



# 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 6, 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](http://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
  
- [12-0334](#)     March 2012 Meeting Calendar
- Attachments:**     Calendar- March 2012
  
- 6-c     Planning Commission Officers and Committees
  
- 6-d     Written Communications and Petitions

12-0244 Various Correspondence to the Planning Commission

Attachments: Email from Smith, Letter from Owner of 2151-2161 W Stadium - Proposed Noodles Site.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**

- 8-a 12-0335 City of Ann Arbor Water Treatment Plant West High Service Pump Station for Planning Commission Approval - A site plan to construct a 3-story pump station (2 floors below grade) totaling 5,114 sq. feet at 919 Sunset Avenue. The service pump station is proposed to be constructed adjacent to the eastern side of the existing administration building. No natural features are proposed to be disturbed on this 10.50 acres site. Maple Cove Apartments and Village Site Plan for City Council Approval - A 2.96 acre site at 1649 North Maple Road, between North Maple Road and Calvin Street, north of Miller Road. Any existing buildings left will be demolished and two new 18-unit, 3-story apartment buildings with a 64-space parking lot, and a private street serving 7 new single-family dwellings will be constructed. Access to the apartment buildings and the private street are provided separately from North Maple Road. No access to Calvin Street is proposed.

Attachments: 3-20-2012 Public Hearing Notice Published

**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-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  
**Attachments:**    3-6-12 AAA Branch Staff Report, 2-23-12 AAA Branch Staff Report with Attachments, 2-23-2012 PH Notice for Newspaper, 1200 S Main-Postcard Notice
- 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  
**Attachments:**    2161 W Stadium Staff Report with Attachments, 2-23-2012 Public Hearing Notice as Published, 2161 W Stadium-Postcard Notice
- 9-c     [12-0332](#)     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. Staff Recommendation: Approval  
**Attachments:**    Tim Hortons Staff Report with Attachments, 3-6-2012 Public Hearing Notice as Published
- 9-d     [12-0333](#)     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. Staff Recommendation: Postponement  
**Attachments:**    Shell Station PUD Staff Report with Attachments, Shell Station - Elevations Plan, 3-6-2012 Public Hearing Notice as published

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

**11     COMMISSION PROPOSED BUSINESS**

**12     ADJOURNMENT**

Eric Mahler, Chair  
mg