



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 15, 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 **APPROVAL OF AGENDA**

4 **INTRODUCTIONS**

Resolution of Appreciation - Paras Parekh

5 **14-1136** **ORGANIZATION OF COMMISSION**

Attachments: Bylaws Intro Memo 07-15-14, Bylaw Amendment-Public Hearings DRAFT 07-15-14, Staff Report-Bylaws Memo 02-20-14 with Attachments, Bylaw Amendment Minutes 02-20-14

Election of Officers (Article V of Bylaws)

5-a (1) Chair

5-b (2) Vice Chair

5-c (3) Secretary

5-d Review of Bylaws (Article XIV of Bylaws)

5-e Public Notice and Input Overview

6 MINUTES OF PREVIOUS MEETING**7 REPORTS FROM CITY ADMINISTRATION, CITY COUNCIL, PLANNING MANAGER, PLANNING COMMISSION OFFICERS AND COMMITTEES, WRITTEN COMMUNICATIONS AND PETITIONS**

7-a City Council

7-b Planning Manager

7-c Planning Commission Officers and Committees

7-d Written Communications and Petitions

14-1137 Various Correspondences to the Planning Commission**Attachments:** Calendar Jul14REV, Email from Mich**8 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.)****9 PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING****10 UNFINISHED BUSINESS**

14-0886 Master Plan Review - Once a year, the Ann Arbor City Planning Commission and Planning and Development Services 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>>. 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 Memo 07-15-14, Master Plan Resolution14-15 Draft 07-15-14**11 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.)

- 11-a [14-0894](#) Approval of City Planning Commission/Staff FY2014-2015 Work Program
Attachments: Work Program Cover Memo 07-15-14, CPC Work Program FY 2015 DRAFT 07-15-14, FY2014 Year End Report 07-10-14
- 11-b [14-1138](#) Betke Residual Property Annexation & Zoning - A request to annex a 0.09 acre strip of vacant land attached to 2562 Newport Road and zone it R1A (Single-Family Resident). This strip of land was inadvertently omitted from the Betke Annexation, approved in 2011. (Ward 1) Staff Recommendation: Approval
Attachments: Betke Annex 2014 Staff Report with Attachments
- 11-c [14-1139](#) 121 Kingsley West Rezoning and Site Plan - A proposal to rezone this 0.38 acre parcel from PUD to D2 with a Secondary Street Building Frontage; renovate an existing two-story brick building on the site; and construct two new buildings above a common parking deck. The project would result in 22 housing units, 36 covered parking spaces, and three above-grade parking spaces. The east building is proposed to be three stories above grade with a partial fourth story, and the west building is proposed to be five stories with a partial sixth story, and a maximum height of 60' above the averaged grade. (Ward 1) Staff Recommendation: Approval
Attachments: 121 Kingsley West Staff Report with Attachments 070914

12 AUDIENCE PARTICIPATION (Persons may speak for three minutes on any item.)

13 COMMISSION PROPOSED BUSINESS

14 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.