



City of Ann Arbor

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

Meeting Agenda City Planning Commission

Wednesday, November 6, 2013

7:00 PM

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

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; 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 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).

1 CALL TO ORDER

2 ROLL CALL

3 INTRODUCTIONS

4 APPROVAL OF AGENDA

5 MINUTES OF PREVIOUS MEETING

5-a [13-1121](#) July 16, 2013 City Planning Commission Meeting Minutes

Attachments: 7-16-2013 CPC Meeting Minutes with Live Links

5-b [13-1360](#) September 10, 2013 City Planning Commission Meeting Minutes

Attachments: 9-10-2013 CPC Minutes with Live Links

5-c [13-1361](#) September 17, 2013 City Planning Commission Meeting Minutes

Attachments: 9-17-2013 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

[13-1362](#) Various Correspondences to the City Planning Commission

Attachments: Calendar_Nov13, Email from Lucas, Email from Ritter

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

[13-1363](#) Public Hearings Scheduled for the November 19, 2013 City Planning Commission Meeting

Attachments: 11-19-2013 Public Hearing Notice

9 UNFINISHED BUSINESS

- 9-a [13-1364](#) Traverwood Apartments Rezoning, Site Plan and Wetland Use Permit for City Council Approval - A proposal to rezone a vacant 3.88 acre parcel at the rear of 2025 Traverwood from ORL (Office, Research, Limited Industrial District) to R4D (Multiple-Family Dwelling District) and attach it to the adjacent 15.94 acres parcel to create a 19.82 acres development parcel. A proposal to construct 216 one and two-bedroom apartments in 16 buildings, accessed by two new driveways from Traverwood Drive. A total of 152 structured parking spaces and 184 exterior spaces will be provided. A community building, pool and play areas will also be provided. A wetland use permit is requested to allow disturbance of three small wetlands, totaling 0.27 acres. (Ward 1) Staff Recommendation: Approval

Attachments: Traverwood Apartments Staff Report with Attachments11-06-13

- 9-b [13-1365](#) Downtown Zoning Evaluation Recommendations - The Planning Commission has conducted an evaluation of the downtown zoning changes that were adopted in 2009 and will consider a set of recommendations for changes to the zoning ordinance. These recommendations will be forwarded to the City Council for its action. Background information on the evaluation project may be found at www.a2gov.org/downtownzoning <<http://www.a2gov.org/downtownzoning>>.

Attachments: Downtown Eval Memo 10-15-13 w Attachments

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 [13-1366](#) Amendment to City Planning Commission Bylaws

Attachments: Bylaws Amendment Intro 11-06-13

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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