



City of Ann Arbor

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

Meeting Minutes City Planning Commission

Thursday, February 23, 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

Vice Chair Westphal adjourned the meeting due to a lack of quorum, noting that the items on the agenda would be heard at the March 6, 2012 City Planning Commission meeting. He said they would accept Public Comment on any items, for the record.

2 ROLL CALL

Present 4 - Bona, Woods, Westphal, and Giannola

Absent 5 - Pratt, Mahler, Derezinski, Briggs, and Adenekan

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**

[12-0244](#) Various Correspondence to the Planning Commission

Postponed to the City Planning Commission due back on 3/6/2012

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

- 8-a** [12-0241](#) Tim Horton's Restaurant Site Plan for City Council Approval - A proposal to demolish the former restaurant at 3965 South State Street and redevelop a 1,950 square foot restaurant with outdoor seating and a drive-thru service window on this 1.36 acre parcel.
- Shell Station Revised PUD Zoning & Site Plan for City Council Approval - A proposal to construct additions totaling 2,189 sq ft to the existing convenient store at 2679 Ann Arbor-Saline Road, which includes converting the 900 sq ft carwash area to new retail space. The access drive to the carwash will be converted to landscaping and the parking lot will be reconfigured on this 1.44 acre parcel. No changes are proposed to the gas pump islands. New Planned Unit Development [PUD] Supplemental regulations will be created as part of this petition.

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** [12-0242](#) AAA Ann Arbor Branch Office Rezoning and Site Plan for City Council Approval - A proposal to construct a new 5,443 square foot building on a parcel north of the

existing AAA office at 1200 South Main and demolish the existing building upon completion of the new office to accommodate parking. Rezoning of a portion of the 1200 S. Main Street parcel from "O" Office District to "P" Parking District is requested to allow a principal use of the parking on this 1.55 acres parcel. Staff Recommendation: Approval

PUBLIC HEARING:

John Chamberlain, Attorney for AAA Michigan, stated that they would like to defer all public comment from their team, until the next meeting, March 6, 2012.

Postponed to the City Planning Commission due back on 3/6/2012

- 9-b [12-0243](#) Noodles Restaurant Site Plan for City Council Approval - A Proposal to demolish the existing restaurant building and construct a new 2,679 square foot restaurant building at 2161 West Stadium Boulevard, reconfigure the existing parking lot, and provide additional landscaping on this 1.15 acres parcel. Staff Recommendation: Approval

PUBLIC HEARING:

Postponed to the City Planning Commission due back on 3/6/2012

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

11 COMMISSION PROPOSED BUSINESS

12 ADJOURNMENT

Meeting closed at 7:37 pm.

**Kirk Westphal, Vice Chair
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Community Television Network Channel 16 live televised public meetings are also available to watch live online from CTN's website, www.a2gov.org/ctn, on "The Meeting Place" page (<http://www.a2gov.org/livemeetings>).

Live Web streaming is one more way, in addition to these listed below, to stay in touch with Ann Arbor City Council and board and commission actions and deliberations.

- Video on Demand: Replay public meetings at your convenience online at www.a2gov.org/government/city_administration/communicationsoffice/ctn/Pages/VideoOnDemand.aspx
- Cable: Watch CTN Channel 16 public meeting programming via Comcast Cable channel 16.

The complete record of this meeting is available in video format at www.a2gov.org/ctn, on "The Meeting Place" page (<http://www.a2gov.org/livemeetings>), or is available for a nominal fee by contacting CTN at (734) 794-6150.

