



City of Ann Arbor

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

Meeting Agenda Planning Commission, City

Tuesday, December 2, 2014

7:00 PM

Washtenaw County Building, 220 N. Main St.,
board room

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; 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 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>) 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 'Subscribe to Updates' envelope on the home page.

1 **CALL TO ORDER**

2 **ROLL CALL**

3 **APPROVAL OF AGENDA**

4 **INTRODUCTIONS**

5 **MINUTES OF PREVIOUS MEETING**

[14-1704](#) November 5, 2014 City Planning Commission Meeting Minutes

Attachments: 11-5-2014 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

14-1705 Various Correspondences to the City Planning Commission

Attachments: Project Petition Pg1-2, Email from Timmer and Timmer, Email from Stuenkel, Email from Sparklin, Email from Parnes, Email from Martin, Email from Manz, Email from Kalousdian-11-25-2014, Email from Kalousdian to CPC, Email from Johnson, Email from Horler, Email from Higgins, Email from Dixon-7-23-2014, Email from Dixon, Email from Conen, Email from Hanway, 22250 Dixon letter2, 22250 Dixon letter, Email from Timmer and Timmer 2, Email from Macks, Support for regional detention - ltr to CPC, Email from Dixon-12-24-2014, Email from Mermelstein with attachments, Emails from Hebert and Timmer

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 PLANNING COMMISSION MEETING****14-1706** Public Hearings Scheduled for the December 16, 2014 City Planning Commission Meeting

Attachments: 12-16-2014 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.)

(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 **14-1707** **221 Felch Street Rezoning and Area Plan** - A request to rezone this 2 acres site from M1 (Industrial) to R4D (Multiple-Family Residential) and a proposed area plan for the potential redevelopment of this site if rezoned. All existing structures in the floodway may be removed and a 51-unit apartment building with covered and surface parking, as well as all other required site improvements, may be developed. (Ward 1) Staff Recommendation: Postponement

Attachments: 221 Felch Area Plan Staff Report with Attachments12-02-14

- 10-b [14-1708](#) 2250 Ann Arbor-Saline Road Annexation, Zoning and Site Plan - A proposal to annex this vacant 5.34 acre parcel from Pittsfield Township, zone it R4B (Multiple-Family Dwelling District) and construct one building containing 75 dwelling units, exercise room, community room and indoor pool. The units will be a mix of one (20), two (53) and three (2) bedroom units. The proposal includes constructing 84 exterior parking spaces and 70 parking spaces under the structure. A storm water detention basin will be located in the rear of the site. The basin will be oversized to accommodate additional offsite water runoff from the north. (Ward 4) Staff Recommendation: Approval

Attachments: 2250 Ann Arbor Saline Staff Report with Attachments12-02-14, Zoning Application, 2250 Ann Arbor Saline DevelopmentAgreement

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

12 COMMISSION PROPOSED BUSINESS

13 ADJOURNMENT

Wendy Woods, Chair
mg

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).

The complete record of this meeting is available in video format at www.a2gov.org/ctn, or is available for a nominal fee by contacting CTN at (734) 794-6150.