



City of Ann Arbor

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

Meeting Agenda Planning Commission, City

Wednesday, September 7, 2016

7:00 PM

Larcom City Hall, 301 E Huron St, Second floor,
City Council Chambers

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. 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; 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

5-a [16-1301](#) August 16, 2016 City Planning Commission Meeting Minutes

Attachments: 8-16-2016 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

16-1299 Various Correspondences to the City Planning Commission

Attachments: Calendar_Sept16.pdf, Train Station Alternative Update.pdf, Email from Lev and Nolan.pdf, Email from Lipp and Lipp.pdf, Email from Meisler.pdf, Email from Scott.pdf, Email from Green.pdf, Email from Davis .pdf, Email from Eaton.pdf, Emails from Rauch.pdf, Email from Smith.pdf, Email from Smith L.pdf, Email from Christie.pdf, Email from Fuller.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****16-1300** Public Hearings Scheduled for the September 20, 2016 City Planning Commission Meeting

Attachments: 9-20-2016 PH Notice.pdf

9 **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.)

9-a **16-1277** **The State Theatre Project for Planning Commission Approval** - A proposal to construct an 88.5 by 7.7-foot addition to the south side of the existing theatre building. The addition will be approximately 2,500 square feet and will house an elevator that allows barrier free access to the upper floor screening rooms. The site, located at 225 S. State Street is zoned D1 and is in the State Street Historic District. (Ward 1) Staff Recommendation: Approval

Attachments: 225 S State St Theatre Site Plan for CPC Staff Report with Attachments.pdf

10 **UNFINISHED BUSINESS - Staff Report, Public Hearing and Commission Discussion of Each Item**

- 10-a [16-1278](#) Circle K Gas Station Site Plan for City Council Approval - A proposal to demolish the existing 2,360 sf gas station/convenience store building, relocate the gas station pump island and construct a new 4,000 sf retail building and pump island canopy on this 0.86-acre parcel located at 1420 E Stadium Blvd. Two curb cuts are proposed to be removed: one on Packard and one on Stadium. A variance is being requested from the required drive width (Ward 4). Staff Recommendation: Approval
Attachments: Circle K Staff Report with Attachments 09-7-16.pdf
- 10-b [16-1279](#) 2857 Packard Road Rezoning and Area Plan for City Council Approval - A proposal to rezone this 7.7-acre site from R1C (Single-Family) to R1E (Single-Family Zoning) with an Area Plan proposal to construct 56 detached single family homes with private streets. (Ward 3) Staff Recommendations: Approval
Attachments: Weber Area Plan Staff Report with Attachments.pdf

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

12 COMMISSION PROPOSED BUSINESS

13 ADJOURNMENT

Ken Clein, 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 Thursdays at 8:00 AM and Saturdays at 8:00 PM. Recent meetings can also be streamed online from the CTN Video On Demand page of the City's website (www.a2gov.org).

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