



City of Ann Arbor

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

Meeting Agenda City Planning Commission

Tuesday, March 19, 2013

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. All persons are encouraged to participate in public meetings. Citizens requiring translation or sign language services or other reasonable accommodations may contact the City Clerk's office at 734.794.6140; via e-mail to: cityclerk@a2gov.org; or by written request addressed and mailed or delivered to: City Clerk's Office, 301 E. Huron St., Ann Arbor, MI 48104. Requests need to be received at least forty-eight (48) hours in advance of the meeting. 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 on 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**

5-a [13-0297](#) January 15, 2013 City Planning Commission Meeting Minutes

Attachments: 1-15-2013 CPC Draft Meeting Minutes

5-b [13-0300](#) February 5, 2013 City Planning Commission Meeting Minutes

Attachments: 2-5-2013 CPC Draft Minutes with live links

5-c [13-0301](#) February 21, 2013 City Planning Commission Meeting Minutes

Attachments: 2-21-2013 CPC Draft Meeting Minutes

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

[13-0306](#) Various Correspondence to the City Planning Commission

Attachments: Email from Kaplan, Email from Poissant

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 [13-0305](#) State Street Center Rezoning - A proposal to rezone this parcel from O (Office District) to C3 (Fringe Commercial District). The petitioner proposes to demolish an existing vacant building on this 1.0 acre site located at 3945 South State Street and construct two one-story retail buildings totaling 8,531 square feet in one phase. A single-lane drive-through is proposed to serve the front (west) building.

Attachments: 4-2-2013 Public Hearing Notice as Published

9 UNFINISHED BUSINESS

- 9-a [13-0302](#) Hideaway Lane Revised Planned Project Site Plan for City Council Approval - A Proposal to construct 19 single-family units and 13 parking spaces. The 4.57 acres site, located at 2000 Traver Road, currently contains 9 attached townhouses and 1 single-family home. Driveway and utilities were installed as part of the previously approved Hideaway Lane site plan (expired). Staff Recommendation: Approval

Attachments: Hideaway Lane Staff Report with Attachments3-19-2013.pdf, Hideaway Architecture Sketches

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 [13-0303](#) State Street Center Site Plan for City Council Approval - A proposal to demolish an existing vacant building on this 1.0 acre site located at 3945 South State Street and construct two one-story retail buildings totaling 8,531 square feet in one phase. A single-lane drive-through is proposed to serve the front (west) building. Staff Recommendation: Postponement

Attachments: State Street Center Site Plan Staff Report with Attachments.pdf

- 10-b [13-0304](#) Resolution to Approve City Planning Commissioner Attendance at the American Planning Association Conference. Staff Recommendation: Approval

Attachments: APA Conference Resolution 03-19-13

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

12 COMMISSION PROPOSED BUSINESS

13 ADJOURNMENT

Kirk Westphal, Chair
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