



# City of Ann Arbor

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

## Meeting Agenda City Planning Commission

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Tuesday, December 3, 2013

7:00 PM

City Hall, 301 E. Huron Street, 2nd Flr.

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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](mailto: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 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](http://www.a2gov.org)).

**1**     **CALL TO ORDER**

**2**     **ROLL CALL**

**3**     **INTRODUCTIONS**

**4**     **APPROVAL OF AGENDA**

**5**     **MINUTES OF PREVIOUS MEETING**

5-a     [13-1487](#)     October 15, 2013 City Planning Commission Meeting Minutes

5-b     [13-1488](#)     November 6, 2013 City Planning Commission Meeting Minutes

**Attachments:**    11-6-2013 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**

[13-1489](#) Various Correspondence to the City Planning Commission

**Attachments:** Calendar\_Dec13, Newspaper Notice of Proposed Land Division as published, Email from Nystuen, Email from Scott Bonney

**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**

[13-1490](#) Public Hearings Scheduled for the December 17, 2013 City Planning Commission Meeting

**Attachments:** 12-17-2013 Public Hearing Notice as Published

**9 UNFINISHED BUSINESS**

9-a [13-1491](#) Downtown Zoning Evaluation Recommendations - The Planning Commission has conducted an evaluation of the downtown zoning changes that were adopted in 2009 and will consider a set of recommendations for changes to the zoning ordinance. These recommendations will be forwarded to the City Council for its action. Background information on the evaluation project may be found at [www.a2gov.org/downtownzoning](http://www.a2gov.org/downtownzoning) <<http://www.a2gov.org/downtownzoning>>.

**Attachments:** Downtown Eval Memo 12-03-13 w Attachments

**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](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.)

- 10-a [13-1492](#) FY 2015-2020 Capital Improvements Plan (CIP) - The FY2015-2020 CIP is comprised of updated financial data for FY2015 contained in the approved FY2014-2019 CIP. Upon adoption by the City Planning Commission, the CIP becomes a supporting document for the City's master plan. The CIP is also used as the source document for the City's capital budget planning.

Attachments: CIP Staff Report w Attachments 12-03-13

**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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