



City of Ann Arbor

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

Meeting Agenda Planning Commission, City

Wednesday, August 3, 2016

7:00 PM

Larcom City Hall, 301 E Huron St, Second floor,
City Council Chambers

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. 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 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 'Subscribe to Updates' envelope on the home page.

1 **CALL TO ORDER**

2 **ROLL CALL**

3 **APPROVAL OF AGENDA**

4 **INTRODUCTIONS**

5 **MINUTES OF PREVIOUS MEETING**

5-a [16-1141](#) July 12, 2016 City Planning Commission Meeting Minutes

Attachments: 7-12-2016 CPC Minutes with Live Links.pdf

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

16-1142 Various Correspondences to the City Planning Commission

Attachments: Email from Kalousdian.pdf, Dixon email 07-29-16.pdf, Higgins email 07-23-16.pdf, Raghavan email 08-01-16.pdf, Timmer-Dixon email 08-01-16.pdf, Timmer-Moore email 08-01-16.pdf, Email from Higgins-2.pdf, Email from Hanway.pdf

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****16-1143** Public Hearings Scheduled for the August 16, 2016 City Planning Commission Meeting

Attachments: 8-16-2016 Public Hearing Notice as Published.pdf

9 **UNFINISHED 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.)

9-a **16-1144** **2250 Ann Arbor-Saline Road Condominiums Zoning, Site Plan and Wetland Use Permit for City Council Approval** - A proposal to zone this, recently annexed, vacant 5.34-acre parcel, R4B (Multiple-Family Dwelling District) and construct one building containing 75 dwelling units, exercise room, community room and indoor pool. The units will be a mix a one (20), two (53) and three (2) bedroom units. The proposal includes constructing 84 exterior parking spaces and 70 parking spaces under the structure. A storm water detention basin will be located in the rear of the site. The basin will be oversized to accommodate additional offsite water runoff from the north. This request includes a wetland use permit. (Ward 4) Staff Recommendation: Approval

Attachments: 2250 Ann Arbor Saline Staff Report with Attachments 8-3-16.pdf, 2250 Ann Arbor Saline DEV AGR-6-4-2016 .pdf, Citizen Participation Meeting July 28-2016.pdf

10 **REGULAR BUSINESS**

- 10-a [16-1145](#) Maple Shoppes Building 2 Planned Project Site Plan for Council Approval - A proposal to develop a 7,750-square foot retail building at the northeast corner of North Maple Road and Dexter Avenue, the second building of the Maple Shoppes retail center. Planned project modifications are requested to reduce the required front setback on Dexter Avenue to 8 feet (normally 10 feet minimum). All other required improvements - such as parking, storm water management, are already in place. Proposed Building 2 on outlot is 0.8 acre; the entire retail center site is 2.6 acres and zoned C3 (Fringe Commercial). (Ward 5) Staff Recommendation: Approval

Attachments: Maple Shoppes 2 Staff Report with Attachments 8-3-2016.pdf

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

12 COMMISSION PROPOSED BUSINESS

13 ADJOURNMENT

Ken Clein, 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 Thursdays at 8:00 AM and Saturdays at 8:00 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.