



City of Ann Arbor

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

Meeting Agenda City Planning Commission

Tuesday, February 5, 2019

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 INTRODUCTIONS

4 APPROVAL OF AGENDA

5 MINUTES OF PREVIOUS MEETING

5-a [19-0212](#) November 20, 2018 City Planning Commission Meeting Minutes

Attachments: 11-20-2018 CPC Draft Minutes w Live Links.pdf

5-b [19-0213](#) December 18, 2018 City Planning Commission Meeting Minutes

Attachments: 12-18-2018 CPC Draft Minutes w 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

[19-0214](#) Various Correspondences to the City Planning Commission

Attachments: Comm to CPC-1.pdf, Comm to CPC-2.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

[19-0215](#) Public Hearings Scheduled for the February 21, 2019 Planning Commission Meeting

Attachments: 2-21-2019 Notice of Public Hearing.pdf

9 REGULAR BUSINESS - Staff Report, Public Hearing and Commission Discussion of Each Item

(If an agenda item is postponed, it will most likely be rescheduled to a future date. If you would like to be notified when a postponed 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 [19-0209](#) Bristol Ridge Site Plan for City Council Approval - A proposal to combine 3 parcels (2710 - 2750 Pontiac Trail) totaling 7-acres and developing 69 townhouse dwelling units accessed from one drive off Pontiac Trail. A medium quality woodland is located on the eastern portion of the site with some disturbance. (Ward 1) Staff Recommendation: Approval

Attachments: Bristol Ridge Staff Report w Dev Agreement.pdf, Memo SP18-038 Traffic Review Final.pdf

9-b [19-0210](#) On September 4, 2018, City Council passed Resolution R-18-361 directing the Planning Commission to consider and make a recommendation on rezoning parcels on the west side of the 600 block of South Ashley Street (7 parcels, addresses 606 - 628) from C2B (Business Service) to R2A (Two-Family Dwelling).Based on the study findings staff

recommendation is denial. (Ward 5)

Attachments: Staff Report 2-5-19 (S Ashley Rezoning) w Att.pdf

- 9-c [19-0211](#) City Council recently passed Resolution R-18-361 directing the Planning Commission to consider and make a recommendation on rezoning parcels in the area of West Davis Avenue, West Hoover Avenue, Edgewood Place, Wilder Place, and South Main Street from R4C (Multiple-Family Dwelling district) to R1D and/or R1E (Single-Family Dwelling districts). Based on the study findings, 58 lots are proposed to be rezoned R1D and 4 lots are proposed to be rezoned R1E. All other lots in the study area are recommended to remain zoned R4C. (Ward 5)

Attachments: Staff Report 2-5-19 (Hoover Davis Rezoning).pdf, R4C Zoning Map.pdf

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

11 COMMISSION PROPOSED BUSINESS

12 ADJOURNMENT

Alex Milshteyn, Chairperson
/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 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.