



# City of Ann Arbor

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

## Meeting Agenda Planning Commission, City

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Tuesday, March 17, 2015

7:00 PM

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

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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 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 'Subscribe to Updates' envelope on the home page.

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

**2** **ROLL CALL**

**3** **APPROVAL OF AGENDA**

**4** **INTRODUCTIONS**

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

[15-0320](#) February 18, 2015 City Planning Commission Meeting Minutes

**Attachments:** 2-18-2015 CPC Minutes with Live Links.pdf

**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

[15-0321](#) Various Correspondences to the City Planning Commission

**Attachments:** 1358 Arlington Blvd-Newspaper Notice of Proposed Land Division.pdf, Kruse comments 031115.pdf, Misc Communications re CrossFit SEU 1.pdf, Misc Communications re CrossFit SEU 2.pdf, Treat comments 030215.pdf, Handout at 3-17-2015 CPC Meeting.pdf, 3-17-2015 CPC Handout-Finkbeiner.pdf, 3-17-2015 CPC Handout-Ross.pdf

**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**

**9 UNFINISHED BUSINESS**

- 9-a [15-0261](#) **Flagstar Bank Branch Bank Site Plan and Special Exception Use for Drive-Thru Facility** - A proposal to divide a 1-acre parcel from the existing hotel site located at 3600 Plymouth Road and construct a 3,000 square foot bank with a drive-thru facility with 16 parking spaces. Special Exception Use is required for the drive-thru. (Ward 2) Staff Recommendation: Approval

**Attachments:** Flagstar Bank Staff Report with Attachments 3-17-2015.pdf

**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 [15-0322](#) **CrossFit TreeTown Special Exception Use** - A request to allow an indoor recreation facility located at 815 Wildt Street (crossfit training) as a special exception use in an existing building in the M1 (Light Manufacturing District) on this 0.62-acre site. (Ward 1) Staff Recommendation: Approval

**Attachments:** CrossFit TreeTown SEU Staff Report with Attachments.pdf

- 10-b [15-0323](#) **Busch's Fresh Food Market Landscape Modification Request** - A proposal to add the required landscaping to the east and west sides of

the 5.7-acre retail center site in lieu of adding interior parking lot landscape islands to maintain the existing number of parking spaces on the site at 2020 Green Road. (Ward 2) Staff Recommendation: Approval

**Attachments:** Busch's Landscape Staff Report with Attachments 03-17-15.pdf

10-c [15-0324](#)

Racquet Club of Ann Arbor Site Improvements Site Plan - A proposal to demolish the existing tennis building on this 8.86-acre athletic club site located at 3010 Hickory Lane and replace it with a single-story, 3,533-square foot tennis facility, construct additions to the pool building (850 square feet) and snack shack (311 square feet), and install patio and pedestrian improvements and storm water detention. (Ward 2) Staff Recommendation: Approval

**Attachments:** Ann Arbor Racquet Club Staff Report with Attachments2.pdf

10-d [15-0325](#)

The following amendments are proposed to the Zoning Map and Zoning Ordinance to implement recommendations from an evaluation of the 2009 Ann Arbor Discovering Downtown (A2D2) zoning changes:

- Rezoning of 336 East Ann Street from *D1 (Downtown Core)* to *D2 (Downtown Interface)* base zoning district;
- Rezoning of 219 North Fifth Avenue and 211 East Huron Street from *East Huron 2* to *East Huron 1* character overlay district;
- Text amendments to the *East Huron 1* character overlay district to create area, height and placement requirements for *D2 zoning*; and
- Text amendments to the *East Huron 1* character overlay district requirements for *D1 zoning* to reduce the maximum height from 150 feet to 120 feet, establish a maximum tower diagonal dimension, and establish a side setback requirement.
- Text amendments to the *East Huron 1* and *2* character overlay district, intent paragraph to describe each separately and uniquely.

**Attachments:** East Huron Character Update Staff Report with Attachments 3-17-15.pdf

**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](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.