



City of Ann Arbor

100 N. Fifth Avenue
Ann Arbor, MI 48104
<http://a2gov.legistar.com/Calendar.aspx>

Meeting Agenda City Planning Commission

Tuesday, December 21, 2010

7:00 PM

G. C. Larcom, Jr. Municipal Bldg. 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. Accommodations, including sign language interpreters, may be arranged by contacting the City Clerk's Office at 734-794-6140 (V/TDD) at least 24 hours in advance. 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 5th 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 **MINUTES OF PREVIOUS MEETINGS**
- 5 **APPROVAL OF AGENDA**
- 6 **REPORTS FROM CITY ADMINISTRATION, CITY COUNCIL, PLANNING MANAGER, PLANNING COMMISSION OFFICERS AND COMMITTEES, WRITTEN COMMUNICATIONS AND PETITIONS**
 - a **City Administration**
 - b **City Council**
 - c **Planning Manager**

d Planning Commission Officers and Committees**e Written Communications and Petitions**

- e-1 [10-1303](#) Communication from University Bank Employees to City Planning Commission

Attachments: Letter from University Bank Employees to CPC

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

- 8-1 [10-1317](#) 1-4-11 Public Hearing Notice: FY2012-2017 Capital Improvements Plan (CIP).

Attachments: 1-4-11 Public Hearing Notice

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.)

- 9-1 [09-1234](#) Public Hearing and Action on Arbor Dog Daycare Special Exception Use, 6.46 acres, 2856 South Main Street. A request to amend the approved special exception use to increase the total floor area from 3,200 square feet to a maximum of 8,800 square feet, to add five parking spaces for a total of 13 spaces, to extend the hours of operation, and to allow a maximum of 125 dogs on site and a maximum of 20 dogs outside at any one time. [Postponed at 12/5/09 Meeting] - Staff Recommendation: Approval

Attachments: 12-21-10 Arbor Dog Daycare SEU Staff Report, 10/19/10 Arbor Dog DayCare SEU Staff Report, Petitioner Letter re Arbor Dog Daycare [10/15/10], 9/21/10 Arbor Dog DayCare SEU Staff Report

- 9-2 [10-1300](#) Brush and Frey Annexation and Zoning - A request to annex the 1.1-acre parcel at 2437 Newport Road into the City and zone it for single-family residential use - Staff Recommendation: Approval

Attachments: Brush-Frey Staff Report w/Attachments

- 9-3 [10-1301](#) Allen Creek Preschool Special Exception Use and Site Plan - A proposal to demolish the existing preschool building and construct a new 1,101 sq ft preschool building in a residentially zoned district on the 0.26-acre parcel at 1515 Franklin Street. The preschool will continue to operate with a maximum of 8-parent-child pairs in attendance with hours of operation remaining from 7:00 am to 5:00 pm Monday through Friday - Staff Recommendation: Approval

Attachments: Allen Creek Preschool Staff Report w Attachments 12-21-10

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

11 **COMMISSION PROPOSED BUSINESS**

12 **ADJOURNMENT**

Eric Mahler, Chair
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