



# 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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Tuesday, June 2, 2020

7:00 PM

Electronic Meeting

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This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at [a2gov.org/watchCTN](http://a2gov.org/watchCTN)

To speak at public comment call: 877 853 5247 (Toll Free) or 888 788 0099  
Meeting ID: 926 3370 3308

**1** **CALL TO ORDER**

**2** **ROLL CALL**

**3** **INTRODUCTIONS**

**4** **APPROVAL OF AGENDA**

**5** **MINUTES OF PREVIOUS MEETING**

5-a [20-0782](#) May 19, 2020 City Planning Commission Meeting Minutes  
**Attachments:** 5-19-2020 Draft CPC Meeting Minutes w 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

[20-0783](#) Various Communication to the City Planning Commission  
**Attachments:** Comm1.pdf, eComments.pdf, Support Valhalla and R4E zoning.pdf

**7** **AUDIENCE/PUBLIC 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**

8-a [20-0784](#) Public Hearings Scheduled for the June 16, 2020 Planning Commission Meeting

**Attachments:** 6-16-2020 Notice of Public Hearing as Published.pdf

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

9-a [20-0785](#) Valhalla Ann Arbor Site Plan, Annexation, and Rezoning for City Council Approval - Proposed multiple-family residential project containing 454 units and townhomes with parking located under the buildings and along the private drives. Project includes annexation of parcels from Pittsfield Township and petitioner is requesting a conditional R4E multiple-family zoning designation of this 9.8-acre site, located at 31-163 Valhalla Drive and 2065, 2099 South Main Street.

**Attachments:** Valhalla Staff Report w Attachments.pdf, Valhalla Ann Arbor Development Agreement Draft.pdf

**10** **REGULAR BUSINESS – Project Presentation, Staff Report, Public Hearing and Commission Discussion on Each Item**

10-a [20-0786](#) Liberty Townhomes Site Plan for City Council Approval - A proposed plan to develop nine 3-story buildings of townhouse apartments on this 4.60-acre site located at 2658 West Liberty Street. Access is proposed from a driveway to West Liberty Street. Each townhouse is proposed to have a two-car garage, some additional guest parking spaces are also proposed. Zoned R4B (Multiple-Family Dwelling District). Staff Recommendation: Postponement (as revised)

**Attachments:** 2658 W Liberty Staff Report w Revised Recommendation, Site Plan 4-24-2020.pdf, 2658 W Liberty CPO Sign-in Sheet.pdf, Fire Marshal Review 3.pdf, Transportation Memo.pdf

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

**12** **COMMISSION PROPOSED BUSINESS**

**13** **ADJOURNMENT**

Alex Milshteyn, Chairperson  
/mg

eComments for the Commission may be left via our Legistar calendar page (column to the very right)  
<http://a2gov.legistar.com/Calendar.aspx>

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 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>). 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.

(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 contact Planning staff. 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. 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.