



# 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, June 21, 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. 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 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**

**4-a** Resolutions of Appreciation

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

**5-a** [16-0917](#) May 17, 2016 City Planning Commission Minutes with Live Links

**Attachments:** 5-17-2016 CPC Minutes with 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**

[16-0918](#) Various Correspondences to the City Planning Commission

**Attachments:** Email from Evangelist.pdf, Email from Kallunki.pdf, Email from Homel.pdf, Woodcreek Homeowner's Association Position Statement, SPVPlanningCommissionStatement6212016, Email from Tan, Email from Mattiello, Email from Plona, Email from Kaplan, Email from Gerdes, Sierra Club comments to CPC.pdf, Email from VanNewkirk.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**

**9 UNFINISHED BUSINESS - Staff Report, Public Hearing and Commission Discussion of Each Item**

9-a [16-0919](#) Balfour Senior Housing Facility (2830-2874 South Main Street) Site Plan for City Council Approval - A proposal to construct a 4-story senior living facility totaling approximately 188,000 - square feet (154 total rooms), 74 parking spaces are proposed below grade with 61 surface parking spaces. A landscape modification and wetland use permit have been submitted as part of this proposal. Ward 4. Staff Recommendation: Approval

**Attachments:** Balfour Revised Staff Report with Attachments - 6-21-16.pdf

9-b [16-0920](#) South Pond Village Site Condominium Site Plan for City Council Approval - A proposal to develop 73 single-family site condominium lots on this 36.2 acre parcel located at 3850 E. Huron River Drive, zoned R1B (Single-Family Dwelling District). The site will contain public streets and be accessed from Chalmers with a new public street connection to Algebe Way. A one-acre public park will be dedicated in the center of the site. The northern 12.3 acres of the site will be divided off from the total parcel size of 48.5 acres. Ward 2. Staff Recommendation: Approval

**Attachments:** South Pond Staff Report with Attachments 6-21-16.pdf, Woodcreek Homeowner's Association Position Statement.docx, Posed Site Plan for South Pond Village .htm

**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 [16-0921](#) Master Plan Review Discussion - Once a year, the Ann Arbor City Planning Commission and Planning & Development Services Unit review the City Master Plan. The City Master Plan is a collection of plans, or "elements," that work together to describe a vision for the City's future and guide decisions about its land use, transportation, infrastructure, environment, housing, and public facilities. The adopted plan elements can be found on the City's website at [www.a2gov.org/masterplan](http://www.a2gov.org/masterplan) <<http://www.a2gov.org/masterplan>>. As part of its annual review, the Planning Commission is seeking comments about the City Master Plan, including elements that should be studied for possible change or new elements that should be added to the master plan. This information is important to the Planning Commission in setting its work program for the upcoming fiscal year. Staff Recommendation: Approval

**Attachments:** Master Plan Review Memo PH 6-7-16.pdf

- 10-b [16-0922](#) Discussion of City Planning Commission/Staff FY2016-2017 Work Program

**Attachments:** CPC Work Program Memo 6-21-16 with Attachments.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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