



City of Ann Arbor

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

Meeting Agenda Planning Commission, City

Tuesday, July 1, 2014

7:00 PM

City Hall, 301 E. Huron St., 2nd Fl.

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 red envelope at the home page.

1 **CALL TO ORDER**

2 **ROLL CALL**

3 **INTRODUCTIONS**

4 **MINUTES OF PREVIOUS MEETING**

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

Attachments: 5-6-2014 CPC Approved Minutes with Live Links-Amended

5 **APPROVAL OF AGENDA**

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

[14-1001](#) Various Correspondences to the City Planning Commission

Attachments: AA Jesuit Community - Email from Dan Reim, July 2014 Community Meeting Calendar, AA Jesuit Community - Email from Ellen Vaughan, AA Jesuit Community - Email from Susan Davenport-Geer, Glendale - Compiled Comments from July 2013, Glendale - Email from Charles Dunlop, Glendale - Email from Diane Robins, Glendale - Email from Ian Hubert, Glendale - Email from Lynn Borset, Glendale - Email from Vince Caruso, Glendale - Letter from Sierra Club, Glendale - Email from Priscilla Parker, Combined Handouts at 7-1-2014 CPC Mtg

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

14-1000 Public Hearings Scheduled for the July 15, 2014 City Planning Commission Meeting

Attachments: 7-15-2014 Public Hearing Notice

9 UNFINISHED BUSINESS

9-a **14-1003** The Mark Condominiums Site Plan - A proposal to demolish the existing carwash building on this 0.25 acre site and construct a 11,910 square foot, three-story, 7-unit residential building with garages below. The property is located in the Old West Side Historic District and received a Certificate of Appropriateness for the proposal on March 13, 2014. (Ward 5). Staff Recommendation: Approval

Attachments: The Mark Staff Report 07-01-14

9-b **14-1002** Glendale Condominiums Site Plan - A proposal to construct six two-family dwellings (22,500 sf total) and 36 parking spaces (12 in garages) on this 2.64 acre site zoned R4B (Multiple-Family Dwelling District). Two single-family dwellings will be demolished. (Ward 5) Staff Recommendation: Approval

Attachments: Glendale Condominiums Staff Report 07-01-14

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 [14-1004](#) Delta Chi Fraternity Site Plan and Special Exception Use - A proposal to demolish the existing fraternity chapter house on this 0.71 acre site located at 1705 Hill Street and construct a new 12,760 square foot, three-story chapter house. The occupancy is proposed to increase from 23 to 34 persons, which includes a resident manager. The existing driveway and parking lot will be relocated to the west side of the parcel, accessed from Hill Street. (Ward 2) Staff Recommendation: Approval
Attachments: Delta Chi Staff Report 07-01-14

- 10-b [14-1005](#) Gift of Life Rezoning and Addition Site Plan - The Gift of Life proposes to rezone two parcels from O (office) and RE (research) to ORL (office, research, and limited industrial) to accommodate an addition to their facility. The two lots will be combined into a single 6.54 acre site. The site plan proposes to construct a three-story, 40,786 square foot addition that will connect the two existing buildings. An additional 38 parking spaces are proposed at the rear of the site. Four curb cuts are proposed to be reduced to three. Additional storm water detention will be provided. (Ward 4) Staff Recommendation: Approval
Attachments: Gift of Life Staff Report 07-01-14

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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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.