



City of Ann Arbor

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

Meeting Agenda City Planning Commission

Tuesday, June 5, 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**

- 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

- [12-0781](#) June 2012 Meeting Calendar
- Attachments: Calendar June 12

- 6-c Planning Commission Officers and Committees

- 6-d Written Communications and Petitions

[12-0782](#) Various Correspondence to the Planning Commission

Attachments: Email from Kasham to CPC, Email from Township Resident Hart

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

[12-0789](#) Summit Townhomes Annexation, Zoning and Area Plan for City Council Approval - A proposal to annex this 3.3 acre parcel located at 2081 East Ellsworth Road from Pittsfield Township and zone it R3 (Townhouse Dwelling District). The conceptual area plan submitted with zoning request proposes a 24-unit multiple-family residential development with 36 parking spaces and two access driveways.

9 UNFINISHED BUSINESS

9-a [12-0783](#) Maple Cove Apartments and Village Site Plan for City Council Approval - 2.96 acres site at 1649 North Maple Road, between North Maple Road and Calvin Street, north of Miller Road. A Rehearing of a proposal to construct two new 18-unit, 3-story apartment buildings with a 64-space parking lot, and a private street serving 7 new single-family dwellings. Access to the apartment buildings and the private street will be provided separately from North Maple Road. Staff Recommendation: Approval

Attachments: 1649 N Maple-Maple Cove-Staff Report with Attachments-6-5-2012

9-b [12-0784](#) DTE Buckler Substation Site Plan for Planning Commission Approval - A proposal to construct a new substation on the east side of 984 Broadway Street. A total of 800 cubic yards of fill is proposed to be added on the 0.45 acres site in the floodplain of the Huron River, which is proposed to be offset by removal of 1204 cubic yards of material up-stream from the site. A variance from the conflicting land use buffer requirement is being requested to allow the landscape buffer to be planted on the adjoining Riverside Park property. Staff Recommendation: Approval

Attachments: 984 Broadway DTE Buckler Substation Staff Report with Attachments-6-5-2012

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 [12-0785](#) Speedway Gas Station Site Plan for City Council Approval - A proposal to demolish the existing vacant gas station building and construct a new 3,968 sq ft gas station/convenience store building, fire pump island with canopy, and 16 parking spaces on this 1.39 acres site at 1300 North Maple Road. Staff Recommendation: Postponement

Attachments: 1300 N Maple-Speedway Staff Report with Attachments-6-5-2012

- 10-b [12-0786](#) Bluffs Park Rezoning for City Council Approval - A petition to rezone two parcels recently acquired for expansion of Bluffs Nature Area at 1099 North Main Street - a 1.12 acre addition to the north connecting the existing parkland to Huron View Boulevard currently zoned O Office, and a 0.57 acre addition to the south connecting the existing parkland to Sunset Road currently zoned R4C Multiple-Family Dwelling. Staff Recommendation: Approval

Attachments: 1099 N Main St-Bluffs Staff Report with Attachments

- 10-c [12-0787](#) Bryant Community Center Addition Rezoning for City Council Approval - A request to rezone a 0.2-acre parcel from R1C Single-Family Dwelling to PL Public Land at 5 West Eden Court. This parcel was recently acquired by the City of Ann Arbor Parks and Recreation Services and will added to the adjacent Bryant Community Center site at 3 West Eden Court. Staff Recommendation: Approval

Attachments: 5 W Eden Ct Staff Report with Attachments

- 10-d [12-0788](#) Sustainability Framework Goals

Attachments: Sustainability Goals Res 06-05-12

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

12 COMMISSION PROPOSED BUSINESS

13 ADJOURNMENT

Eric Mahler, Chair
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