



City of Ann Arbor

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

Meeting Agenda City Planning Commission

Tuesday, May 21, 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 forty-eight (48) hours 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 **APPROVAL OF AGENDA**

4 **INTRODUCTIONS**

ROLL CALL

5 **MINUTES OF PREVIOUS MEETING**

5-a [13-0607](#) March 19, 2013 City Planning Commission Meeting Minutes

Attachments: 3-19-2013 CPC Minutes with Live Links.pdf

5-b [13-0608](#) April 2, 2013 City Planning Commission Meeting Minutes

Attachments: 4-2-2013 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

13-0609 Various Correspondence to the City Planning Commission

Attachments: 5-21-2013 Newspaper Notice of Proposed Land Division.pdf, Letter on State Street Study 4-26-13.pdf, Email from Schankler.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**

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 13-0610 Master Plan Review - The Planning Commission is seeking comments about elements that should be studied for possible change or new elements that should be added to the master plan. This information is important to the Planning Commission in setting its work program for the upcoming fiscal year. The adopted plan elements can be found on the City's website, www.a2gov.org/planning <<http://www.a2gov.org/planning>> Staff Recommendation: Postponement

Attachments: Master Plan Review PH 05-21-13 with Attach.pdf

- 9-b 13-0611 Master Plan Amendment: South State Street Corridor Plan - A proposal to update land use and transportation recommendations for the South

State Street Corridor from Stimson Street to Ellsworth Road. The draft plan includes goals, actions and recommendations to improve land use and transportation systems. Once approved by City Council, the plan will be incorporated as part of the City of Ann Arbor Master Plan: Land Use Element.

Attachments: South State Street Staff Report 05-16-13 w Attachment.pdf

- 9-c [13-0615](#) **Capital Investments Rezoning for City Council Approval** - A request to rezone this 2.24 acre parcel located at 2271 South State Street from M1 (Limited Industrial District) to M1A (Limited Light Industrial District) to allow for an automobile sales use. The petitioner has requested a waiver of the area plan requirement because no new construction is proposed. Ward 4. Staff Recommendation: Rezoning - Denial, Waiver of Area Plan - Approval.

Attachments: Capital Investments Rezoning Staff Report with Attachments5-21-2013.pdf

- 9-d [13-0613](#) **401-403 North Fourth Rezoning and Site Plan for City Council Approval** - A proposal to rezone this 0.18 acre site from PUD (Planned Unit Development) to D2 (Downtown Interface) /Kerrytown Character and construct a three-story, two-unit residential building with 24 parking spaces, 4 of which will be in garages under the building. A modification from the parking lot interior landscaping requirement is being requested. Ward 1. Staff Recommendation: Approval

Attachments: 401-403 N Fourth and 414 N Main Staff Report with Attachments-Revised.pdf

- 9-e [13-0614](#) **414 North Main Rezoning and Site Plan for City Council Approval** - A proposal to rezone this 0.57 site from PUD to D2 (Downtown Interface)/Kerrytown Character and from "Front Yard" frontage to "Secondary" frontage and construct a four-story, 16 unit residential building with 56 parking spaces, 19 of which will be in a basement garage. An interior landscaping modification from the parking lot requirement is being requested. Ward 1. Staff Recommendation: Approval

Attachments: 401-403 N Fourth and 414 N Main Staff Report with Attachments-Revised.pdf

- 9-f [13-0616](#) **July 2013 - June 2014 City Planning Commission Meeting Schedule**

Attachments: Draft 2013-2014 CPC Meeting and Petition Review Schedule.pdf

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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