



City of Ann Arbor

100 N. Fifth Avenue
Ann Arbor, MI 48104
<http://a2gov.legistar.com/Calendar.aspx>

Meeting Agenda City Planning Commission

Tuesday, October 6, 2009

7:00 PM

G. C. Larcom, Jr. Municipal Bldg. 2nd Flr.

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. Persons with disabilities are encouraged to participate. Accommodations, including sign language interpreters, may be arranged by contacting the City Clerk's Office at 794-794-6140 (V/TDD) at least 24 hours in advance. Planning Commission meeting agendas and packets are available on the Planning page of the City's website (www.a2gov.org) or on the 6th 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 red envelope at the top of the home page.

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 Wednesdays at 10:00 AM and Sundays at 2:00 PM. Recent meetings can also be streamed online from the CTN Video On Demand page of the City's website (www.a2gov.org).

CALL TO ORDER

1 ROLL CALL

2 INTRODUCTIONS

3 MINUTES OF PREVIOUS MEETING

3-1 [09-0971](#) Minutes of September 15, 2009.

Attachments: CPC Minutes 9-15-09

4 APPROVAL OF AGENDA

5 REPORTS FROM CITY ADMINISTRATION, CITY COUNCIL, PLANNING AND DEVELOPMENT SERVICES MANAGER, PLANNING COMMISSION OFFICERS AND COMMITTEES, WRITTEN COMMUNICATIONS AND PETITIONS

a City Administration

b City Council

c Planning and Development Services Manager**d Planning Commission Officers and Committees****e Written Communications and Petitions**

- e-1** [09-0972](#) (1) Email from Tom Whitaker regarding The Moravian Proposal - Distribute.

Attachments: Email from T. Whittaker re Moravian

- e-2** [09-0973](#) Letter from Fred Steingold regarding The Moravian Proposal - Distribute.

Attachments: Letter from Fred Steingold re Moravian

- e-3** [09-0974](#) Complied Comments regarding The Moravian Proposal - Distribute.

Attachments: Compiled Moravian Comments

6 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.)

7 PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING

- 7-1** [09-0975](#) Public Hearings scheduled for the next meeting.

Attachments: 10-20-09 Public Hearing Notice

8 REGULAR 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.)

- 8-1** [09-0976](#) a. Public Hearing and Action on Master Plan: Land Use Element.

This document is the result of consolidating the four City Area Plans (South, West, Northeast and Central) into one document. The intent of this consolidation is to create a document that includes all substantive information from each area plan that can be updated more regularly and include goals and objectives that can be applied more broadly. No substantive information has been added during this consolidation process; major changes will be proposed in the second phase of this planning effort, which may be initiated in 2010. This document previously was recommended for approval by the City Planning Commission on May 5, 2009, but is being brought back for reconsideration with a revised resolution and no changes to the document have been made - Staff Recommendation: Approval

Attachments: Master Plan-Land Use Element Staff Report

8-2 [09-0977](#)

b. Public Hearing and Action on Master Plan Review (whether elements should be studied for possible change or new elements added to the Master Plan) (postponed at 5/5/09 meeting) - Staff Recommendation: Postpone

Attachments: Annual Master Plan Review Staff Report

8-3 [09-0978](#)

c. Public Hearing and Action on The Moravian PUD Zoning District and PUD Site Plan, 0.85 acres, 201 East Madison Street. A request to rezone this site from R4C (Multiple-Family Dwelling District) and M1 (Limited Industrial District) to PUD (Planned Unit Development District) and a proposal to construct a 63-unit (164 bedrooms total), four-story multiple-family residential building with 90 parking spaces underground and three work units at the ground level - Staff Recommendation: Postpone

Attachments: The Moravian Staff Report ,The Moravian Project Narrative 9-30-09 ,Moravian Narrative Supplement 9-30-09

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

10 **COMMISSION PROPOSED BUSINESS**

10-1 [09-0979](#)

Resolution regarding A2D2 Downtown Design Guidelines.

Attachments: A2D2 Downtown Design Guidelines Resolution

11 **ADJOURNMENT**

Bonnie Bona, Chair
jsj