



City of Ann Arbor

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

Meeting Agenda Planning Commission, City

Wednesday, November 5, 2014

7:00 PM

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

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; 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**

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

14-1574

Various Correspondences to the City Planning Commission

Attachments: Calendar_Nov14, Letter from Bissell, Pittsfield Village Letter to Planning Commission2.docx, Email from Boynton, Email from Schulmeister, Letter from Sklar

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**

[14-1575](#) Public Hearings Scheduled for the November 18, 2014 City Planning Commission Meeting

Attachments: 11-18-2014 Public Hearing Notice as Published

9 **UNFINISHED BUSINESS**

9-a [14-1576](#) Ann Arbor Housing Commission - 3451 Platt Road East Planned Project Site Plan - A proposal to construct 32 dwelling units in 4 buildings with planned project modifications to reduce the additional side setback requirement from 28.3 feet to 25.3 feet. All existing buildings on this 3.11 acre site will be demolished. Other improvements proposed as part of this redevelopment include 56 parking spaces, a community building, and storm water management. The site was recently rezoned from R2A and R1C to R4B. (Ward 3) Staff Recommendation: Approval

Attachments: AAHC Platt East Staff Report with Attachments 11-05-14

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 [14-1577](#) 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: Postponement

Attachments: Flagstar Bank Staff Report with Attachments 11-05-14

- 10-b [14-1578](#) Pittsfield Retail Site Plan for City Council Approval - A proposal to construct one-story retail additions totaling 16,209 square feet to connect 4 existing retail buildings on this 5.5 acre site located at 3510 Washtenaw Avenue. An existing bank building on the west end of the site will be demolished. The five tax parcels will be combined into a single tax parcel. The existing parking lots and rear alley will be reconfigured, and stormwater detention facilities will be added. (Ward 3)
Staff Recommendation: Postponement
Attachments: Pittsfield Retail Staff Report with Attachments 11-05-14

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).

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.