



City of Ann Arbor

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

Meeting Agenda City Planning Commission

Tuesday, December 15, 2020

7:00 PM

Electronic Meeting

This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at a2gov.org/watchCTN

To speak at public comment call 206-337-9723 or 213-338-8477 or Toll Free 877-853-5247 or 888-788-0099 Enter Meeting ID: 995 7768 1361

1. CALL TO ORDER

2. ROLL CALL

3. INTRODUCTIONS

4. APPROVAL OF AGENDA

5. MINUTES OF PREVIOUS MEETING

5-a. [20-1803](#) November 17, 2020 City Planning Commission Meeting Minutes

Attachments: 11-17-2020 CPC Minutes w Links.pdf

5-b. [20-1977](#) December 1, 2020 City Planning Commission Meeting Minutes

Attachments: 12-1-2020 CPC Minutes w 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

[20-1979](#) Various Communication to the City Planning Commission

Attachments: COMM 1.pdf, COMM 2.pdf, Master Plan Intent to Amend Notice 12.15.2020.pdf

7. PUBLIC COMMENT/PUBLIC 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-a. [20-1985](#) Public Hearings Scheduled for Tuesday, January 5, 2021 Planning Commission Meeting

9. REGULAR BUSINESS

- 9-a. [20-1980](#) St. Francis of Assisi (2150 Frieze Ave) for Planning Commission Approval - A proposal to construct a 2-story, 14,500-square foot parish addition on this 10.6-acre site zoned R1B (Single-Family Residential) in which church uses and expansions require Special Exception Use approval in a residential district. A landscape modification from installing the required parking lot bioretention is also requested. Staff Recommendation: Approval

Attachments: St Francis SP-SEU Rpt w Attach12-15-2020.pdf, St Francis Site Plan.pdf

- 9-b. [20-1981](#) 416 W Huron Parking Lot Pavement Improvements Site Plan for Planning Commission Approval - A proposal to re-construct existing parking lot, adding storm water controls and landscaping subject to restrictions due to the Allens Creek Drain easement. Parking space count will decrease from 96 to 72 spaces, 4 new bicycle spaces will be provided on this 0.81-acre site zoned D2 (Downtown Interface). The petition includes two Landscape Modification requests. A request to waive the requirement for trees in interior landscape islands and two right-of-way screening trees due to restrictions of the Allens Creek Drainage Easement. A variance is also required to waive the requirements for two street trees due to the Allens Creek Drainage Easement. Staff Recommendation: Approval

Attachments: 416 W Huron Staff Report w Attach12-15-2020.pdf, 416 W Huron Site Plan.pdf

- 9-c. [20-1982](#) Lewis Jewelers Retail Plaza Site Plan for City Council Approval and Special Exception Use for Planning Commission Approval - A request to redevelop 300 S. Maple, a 1.98-acre site zoned C3 (Fringe Commercial). Plans include demolishing the previous restaurant building and constructing a new 24,520-square foot retail building. Request includes a special exception use application for a drive-through facility. Staff Recommendation: Postponement

Attachments: Lewis Jewelers Staff Report w Attach12-15-2020.pdf, Lewis Jewelers Rev Site Plan.pdf

10. OTHER BUSINESS

10-a. [20-1983](#) Site Plan Review Thresholds

Attachments: Site Plan Review Standards Resolution.pdf

10-b. [20-1984](#) C1A & C1A/R Communications Update

Attachments: C1A and C1AR - CPC Update to City Council.pdf

11. PUBLIC COMMENT/PUBLIC PARTICIPATION (Persons may speak for three minutes on any item.)

12. COMMISSION PROPOSED BUSINESS

13. ADJOURNMENT

Sarah Mills, Chairperson
/mg

eComments for the Commission may be left via our Legistar calendar page (column to the very right)
<http://a2gov.legistar.com/Calendar.aspx>

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. 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 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>). 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.

(If an agenda item is postponed, it will most likely be rescheduled to a future date. If you would like to be notified when a postponed agenda item will appear on a future agenda please contact Planning staff. 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. 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.)

These meetings are typically broadcast on Ann Arbor Community Television Network Comcast 16 / AT&T 99 live at 7:00 p.m. on the first and third Tuesdays of the month and replayed the following Saturdays at 8:00 PM. Recent meetings can also be streamed online from the CTN Video On Demand page of the City's website <https://a2gov.org/watchctn> . The complete record of this meeting is available in video format at <https://a2gov.org/watchctn>, or is available for a nominal fee by contacting CTN at (734) 794-6150