



# City of Ann Arbor

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

## Meeting Agenda City Planning Commission

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Tuesday, November 20, 2012

7:00 PM

City Hall, 301 E. Huron Street, 2nd Flr.

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

**1** **CALL TO ORDER**

**2** **ROLL CALL**

**3** **APPROVAL OF AGENDA**

**4** **INTRODUCTIONS AND PRESENTATIONS**

**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**

**[12-1482](#)**

Various Correspondence to the City Planning Commission

**Attachments:** Letter from Clan Crawford Jr re Rezoning.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**

**12-1483**

515 N. Fifth Ave Apartments Site Plan for City Council Approval - A proposal to demolish the existing structure and construct a 2-1/2 story, four-unit multiple family dwelling with 6 parking spaces on this 0.20 acre parcel.

McMullen Annexation and Zoning for City Council Approval - A request to annex this 0.46 acre, single-family residential parcel located at 3100 Geddes Road, from Ann Arbor Township and zone it R1A (Single-Family Dwelling District).

Abdulsattar Annexation and Zoning for City Council Approval - A request to annex this 1.03 acres, single-family residential parcel located at 3355 Geddes Road, from Ann Arbor Township and zone it R1A (Single-Family Dwelling District).

Master Plan; 2012 Sustainability Framework - A proposal to adopt a framework of 16 overarching sustainability goals as a new element of the City Master Plan.

**Attachments:** 12-04-2012 Public Hearing Notice as Published.pdf

**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](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.)

**9-1 12-1475 The Summit Townhouses Zoning and Site Plan for City Council Approval - A proposal to zone it R3 (Townhouse Dwelling District) and construct a 24-unit multiple-family residential development with 48**

parking spaces and one access driveway on this 3.3 acre parcel, located at 2081 East Ellsworth Road. Staff Recommendation: Postponement

**Attachments:** 2081 E Ellsworth Rd-Summit Townhouses Staff Report with Attachments.pdf

- 9-2     [12-1476](#)     Seneca/Onondaga/Geddes Rezoning for City Council Approval - A proposal to rezone 6 parcels; 2014 Geddes Avenue (0.40 acre) 2024 Geddes Avenue (0.40 acres) 520 Onondaga Street (0.20 acre) 2025 Seneca Avenue (0.20 acre) 2023 Seneca Avenue (0.40 acre) 2019 Seneca Avenue (0.22 acre); totaling 1.82 acres, on this block from R1B (Single-Family Dwelling District) to R1C (Single-Family Dwelling District). Staff Recommendation: Approval

**Attachments:** Seneca Onondaga Geddes Rezoning Staff Report with Attachments.pdf

- 9-3     [12-1477](#)     Memorial Christian Church Special Exception Use for City Planning Commission Approval - A request to convert this existing office building to a church use, with worship space, educational area (non-school) and administrative support spaces. No changes are proposed to the 0.69 acre site located at 1900 Manchester Rd. Staff Recommendation: Approval

**Attachments:** 1900 Manchester Rd Staff Report with Attachments.pdf

- 9-4     [12-1478](#)     Resolution and Support of Climate Action Plan - Staff Recommendation: Approval

**Attachments:** Climate Action Plan Memo with Attachments.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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