



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 17, 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 on 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**

[13-1487](#)

October 15, 2013 City Planning Commission Meeting Minutes

Attachments: 10-15-2013 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

[13-1542](#) Various Correspondences to the City Planning Commission

Attachments: Email from Oney

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

9-a [13-1543](#) Germain Motors Site Plan for City Council Approval - A proposal to construct single-story additions totaling 11,306 square feet, to two of the three auto dealership buildings on this 9.78 acres site located at 2575 South State Street. The existing parking lot is proposed to be expanded to provide 224 additional vehicle inventory parking spaces. A modification of the landscape requirements (Chapter 62) is proposed, in addition to variances from the Off-Street Parking Ordinance (Chapter 59). Ward 4. Staff Recommendation: Approval

Attachments: Germain Staff Report with Attachments 12-17-13

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 [13-1544](#) 1643 & 1645 South State Street, Hoffman Rezoning for City Council Approval - A proposal to rezone 2 parcels; 1643 South State Street (0.30 acre) and 1645 South State Street (0.22 acres) from TWP (Township District) to C1 (Local Business District). Ward 4. Staff Recommendation: Approval

Attachments: Hofmann City Zoning Staff Report with Attachments

- 10-b** [13-1545](#) **624 Church Revised Site Plan for City Council Approval** - This revised site plan petition proposes to incorporate an additional parcel into the previously approved 624 Church Site Plan. Two buildings, 624 Church and 1117 Willard, are proposed to be demolished, and a 116,167 square foot, 13-story residential building is proposed to be constructed adjacent to and over the building at 618 Church. At the street level, a covered patio/courtyard is proposed between the existing Pizza House restaurant and the proposed residential lobby and management office, which will be extend to the Willard Street corner. Floors 2 through 13 will contain 122 dwelling units with a total of 232 bedrooms. The proposed building will be located approximately 10 foot 3 inches from the western property line; the previous proposed addition had no set-back from the western property line. A one-way drive providing access to 5 on-site parking spaces is proposed at the rear of the site. The petitioner is requesting that the remaining 48 required vehicle parking spaces be provided through permits in the Forest Street Parking Structure. (0.45 acres) Ward 3. Staff Recommendation: Approval

Attachments: 624 Church Staff Report 12-17-13 with 5 Attachments, 624 Church Site Plan-reduced pdf, 624 Church Elevations-reduced pdf, 624 Church Outdoor Dining plan-reduced pdf, 624 Church Development Agreement Draft 12-11-13

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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