



# 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 17, 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**

**5 APPROVAL OF AGENDA**

**4 MINUTES OF PREVIOUS MEETINGS**

[14-0962](#) May 6, 2014, City Planning Commission Meeting Minutes

**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****14-0963** Various Correspondences to the City Planning Commission

**Attachments:** From Hall to Planning Commission Memo 6 17 14, Email and Attachment from Reim, Memo from Reim on Points, Memo from Reim on Precedence, Email from Bailey, Email from Bemish, Email from Black, Email from Bornstein, Email from Brinkman, Email from Busse, Email from Cervenka, Email from Chandler, Email from Cornish, Email from Dickinson, Email from Dumler, Email from Eiler, Email from Firlirk, Email from Garetz, Email from Gargaro, Email from Grossman, Email from Hauser and Huntzicker, Email from Hirsch, Email from Huntzicker, Email from J Busse, Email from Johnson, Email from King, Email from Kotre, Email from Kromis, Email from L Paterson, Email from L Schwartz, Email from L. Schwartz, Email from Macks, Email from Masini, Email from McDonough, Email from McGuire, Email from Mich, Email from O Donnell, Email from Parker, Email from Pasquariello, Email from Patton, Email from Peters, Email from Pritts, Email from Ryan, Email from Saint, Email from Sfeir-Younis, Email from St Antoine, Email from Urbaniak, Email from Vasher, Email From Woodford, Letter from Morel-Oxbridge Neighhd Assoc, Letter from Munzel, Letter from Paterson, Email from Bramson, Email from Burck, Email from Constantinides (Noise Ordinance), Email from DSouza, Email from Galler, Email from Goyanes, Email from Heikkinen, Email from Hernandez, Email from Johannes, Email from Johnson, Email from Jordan, Email from Kehoe, Email from Kollman, Email from Kvicala (North Maple Estates), Email from Laurance, Email from Levine, Email from Nagourney, Email from Nolter-Urick, Email from Ong, Email from Peterson, Email from Skinnner, Email from Woodford E, Email from Youssef, Letter from Kamali, Letter from Shadigian-Jackson, Letter from Vaughan, Letter from Ziske, Jesuits Ltr to K McDonald 6\_13\_14, CPC 6-17-2014 handout from Kamali

**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 MEETING****14-0964** Public Hearings Scheduled for the July 1, 2014 City Planning Commission Meeting

**Attachments:** 7-1-2014 Public Hearing Notice as Published

**9 UNFINISHED BUSINESS****9-a 14-0965** Reconsideration of a request to approve a "functional family" use to allow occupancy of the single-family dwelling at 1919 Wayne Street by up to six members of the USA Midwest Province of the Society of Jesus religious order (Ann Arbor Jesuit Community). The Zoning Ordinance defines a functional family as a group of people having a permanent and distinct relationship which is functionally equivalent to a family. The code allows for a functional family living as a single housekeeping unit to occupy a dwelling if approved by the Planning Commission as a special

exception use. 0.22 acres. (Ward 2) Staff recommendation: Approval

**Attachments:** Staff Report with Attachments 6-17-14 SEU14-006

- 9-b [14-0966](#) **Ann Arbor Housing Commission-North Maple Rezoning and Site Plan** - A proposal to rezone this 4.82 acre site located at 701 North Maple Road from R1C (Single-Family Dwelling District) to R4B (Multiple-Family Dwelling District) to redevelop the site for 42 apartments in 8 two-story buildings, for a total of 56,807 square feet of floor area. A one-story community center building will be located on the west side of the site. The site will contain 73 parking spaces, accessed from the existing curb cut on North Maple Road and a new curb cut on Dexter Avenue. Twenty existing single-family dwellings on the site will be demolished. (Ward 5) Staff Recommendation: Approval

**Attachments:** Staff Report with Attachments 6-17-14 (SP14-008), Letter from Laura Fisher

**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 [14-0967](#) **Seybold Drive Street Vacation** - A request to vacate all that part of Seybold Drive extending northerly 325' from the centerline of Dexter-Ann Arbor Road, together with the southerly portion of Vine Court (formerly known as Seybold Drive) beginning at a point 260 LF south of the centerline of Hollywood Drive extending 120 LF to the south. (Ward 5) Staff Recommendation: Approval

**Attachments:** Staff Report with Attachments 6-17-14 (SP14-008)

- 10-b [14-0968](#) **State Street Village Rezoning and Site Plan** - A proposal to combine the parcels at 2221 and 2223 South State Street and rezone the east portion of the site from M1 (Limited Industrial) to O (Office District) to match the western portion of the site. The petitioner proposes to construct a management office with two apartments adjacent to South State Street and two apartment buildings containing a total of 78 units at the rear of the site. Two existing warehouse buildings on this 5.26 acres

site will be demolished. (Ward 4) Staff Recommendation: Approval

**Attachments:** State St Village Staff Report with Attachments7-16-2014

- 10-c [14-0969](#) 2625 Jackson Drive-Thru Site Plan and Special Exception Use - A proposal to demolish the existing gas station and remove the gas pumps on this 0.55 acre site and construct a single story retail center totaling 5,000 square feet with a drive thru facility. (Ward 5) Staff Recommendation: Approval

**Attachments:** 2625 Jackson Drive-Thru Staff Report with Attachments

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