



# 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 18, 2014

7:00 PM

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

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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. 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](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 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](http://www.a2gov.org)).

**1**     **CALL TO ORDER**

**2**     **ROLL CALL**

**3**     **INTRODUCTIONS**

**4**     **APPROVAL OF AGENDA**

**5**     **MINUTES OF PREVIOUS MEETING**

5-a     [14-0479](#)     January 23, 2014, City Planning Commission Meeting Minutes

**Attachments:**     1-23-2014 CPC Minutes with Live Links

5-b     [14-0480](#)     February 20, 2014, City Planning Commission Meeting Minutes

**Attachments:**     2-20-2014 CPC Minutes with Live Links

**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**

[14-0477](#) Various Correspondences to the City Planning Commission

**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**

[14-0478](#) Public Hearings Scheduled for the April 1, 2014 City Planning Commission Meeting

**Attachments:** 4-1-2014 Public Hearing Notice as Published

**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](http://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** [14-0472](#) **Belle Tire Right-of-Way Vacation for City Council Approval** - A request to vacate an approximately 7-foot wide by 157-foot long parcel of the West Ellsworth Road right-of-way adjacent to 3975 South State Street and 590 West Ellsworth Road and replace it with an easement for non-motorized use over the same parcel. (Ward 4) Staff Recommendation: Approval

**Attachments:** Belle Tire ROW Vacation Staff Report with Attachments-Reduced

- 10-b** [14-0473](#) **278-280 Collingwood Office Site Plan for City Council Approval** - A proposal to remove the existing second floor of this office building and

construct a 2,451 square foot full second floor for office use on this 0.27 acre site. A curb cut on the north side of the building will be removed. (Ward 5). Staff Recommendation: Approval

**Attachments:** 278-280 Collingwood Staff Report with Attachments-Reduced, 278-280 Collingwood Updated Staff Report 03-18-14, 278 Collingwood Landscape Site Plan 3-17-14

- 10-c [14-0474](#) State Street Shell Station/Drive-Thru Restaurant Site Plan for City Council Approval - A proposal to demolish the existing convenience store building and car wash for this gasoline filling station located at 2991 South State Street and construct a 4,250 square foot convenience store building with drive-thru restaurant on the east side of this 0.73 acre site. The existing gas pump island and canopy will be modified as part of the changes, and underground storm water detention facilities will be added. No changes to the curb cuts are proposed. (Ward 4) Staff Recommendation: Approval

**Attachments:** 2991 State Shell Staff Report with Attachments-Reduced

- 10-d [14-0475](#) Resolution Regarding Sale of the Library Lot

**Attachments:** FinalDraft\_LibraryLot\_CPC\_Resolution

- 10-e [14-0476](#) Resolution Regarding Edwards Brothers Property

**Attachments:** FinalDraft\_EdwardsBros\_CPC\_Resolution

**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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