



City of Ann Arbor

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

Meeting Agenda City Planning Commission

Tuesday, September 21, 2010

7:00 PM

G. C. Larcom, Jr. Municipal Bldg. 2nd Flr.

This meeting is available via Video on Demand: Replay public meetings at your convenience online at www.a2gov.org/government/city_administration/communicationsoffice/ctn/Pages/VideoOnDemand.aspx

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 794-794-6140 (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 6th 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).

CALL TO ORDER

1 ROLL CALL

2 INTRODUCTIONS

3 MINUTES OF PREVIOUS MEETING

3-1 [10-0950](#) Minutes of July 8 and July 20, 2010 CPC Meeting

Attachments: Approved 7-8-2010 CPC Mtg.pdf, Approved 7-20-2010 CPC Mtg.pdf

4 APPROVAL OF AGENDA

- 5 REPORTS FROM CITY ADMINISTRATION, CITY COUNCIL, PLANNING AND DEVELOPMENT SERVICES MANAGER, PLANNING COMMISSION OFFICERS AND COMMITTEES, WRITTEN COMMUNICATIONS AND PETITIONS**
- a City Administration**
- b City Council**
- c Planning and Development Services Manager**
- c-1 [10-0962](#) Notice of Proposed Land Division: Calvert and LaSalle Land Division at 2180 West Stadium Boulevard.
Attachments: Calvert and LaSalle Land Division Notice
- d Planning Commission Officers and Committees**
- e Written Communications and Petitions**
- e-1 [10-0951](#) Five Written Communications and Petitions
Attachments: WBWC Comments on Fuller Road Station, Comments from Andy Hickman on Fuller Road Station, Letter from Elizabeth Colvin re: Fuller Road Station, Letter from William Wrobleski re: Arbor Dog Daycare, Citizen Complaint re: UM Soccer Complex Noise
- 6 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.)**
- 7 PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING**

- 8 **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.)

- 8-1 [09-1234](#) Public Hearing and Action on Arbor Dog Daycare Special Exception Use, 6.46 acres, 2856 South Main Street. A request to amend the approved special exception use to increase the total floor area from 3,200 square feet to a maximum of 8,800 square feet, to add five parking spaces for a total of 13 spaces, to extend the hours of operation, and to allow a maximum of 125 dogs on site and a maximum of 20 dogs outside at any one time. [Postponed at 12/5/09 Meeting] - Staff Recommendation: Approval
- Attachments:** 12-21-10 Arbor Dog Daycare SEU Staff Report, 10/19/10 Arbor Dog DayCare SEU Staff Report, Petitioner Letter re Arbor Dog Daycare [10/15/10], 9/21/10 Arbor Dog DayCare SEU Staff Report
- 8-2 [10-0945](#) Public Hearing and Action on Gacek Annexation and Zoning, 3011 Geddes Ave, 0.63 acres. A request to annex this parcel into the City and zone it to single-family residential use - Staff Recommendation: Approval
- Attachments:** Gacek Annexation and Zoning Staff Report 9/21/10 - CPC, 10-0945_GacekMinutes_9-21-10
- 8-3 [10-0946](#) Public Hearing and Action on Lake Trust Credit Union Site Plan for City Council Approval, 2180 West Stadium Boulevard, 0.81 acres. A proposal to demolish existing structure and to construct a one-story, 3,686- square foot credit union building - Staff Recommendation: Approval
- Attachments:** Lake Trust Credit Union Staff Report_9-21-10 - CPC, Lake Trust CPC Minutes-9-21-10.pdf, LakeTrust_RevSP
- 8-4 [10-0947](#) Public Hearing and Action on AT & T Optical Amplification Hut Site Plan for Planning Commission Approval, 3845 Varsity Drive, 4.15 acres. A proposal to construct a 325 square foot accessory building at the

existing facility - Staff Recommendation: Approval with Conditions

Attachments: ATT Optical Amp Hut Site Plan for CPC Approval 9/21/10

- 8-5 [10-1033](#) Public Hearing and Action on Fuller Road Station Phase 1 Public Project Review, on the south side of Fuller Road, just east of East Medical Center Drive in Fuller Park, 10.35 acres. City initiated project to construct a five-level, 977-space parking structure, 44-space parking lot, and bicycle parking - Staff Recommendation: Approval

Attachments: Fuller Road Station Staff Report w Zoning & Aerial maps 9/21/10, Phase One & Master Concept Plans 9/21/10, Citizen Participation Report 9/21/10, Traffic Impact Study Summary 9/21/10, Site Plans 9/21/10, Floor Plans 9/21/10, Landscape Plans 9/21/10, Elevations 9/21/10, CPC Minutes - 9-21-10

- 8-6 [10-0949](#) Public Hearing and Action on Amendments to Chapter 55 (Zoning Ordinance) to Add Regulations Concerning Medical Marijuana Dispensaries and Home Occupations - Staff Recommendation: Approval

Attachments: 10-37 Briefed as Amended on 050211.pdf, Medical Marijuana Ordinance (ORD-10-37) Briefed, 10-07-10 Medical Marijuana Ordinance - CC, 10-5-10 Medical Marijuana Ordinance - CPC, 10/5/10 Medical Marijuana Staff Report -CPC, 9/21/10 Medical Marijuana Staff Report - CPC, 9-21-10 CPC Minutes, AlliancePG AA Nov 15 2010

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

10 **COMMISSION PROPOSED BUSINESS**

11 **ADJOURNMENT**

Eric Mahler, Chair
jsj