



City of Ann Arbor

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

Meeting Agenda City Planning Commission

Tuesday, February 4, 2020

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 **INTRODUCTIONS**

4 **APPROVAL OF AGENDA**

5 **MINUTES OF PREVIOUS MEETING**

[20-0200](#) January 22, 2020 City Planning Commission Meeting Minutes

Attachments: 1-22-2020 CPC Draft 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

[20-0201](#) Various Correspondence to the City Planning Commission

Attachments: Comm1.pdf, Comm2.pdf, Comm3.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

[20-0202](#) Public Hearings Scheduled for the February 20, 2020 Planning Commission Meeting

Attachments: 2-20-2020 Notice of Public Hearing.pdf

9 REGULAR BUSINESS - Project Presentation, Staff Report, Public Hearing and Commission Discussion on Each Item

9-a [20-0203](#) The Garnet Planned Unit Development and Site Plan for City Council Approval - A proposal to rezone this 0.20-acre parcel from C1B (Community Convenience Center) to Planned Unit Development (PUD) to construct a 10-unit condominium building with fourteen lower level parking spaces at 325 East Summit Street. Staff Recommendation: Denial

Attachments: The Garnet PUD Staff Report w Attach013120.pdf, The Garnet PUD & Site Plan for 2-4-2020 CPC Mtg.pdf, The Garnet PUD Architectural Plan Set for 2-4-2020 CPC Mtg.pdf, The Garnet PUD Citizen Participation Report 11-6-2019.pdf

9-b [20-0204](#) An amendment to Chapter 55 Unified Development Code, Sections 5.29.6 Site Plans, 5.29.7 Area Plans, and 5.29.8 Required Plan Information, to reorganize required information for site plans and special exception uses. No substantive code changes are proposed. Staff Recommendation: Approval

Attachments: Required Plan Info Staff Report w Attachment 020420.pdf

9-c [20-0205](#) 1780 Scio Church Road Annexation and Zoning (Lorenz) for City Council Approval - A request to annex this 0.74-acre parcel from Ann Arbor Township into the City of Ann Arbor and zone it R1C (Single-Family Residential). No change to existing use; residence needs access to City utilities. Staff Recommendation: Approval

Attachments: 1780 Scio Church A & Z Staff Report w Attachments.pdf

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

11 COMMISSION PROPOSED BUSINESS

12 ADJOURNMENT

Alex Milshteyn, Chairperson
/mg

(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)).

(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 Comcast 16 / AT&T 99 live at 7:00 p.m. on the first and third Tuesdays of the month and replayed the following 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://a2gov.org/watchctn>. The complete record of this meeting is available in video format at <https://a2gov.org/watchctn>, or is available for a nominal fee by contacting CTN at (734) 794-6150.