



# City of Ann Arbor

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

## Meeting Agenda City Planning Commission

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Wednesday, August 7, 2019

7:00 PM

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

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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. 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 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 INTRODUCTIONS**

**4 APPROVAL OF AGENDA**

**5 MINUTES OF PREVIOUS MEETING**

5-a [19-1482](#) July 16, 2019 City Planning Commission Meeting Minutes

**Attachments:** 7-16-2019 CPC Approved Minutes w 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

[19-1480](#) Various Correspondences to the City Planning Commission

Attachments: Comm1.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**

[19-1481](#) Public Hearings Scheduled for the August 20, 2019 Planning Commission Meeting

Attachments: 8-20-2019 Notice of Public Hearing.pdf

**9 UNFINISHED BUSINESS – Applicant Project Introduction, Staff Report, Public Hearing and Commission Discussion on Each Item**

9-a [19-1477](#) Sign Ordinance Amendments for City Council Approval - Proposed amendments to Chapter 55 - Unified Development Code, Section 5.24 Signs to update and modernize requirements for signage. Staff Recommendation: Approval

Attachments: Sign Ordinance Staff Report w Attachments.pdf, Oey, Mirsky, Mills, Briggs Sign Ordinance Comments.pdf, 2019 08 07 Sign update page 9.pdf

9-b [19-1478](#) Amendment to Chapter 55 (Unified Development Code), Section 5.18.6 (Premiums), to change the residential use and affordable housing premium options, combining these two options into a single, affordable residential unit premium option, to promote affordable dwelling units downtown or payments into the Affordable Housing Fund. Staff Recommendation: Approval

Attachments: 8-7-19 Staff Report on Premium Amendments with Attachments.pdf, Ordinance to Amend Chapter 55 Premiums (8-6-19).pdf, HHSAB Memo to PC 8-2-19.pdf

9-c [19-1479](#) Shell Station Planned Unit Development (PUD) Modifications for City Council Approval - A proposal to add approximately 4,500 square feet of floor area for retail/office use to the previously approved PUD zoning and site plan. Additional surface parking is proposed along the property line to the south on this 1.44-acre site located at 2679 Ann Arbor-Saline Road. Staff Recommendation: Approval

Attachments: 2679 Shell Staff Report-8-7-2019 w Attachments.pdf

**10 REGULAR BUSINESS**

10-a [19-1475](#) Approval of Planning Commission Sub-Committee and Designee Assignments

**Attachments:** CPC Committee Assignments - August 2019 Draft.pdf, CPC Subcommittees and Designees Memo 2019.pdf, Ann Arbor Planning Commission Committees and Appointments Descriptions.pdf, CPC Committee Assignments - Approved as Amended August 2019.pdf

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

**12 COMMISSION PROPOSED BUSINESS**

**13 ADJOURNMENT**

Alex Milshteyn, Chairperson  
/kvl

(If an agenda item is postponed, it will most likely be rescheduled to a future date. If you would like to be notified when a postponed 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.)

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 <https://a2ctn.viebit.com>.

The complete record of this meeting is available in video format at <https://a2ctn.viebit.com>, or is available for a nominal fee by contacting CTN at (734) 794-6150.