



City of Ann Arbor

100 N. Fifth Avenue
Ann Arbor, MI 48104
<http://a2gov.legistar.com/Calendar.aspx>

Meeting Agenda City Planning Commission

Tuesday, March 1, 2011

7:00 PM

220 N. Main Street County Administration Bldg -
Board Room

PLEASE NOTE NEW TEMPORARY LOCATION

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 5th 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

[11-0241](#) January 4, 2011 Draft City Planning Commission Meeting Minutes

Attachments: 1-4-2011 CPC Draft Minutes

- 6 REPORTS FROM CITY ADMINISTRATION, CITY COUNCIL, PLANNING MANAGER, PLANNING COMMISSION OFFICERS AND COMMITTEES, WRITTEN COMMUNICATIONS AND PETITIONS

a **City Administration**

b **City Council**

c **Planning Manager**

[11-0279](#) March Meeting Calendar 2011

Attachments: March Calendar 2011

d **Planning Commission Officers and Committees**

7 **WRITTEN COMMUNICATIONS AND PETITIONS**

[11-0278](#) Various Correspondence to the Planning Commission

Attachments: Letter of support for Sigma Phi Epsilon SEU, Communication from Jan Culbertson & Jane Cooper re Sigma Phi Epsilon Fraternity SEU

8 **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.)**

9 **PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING**

[11-0275](#) Millcreek Townhouses Annexation and Zoning - A request to annex three parcels totaling approximately 1-acre on the East side of Stone School Road at Birch Hollow Drive into the City and zone it R3 Townhouse Dwelling Use.

215 N. Fifth Ave Site Plan for City Council Approval - A proposal to demolish an industrial structure and construct a two-story single family dwelling in the D2 [Downtown Interface] zoning district.

Packard Square Site Plan for City Council Approval - A request to demolish the existing structures and to construct a mixed-use development (230 apartments and street level retail) with 150 covered spaces and 309 at-grade parking spaces and 54 bicycle parking spaces on the 6.52 acre site at 2502 Packard Street.

Attachments: 3-15-11 Public Hearing Notice

- 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.)

[10-1272](#) Action on Amendments to Landscape Ordinance. The proposed amendments will prohibit the use of non-native invasive plants, encourage the use of native plants, provide design flexibility and modify how the conflicting land use buffer is applied. Other proposed amendments include requiring portions of interior landscape islands to be depressed and utilized as bio-retention to improve water quality. - Staff Recommendation: Approval .

Attachments: Chapter 62 Presentation from 10-21-2010 Meeting, Chapter 62 Public Comment from October Meeting, Chapter 62 Proposed Amendments 11-1-2010., Chapter 62 Amendment-Staff Report 12-7-2010, Chapter 62 Amendment-Staff Report 3-1-2011, Planning Commission Comments-Items to be Addressed, January 28, 2011 Revised Draft Chapter 62 Amendments

[11-0243](#) Sigma Phi Epsilon Fraternity Special Exception for Planning Commission Approval - A request for Special Exception Permission to utilize the property at 730 Tappan as a fraternity house for a maximum of 44 occupants, no external changes are proposed. - Staff Recommendation: Approval

Attachments: 730 Tappan Staff Report 3-1-11, 730 Tappan St Zoning Map, 730 Tappan St Aerial Map, 730 Tappan-As-Built Plot Plan-09 FEB 2011, Sigma Phi Epsilon Fraternity-730 Tappan St Location Map, 3-1-11 Public Hearing Notice

- 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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