



City of Ann Arbor

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

Meeting Agenda City Planning Commission

Tuesday, October 6, 2020

7:00 PM

Electronic Meeting

This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at a2gov.org/watchCTN

To speak at public comment call 206-337-9723 or 213-338-8477 or Toll Free 877-853-5247 or 888-788-0099 Enter Meeting ID: 998 3388 8397

1 **CALL TO ORDER**

2 **ROLL CALL**

3 **INTRODUCTIONS**

4 **APPROVAL OF AGENDA**

5 **MINUTES OF PREVIOUS MEETING**

5-a [20-1497](#) September 15, 2020 City Planning Commission Meeting Minutes

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

[20-1506](#) Communication
Attachments: PC Update Sept.pdf

6-c Planning Commission Officers and Committees

6-d Written Communications and Petitions

[20-1498](#) Various Communication 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**

8-a **20-1503** Public Hearings Scheduled for the October 20, 2020 Planning Commission Meeting

Attachments: 10-20-2020 Notice of Public Hearing.pdf

9 **UNFINISHED BUSINESS**

9-a **20-1499** Zoning of 1290 Dhu Varren Road for City Council Approval - The petitioner is requesting annexation and zoning to allow a childcare center on this 2.52-acre-parcel located at 1290 Dhu Varren Road. Planning Staff recommends R1D (Single-Family Dwelling District) zoning. Staff recommendation: Approval

Attachments: 1290 Dhu Varren A & Z Staff Report w Attach-Oct 6 2020.pdf

10 **NEW BUSINESS**

10-a **20-1500** The Annex Site Plan for Planning Commission Approval - The petitioner proposes a Site Plan for Planning Commission to obtain approval for a Revision to Approved Natural Features Protection or Mitigation Plan. The petitioner had removed a 17-inch landmark tree (White Oak) that was proposed to be preserved within the 3380 Nixon Road right-of-way. The petitioner will provide 14 replacement trees as mitigation. Staff recommendation: Approval

Attachments: The Annex Staff Report w Maps-Oct 6 2020.pdf, The Annex - Amended Landscape Plan.pdf, The Annex Nat Feature Amended Site Plan.pdf

10-b **20-1501** Proposed Amendment to Chapter 55, Unified Development Code, Section 5.30.1 Planned Project Site Plan Modifications for City Council Approval - A proposed amendment to delete Section 5.30.1 Planned Project Site Plan Modifications and add new paragraphs in Sections 5.18.3, 5.18.4 and 5.19.6 offering flexibility to setbacks for mixed use and special purpose zoning districts, exceptions to height limits for sustainable and affordable housing developments, and parking waivers for sustainable and affordable housing developments, respectively. These amendments are intended to replicate the majority of benefits offered and realized by the current Planned Project modifications in a less complicated, more predictable, more straightforward and intuitive manner. Staff recommendation: Approval

Attachments: Planned Project Modifications Staff Report w Attach-10-6-2020.pdf

10-c **20-1502** 3411 Geddes Road Annexation and Zoning for City Council Approval - A

request to annex this 1-acre parcel with a single-family home from Ann Arbor Township and zone it R1A (Single-Family Dwelling District) for connection to City utilities. Staff recommendation: Approval

Attachments: 3411 Geddes Staff Report w Attach-10-6-20.pdf

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

12 COMMISSION PROPOSED BUSINESS

13 ADJOURNMENT

Sarah Mills, 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 ; 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)

(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