-0056

Phi Kappa Psi Fraternity Special Exception Use and Site Plan for Planning Commission Approval - A request for Special Exception Permission to utilize the property at 630 Oxford Road as a fraternity house for 24 occupants and pave an existing parking lot in the rear. - Staff Recommendation: Approval.

**Attachments:** 3-15-2011-Phi Kappa Psi Staff Report with Attachments,  
1-20-2011-Phi Kappa Psi SEU-Staff Report and Maps

*Jill Thacher presented the staff report.*

**Moved by Pratt, Seconded by Carlberg that The Ann Arbor City Planning Commission, after hearing all interested persons and reviewing all relevant information, finds the petition to substantially meet the standards in Chapter 55 (Zoning Ordinance), Section 5:104 (Special Exceptions), and, therefore, approves the Phi Kappa Psi Special Exception Use for a fraternity with not more than 24 occupants, and**

**The Ann Arbor City Planning Commission hereby approves the Phi Kappa Psi Site Plan, subject to satisfaction of all code requirements prior to issuance of building permits.**

Enactment No: R-11-092

**A motion was made by Pratt, seconded by Carlberg, that the Phi Kappa Psi Fraternity Special Special Exception Use and Site Plan for Planning Commission Approval be Approved. On a roll call, the vote was as follows with the Chair declaring the motion carried.**

**Yeas:** 9 - Bonnie Bona, Evan Pratt, Eric A. Mahler, Jean Carlberg, Wendy Woods, Tony Derezinski, Erica Briggs, Kirk Westphal, and Diane Giannola

**Nays:** 0

Enactment No: R-11-092

11-0332

Millcreek Townhouses Annexation and Zoning - A request to annex three parcels totaling approximately 1-acre on the East side of Stone School Road at Birch Hollow Drive into the City and zone it R3 Townhouse Dwelling Use. - Staff Recommendation: Approval.

**Attachments:** Mill Creek Annexation-Zoning Staff Report with attachments, Postcard  
Public Hearing Notice-Mill Creek Annexation-Zoning

*Jeff Kahan presented the staff report and explained the petition.*

*Noting no speakers, Mahler declared the Public Hearing closed.*

**Moved by Derezinski, Seconded by Carlberg, that The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Mill Creek Property Annexation and R3 (Townhouse Dwelling District) Zoning.**

**A motion was made by Derezinski, seconded by Carlberg, that the Resolution/Public Hearing be Recommended for Approval to the City Council. On a roll call, the vote was as follows with the Chair declaring the motion carried.**

**Yeas:** 9 - Bonnie Bona, Evan Pratt, Eric A. Mahler, Jean Carlberg, Wendy Woods, Tony Derezinski, Erica Briggs, Kirk Westphal, and Diane Giannola

**Nays:** 0

11-0333

Resolution to Approve 215 North Fifth Avenue Site Plan, 215 North Fifth Avenue (CPC Recommendation: Approval - 9 Yeas and 0 Nays)

**Attachments:** 215 N Fifth Ave-Staff Report with Attachments

*Jill Thacher presented the staff report.*

*Noting no further speakers, Mahler declared the Public Hearing closed.*

**Moved by Pratt, Seconded by Derezinski, that, The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 215 North Fifth Avenue Site Plan.**

**A motion was made by Pratt, seconded by Derezinski, that the Resolution/Public Hearing be Recommended for Approval to the City Council. On a roll call, the vote was as follows with the Chair declaring the motion carried.**

**Yeas:** 9 - Bonnie Bona, Evan Pratt, Eric A. Mahler, Jean Carlberg, Wendy Woods, Tony Derezinski, Erica Briggs, Kirk Westphal, and Diane Giannola

**Nays:** 0

11-0334

Packard Square Site Plan for City Council Approval - A request to demolish the existing structures and to construct a mixed-use development (230 apartments and street level retail) with 150 covered spaces and 309 at-grade parking spaces and 54 bicycle parking spaces on the 6.52 acre site at 2502 Packard Street. - Staff Recommendation: Approval.

**Attachments:** Staff Report with Attachments, Packard Square Draft Development Agreement 3-15-2011, Postcard Public Hearing Notice-Packard Square

*Jeff Kahan presented the staff report.*

**Moved by Carlberg, Seconded by Giannola, that, The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Packard Square Site Plan and Development Agreement subject to obtaining variances for the number of curb cuts, curb radii dimensions, and drive approach width from the Zoning Board of Appeals.**

**A motion was made by Carlberg, seconded by Giannola, that the Resolution/Public Hearing be Recommended for Approval to the City Council. On a roll call, the vote was as follows with the Chair declaring the motion carried.**

**Yeas:** 9 - Bonnie Bona, Evan Pratt, Eric A. Mahler, Jean Carlberg, Wendy Woods, Tony Derezinski, Erica Briggs, Kirk Westphal, and Diane Giannola

**Nays:** 0

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

12     **COMMISSION PROPOSED BUSINESS**

13     **ADJOURNMENT**

*Meeting adjourned at 9:45 PM.*

Eric Mahler, Chair  
mg