



City of Ann Arbor

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

Meeting Agenda City Planning Commission

Tuesday, July 16, 2013

7:00 PM

City Hall, 301 E. Huron Street, 2nd Flr.

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. 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 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 red envelope at the top of the home page.

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).

1 **CALL TO ORDER**

2 **ROLL CALL**

3 **INTRODUCTIONS**

4 **APPROVAL OF AGENDA**

5 **MINUTES OF PREVIOUS MEETING**

5-a [13-0874](#) June 18, 2013 City Planning Commission Meeting Minutes

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**13-0875 Various Correspondences to the City Planning Commission**

Attachments: Email from Caruso, Email from Cronin, Email from Dunlop, Email from Keefe, Email from Parsons, Email from Robins, Email from Robins-Ann, Letter from Slovacek-Robins 070913, Email from Hubert and Slovacek with attachments, Email from Borset, TrafficGlendale_Jackson_V2-Boris

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****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 13-0877 Glacier Hills Parking Addition Amended Planned Project Site Plan for City Planning Commission Approval - A proposal to construct 31 new parking spaces along the north driveway for this senior living community located at 1200 Earhart Road. The minimum required open space of 67.5% of the 31.47 acres site will be maintained. Ward 2. Staff Recommendation: Approval**

Attachments: Glacier Hills Parking Expansion Staff Report with Attachments 07-16-13

- 10-b 13-0876 Glendale Condominiums Site Plan for City Council Approval - A proposal to construct 8 two-family dwellings and 26 parking spaces on this 2.64 acres site zoned R4B (Multiple-Family Dwelling District) located at 312 Glendale Drive. Two single-family dwellings will be demolished. Ward 5. Staff Recommendation: Postponement**

Attachments: Glendale Condominiums Staff Report with Attachments 07-16-13

- 10-c [13-0878](#) Shell Gas Station / Tim Horton's Revised PUD Zoning and PUD Site Plan for City Council Approval - A Proposal to revise the Planned Unit Development (PUD) supplemental regulations for this 1.44 acres parcel located at 2679 Ann Arbor Saline Road, to allow drive-thru restaurant uses and to construct a 109 square foot drive-thru window addition and access driveway on the north side of the existing building. Ward 4. Staff Recommendation: Approval

Attachments: Shell PUD Drive Thru Staff Report with Attachments

- 10-d [13-0881](#) Approval of Bylaws

Attachments: BylawsMemo_07-16-13, Draft Revisions on Final CPC Bylaws 07-16-13

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

12 COMMISSION PROPOSED BUSINESS

13 ADJOURNMENT

Kirk Westphal, Chair
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