



City of Ann Arbor

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

Meeting Agenda Planning Commission, City

Tuesday, October 21, 2014

7:00 PM

City Hall, 301 E. Huron St., 2nd Fl.

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 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 two (2) business days 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 'Subscribe to Updates' envelope on the home page.

1 **CALL TO ORDER**

2 **ROLL CALL**

3 **INTRODUCTIONS**

[14-1538](#) Resolution of Appreciation for Diane Giannola

4 **MINUTES OF PREVIOUS MEETING**

5 **APPROVAL OF AGENDA**

5-a [14-1387](#) June 17, 2014 City Planning Commission Meeting Minutes

Attachments: 6-17-2014 CPC Minutes with Live Links

5-b [14-1462](#) July 1, 2014 City Planning Commission Meeting Minutes

Attachments: 7-1-2014 CPC Minutes with Live Links

5-c [14-1388](#) July 15, 2014 City Planning Commission Meeting Minutes

Attachments: 7-15-2014 CPC Minutes with Live Links

5-d [14-1464](#)

August 6, 2014 City Planning Commission Meeting Minutes

Attachments: 8-6-2014 CPC Minutes with Live Links-Revised

5-e [14-1541](#) August 19, 2014 City Planning Commission Meeting Minutes

Attachments: 8-19-2014 CPC Minutes with Live Links

5-f [14-1542](#) September 3, 2014 City Planning Commission Meeting Minutes

Attachments: 9-3-2014 CPC Minutes with Live Links

5-g [14-1543](#)

September 22, 2014 City Planning Commission Special Meeting Minutes

Attachments: 9-22-2014 CPC Minutes with Live Links

5-h [14-1544](#)

October 7, 2014 City Planning Commission Meeting Minutes

Attachments: 10-7-2014 CPC Minutes with Live Links

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

[14-1539](#) Various Correspondences to the City Planning Commission

Attachments: Memo_to_Mayor_and_Council_10-3-14_-_Land_Aquisition[1], Status Report 10-20-14, 9-16-2014 CPC Meeting-PH comments only-Minutes with Live Links, Email from Jensen-and Position Paper from A2NE, Email from Bailey, Email from A Carey, Email from Cederquist, Email from Childerhose, Email from Commiskey, Email from Fox, Email from Mooney, Email from Northbury Condominums, Email from Prasad, Email from Sagher, Email from Seetoo, Email from V Carey, Letter from Busard, Email from Tunison, Email from Bissell with Attachment, Email from Raymond

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

[14-1540](#) Public Hearings Scheduled for the November 5, 2014 City Planning Commission Meeting

Attachments: 11-5-2014 Public Hearing Notice as Published

9 UNFINISHED BUSINESS**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 [14-1545](#) Concordia University Kreft Center Landscape Modification - A request for a landscape modification on this 80.63 acres site at 4090 Geddes Road. No changes are proposed to the existing parking lots and the petitioner is asking permission to waive the requirement to install bioswales within the existing parking areas. (Ward 2) Staff Recommendation: Approval

Attachments: Kreft Landscape Modification Staff Report with Attachments

- 10-b [14-1546](#) Woodbury Club Apartments Annexation, Zoning and Site Plan - A proposal to annex this vacant 54 acre parcel located, at 3380 Nixon Road, from Ann Arbor Township, zone it R4A (Multiple-Family Dwelling District), and construct 282 apartment units in 4 buildings and a clubhouse on the western portion of the site. (Ward 2) Staff Recommendation: Approval

Attachments: Woodbury Club Apt Staff Report with Attachments

- 10-c [14-1547](#) Nixon Farm North, 3381 Nixon Road - A proposal including several related petitions necessary to develop a 68-acre site at the northwest corner of Nixon and Dhu Varren Roads for multiple-family residential use with 209 attached dwelling units in 51 buildings, with community clubhouse and pool, storm water management and park donation. Petitions include Annexation, Zoning (to R4A Multiple-Family Dwelling), Site Plan and Natural Features Open Space Activity authorization, Landscape Ordinance modification request and Wetland Use permit. (Ward 1) Staff Recommendation: Approval for Annexation and

Postponement on all others

Attachments: Nixon Farm North Staff Report with Attachments 10-21-14

- 10-d** **14-1548** Nixon Farm South, 2999 Nixon Road - A proposal including several related petitions necessary to develop a 40-acre site at the southwest corner of Nixon and Dhu Varren Roads for multiple-family residential use with 264 attached dwelling units in 51 buildings, with storm water management and park donation. Petitions include Annexation, Zoning (to R4A Multiple-Family Dwelling), Site Plan and Natural Features Open Space Activity authorization, Landscape Ordinance modification request and Wetland Use permit. (Ward 1) Staff Recommendation: Approval for Annexation and Postponement on all others

Attachments: Nixon Farm South Staff Report with Attachments 10-21-14

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

12 **COMMISSION PROPOSED BUSINESS**

13 **ADJOURNMENT**

Wendy Woods, Chair
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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).

The complete record of this meeting is available in video format at www.a2gov.org/ctn, or is available for a nominal fee by contacting CTN at (734) 794-6150.