



# City of Ann Arbor

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

## Meeting Agenda Planning Commission, City

---

Tuesday, June 3, 2014

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 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 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 red envelope at the home page.

**1** **CALL TO ORDER**

**2** **ROLL CALL**

**3** **INTRODUCTIONS**

**4** **APPROVAL OF AGENDA**

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

[14-0885](#) April 15, 2014, City Planning Commission Meeting Minutes

**Attachments:** 4-15-2014 CPC Meeting 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

[14-0884](#) Various Correspondences to the City Planning Commission

**Attachments:** Calendar\_June 14, Email from Black, Email from Bohm and Shields, Email from Pasquariello, Email from Pickrell, Email from Reisner, Email from Urick, Email from Woodford, Letter from Naylor-1911 Lorraine Place, Impact Summary v3 pdf 5-14-2014, Email from Larson, Letter from Clark, Letter from Kamali, Letter from Oscherwitz, Letter from Paterson, Email from Shields, Letter from VanHouweling, Email from Hauser, Email from Parker, Letter from Munzel, Letter from Oleinick, Email from Nystuen, Email from Sarosi, Email from Ricoy, Letter from Munzel-Jesuits, letter to Planning Commission, 6\_2\_14, Email from Shadigian & Jackson

**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**

[14-0887](#) Public Hearings Scheduled for the June 17, 2014 City Planning Commission Meeting

**Attachments:** 6-17-2014 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](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** [14-0888](#) **Ann Arbor Housing Commission-North Maple Rezoning and Site Plan -**  
 A proposal to rezone this 4.82 acre site located at 701 North Maple Road from R1C (Single-Family Dwelling District) to R4B (Multiple-Family Dwelling District) to redevelop the site for 42 apartments in 8 two-story buildings, for a total of 56,807 square feet of floor area. A one-story community center building will be located on the west side of the site. The site will contain 73 parking spaces, accessed from the existing curb cut on North Maple Road and a new curb cut on Dexter Avenue. As part of this project, the petitioner is requesting that portions of the undeveloped Seybold Drive right-of-way be vacated and incorporated

into the site (Ward 5) Staff Recommendation: Postponement

**Attachments:** Staff Report with Attachments 6-3-14 (SP14-008)

- 10-b [14-0889](#) Ann Arbor Jesuit Community Special Exception Use - A request to approve a "functional family" use to allow occupancy of this single-family dwelling, on this 0.22 acres site, located at 1919 Wayne Street, by up to six members of the USA Midwest Province of the Society of Jesus religious order (Ann Arbor Jesuit Community). The Zoning Ordinance defines a functional family as a group of people having a permanent and distinct relationship which is functionally equivalent to a family. The code allows for a functional family living as a single housekeeping unit to occupy a dwelling if approved by the Planning Commission as a special exception use. (Ward 2) Staff Recommendation: Approval

**Attachments:** Staff Report with Attachments 6-3-14, Citizen Participation Report 5\_19\_14 (scanned version)

- 10-c [14-0890](#) Rudolf Steiner High School Addition Special Exception Use and Site Plan - A proposal to construct a 19,780 square feet, one-story classroom and gymnasium addition to the rear of the existing classroom building on this 6.26 acre site located at 2230 Pontiac Trail. A special exception use approval is required to expand the private school building in a residential zoning district. The proposed maximum enrollment will remain unchanged at 120 students. (Ward 1) Staff Recommendation: Approval

**Attachments:** Staff Report with Attachments 06-03-14

- 10-d [14-0891](#) Research Park Lots 26-31 Rezoning and Area Plan - A request to rezone 6 vacant platted lots totaling 16.65 acres, located at 3958 Research Park Drive, from RE (Research District) to ORL (Office, Research, Limited Industrial District) to allow development of recreational, research and development uses on the properties. The Area Plan proposes a 1 story tennis facility with indoor and outdoor tennis courts and five 2-story office/research buildings with associated parking and stormwater detention facilities. Site plans will need to be submitted and approved prior to building permits being issued or any development on these parcels. (Ward 4) Staff Recommendation: Approval

**Attachments:** Staff Report with Attachments 06-03-14

- 10-e [14-0892](#) Text Amendment Regarding Outdoor Recreation Uses in Office Research Limited Industrial [ORL] District - A property owner request to amend the use restrictions for the ORL (Office Research Limited Industrial) district to revise Section 5:10.14A, Special Exception Uses, to allow for both indoor and outdoor recreational uses. Currently, only enclosed recreational facilities that have received special exception use approval from the Planning Commission are allowed in this district. The revised ordinance would delete the word "enclosed", thereby allowing "Places of recreation such as bowling alley, tennis courts, health club" if the use meets the standards of Section 5:104 of the zoning ordinance and is approved by the Planning Commission after a duly noticed public hearing. Staff Recommendation: Approval

**Attachments:** Staff Report 06-03-14

- 10-f [14-0893](#) Dusty's Collision Site Plan - A proposal to construct a one-story, 30,537

square feet automobile collision repair facility on this 3.16 acres parcel, located at 2310 South Industrial Highway. The former building on this site was demolished in 2013. Proposed site improvements include a revised parking lot, lighting and landscaping, and two driveways in the approximate location of the existing curb cuts. (Ward 4) Staff Recommendation: Approval

**Attachments:** Dusty's Collision Staff Report with Attachments 06-03-14

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

**12 COMMISSION PROPOSED BUSINESS**

**13 ADJOURNMENT**

Kirk Westphal, Chair  
mg

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)).

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