



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 6, 2017

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 [17-1414](#) August 15, 2017 City Planning Commission Meeting Minutes

Attachments: 8-15-2017 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

17-1411 Various Correspondences to the City Planning Commission

Attachments: Sept 2017 Calendar.pdf, Newspaper Notice of Proposed Land Division.pdf, Resolution from HDC to CPC & Council re Impact Study of the Collective on Nearby HDs.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****17-1412** Public Hearings Scheduled for the September 19, 2017 City Planning Commission Meeting

Attachments: 9-19-2017 Public Hearing Notice as Published.pdf

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).

(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 **17-1247** **DTE State Street Utility Substation Planned Project Site Plan for City Council Approval** - DTE Energy is proposing to construct an expanded substation at their existing substation at 2551 South State Street. The substation will be surrounded by a masonry wall and will be landscaped. Vehicular access will be from the private drive south of the site. A Planned Project is proposed to accommodate the height of the electric towers. The petition is also proposing the removal of a number of landmark trees requiring City Council approval. Staff Recommendation: Approval

Attachments: DTE South State Staff Report for CPC Sept 9-6-2017.pdf

10-b **17-1413** **Kingsley Condominiums Revised Natural Features Plan for City Planning Commission Approval** - A request to revise the approved Natural Features Protection and Mitigation Plan (site plan SP15-033) to increase the

amount of proposed fill in a floodplain, thereby changing the final net amount of increase in floodplain capacity. The finished floor elevation of the garage level is proposed to be raised so that the entire building is considered to be outside of the 100-year floodplain. No change to the top of building elevation is proposed (the garage height has been decreased). Zoned R4D with Conditions. Staff Recommendation: Approval

Attachments: Kingsley Condo Natural Features Staff Report-CPC 9-5-17.pdf

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

12 COMMISSION PROPOSED BUSINESS

13 ADJOURNMENT

Ken Klein, 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 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).

******* BREAK *******

CITY PLANNING COMMISSION WORKING SESSION

1. Call to Order

2. [17-1410](#) Lockwood Senior Independent Living PUD Pre-Submittal Conference Submission

Attachments: Lockwood PUD Memo 8-31-17.pdf, Lockwood Memo from Petitioner with Plans.pdf

3. Public Comment

4. Adjournment