



# City of Ann Arbor

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

## Meeting Agenda Planning Commission, City

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Tuesday, March 15, 2016

7:00 PM

Larcom City Hall, 301 E Huron St, Second floor,  
City Council Chambers

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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](mailto: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 made with less than two business days notice may not be able to be accommodated. 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 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](http://www.a2gov.org)).

- 1 CALL TO ORDER
- 2 ROLL CALL
- 5 APPROVAL OF AGENDA
- 3 INTRODUCTIONS
- 4 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****16-0373 Various Correspondences to the City Planning Commission**

(Planning and Development Services)

**Attachments:** Dascola letter.pdf, Email from Margolis.pdf, Fingerle letter.pdf, Iftkhar letter.pdf, Kaylor letter.pdf, Kinsey letter.pdf, Masters letter.pdf, OUTLINE OF NEIGHBORHOOD CONCERNS.pdf, Smith letter.pdf, Statement to Support an Alternative Redevelopment Plan for the Circle K gas station \_2\_.pdf, Wigginton letter.pdf, Email from Lubeck.pdf, Email from Macklin Smith.pdf, Email from Donna.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****16-0374 Public Hearings Scheduled for April 5, 2016 Planning Commission Meeting**

(Planning and Development Services)

**Attachments:** 4-5-2016 PH Notice.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 [16-0375](#) Liberty Flats Apartments Site Plan for City Council Approval - A proposed site plan for 68 apartment units in six three-story buildings and 136 vehicle parking spaces in garages, carports and surface lots at 2658 W. Liberty Street. The 4.7-acre site is currently vacant and zoned R4B (Multiple-Family Dwelling). (Ward 5)  
(Planning and Development Services)  
**Attachments:** Staff Report Liberty Flats for 3-15-2016.pdf, Attachment A Zoning Map.pdf, Attachment B Aerial Photo.pdf, Attachment C Site Plan.pdf, Attachment D Draft DevAgmt 3-11-16.pdf, Attachment E CP Report.pdf
- 10-b [16-0376](#) New Life Church Special Exception Use and Parking Improvements - New Life Church is seeking special exception to convert a single-family residence at 1547 Washtenaw Avenue into church offices, meeting space, and a caretakers suite in association with the adjacent New Life Church at 1541 Washtenaw. The applicant proposes to add eight (8) parking spaces along the shared property line. The Site Plan approval is conditioned on Historic District Commission approval. (Ward 2)  
(Planning and Development Services)  
**Attachments:** New Life Church SEU SP Staff Report.pdf, 1547 Washtenaw Ave Zoning Map.pdf, 1547 Washtenaw Ave Aerial Map.pdf, NEW LIFE CHURCH SP.pdf, NEW LIFE CHURCH Landscape Plan.pdf
- 10-c [16-0377](#) Circle K Gas Station Site Plan for City Council Approval - A proposal to demolish the existing 2,360-square foot gas station/convenience store building, relocate the gas station pump island and construct a new 3,394-square foot retail building and pump island canopy on this 0.86 acre parcel. Two curb cuts are proposed to be removed: one on Packard and one on Stadium. A landscape modification is being requested. (Ward 4)  
(Planning and Development Services)  
**Attachments:** Circle K Staff Report 03-15-16.pdf, 1420 E Stadium Blvd Zoning Map.pdf, 1420 E Stadium Blvd Aerial Map.pdf, Circle K SITE plan.pdf, Circle K LANDSCAPE plan.pdf, Circle K ELEVATIONS.pdf, Circle K PHOTOMETRIC plan.pdf
- 10-d [16-0378](#) Zoller Building Site Plan for City Council Approval - A proposed development of a new 44,000 square foot building of office, warehouse, and garage uses on vacant site at 3900 and 3928 Research Park Drive. The site is adjacent to Mallets Creek and a portion of the site lies in the flood zone. (Ward 4)  
(Planning and Development Services)  
**Attachments:** Zoller Staff Report 03-15-16.pdf, 3900 and 3928 Research Park Dr Zoning Map.pdf, 3900 and 3928 Research Park Dr Aerial Map.pdf, Zoller SITE PLAN 3900 Research park.pdf, Zoller LANDSCAPE PLAN 3900 Research park.pdf, Zoller ELEVATIONS 3900 Research park.pdf

**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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