



# 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 7, 2022

7:00 PM

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

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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)

Public comment can be made in person, or by calling: 877 853 5247 or 888 788 0099  
Enter Meeting ID: 977 6634 1226

Please click this URL to join this hybrid meeting via Zoom.

<https://a2gov.zoom.us/j/97766341226?pwd=akdzTVllcnBBaGJNSlZJdFpDdGUrdz09>  
Passcode: 882985

Or join by phone: Call: 206-337-9723 or 213-338-8477 or Toll Free 877-853-5247 or 888-788-0099  
Webinar ID: 977 6634 1226

Please note it is possible that telephone or electronic public comment may encounter technical difficulties that prevent your participation. For the greatest assurance that your comments will be heard, submit them in writing ahead of the meeting or attend in person.

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. APPROVAL OF AGENDA**

**4. MINUTES OF PREVIOUS MEETING**

**4-a. [22-1020](#) May 17, 2022 City Planning Commission Meeting Minutes**

**Attachments:** 5-17-2022 CPC Draft Meeting Minutes.pdf

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

**5-a. City Council**

**5-b. Planning Manager**

**5-c. Planning Commission Officers and Committees**

**5-d. Written Communications and Petitions****22-1021** Various Communications Received to City Planning Commission

**Attachments:** Chambers.pdf, Chambers2 w Attach.pdf, Demczyk.pdf, Lowenstein.pdf, McDaniel Hodges .pdf, Morehead.pdf, Raimi.pdf, Benton.pdf, Marquardt w Attach.pdf

**6. PUBLIC COMMENT (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 REGULAR MEETING**

7-a. **22-1022** No New Public Hearings Scheduled for Tuesday, June 23, 2022 Planning Commission Meeting

**8. REGULAR BUSINESS – Project Presentation, Staff Report, Public Hearing, and Commission Discussion of Each Item**

8-a. **22-1023** **340 Depot Street Site Plan and Planned Unit Development (PUD) Rezoning** - A proposed 7,830-square foot development consisting of 4 residential units and 5,891-square foot commercial use on ground floor on this 0.15-acre site zoned C1B (Community Convenience Center). Staff Recommendation: Approval

**Attachments:** 340 Depot PUD Staff Report w Maps, Suppl Regs.pdf, 340 Depot St PUD Site Plan.pdf, 340 Depot St Architectural Plans.pdf, CPM Report-340 Depot St.pdf

8-b. **22-1024** **The Wizard Fireworks Special Exception Use (SEU) - 2449 W. Stadium Boulevard**. An application for temporary outdoor sales at Westgate Shopping Center in the parking area facing Jackson Rd. The applicant proposes to set up a temporary tent to sell fireworks, sporting goods and seasonal items and will be placed over 10 parking spaces. Temporary sales are limited to a maximum of 180 days per calendar year. This 15.89-acre site is zoned C3 (Fringe Commercial). Staff Recommendation: Approval

**Attachments:** The Wizards Fireworks Staff Report w Maps 6-7-2022.pdf, SEU Application, SEU Siteplan.pdf, Fire Works Temp CFRS Stands Self-Inspection Guide, SP22-2002 2449 W Stadium FD Review

**9. PUBLIC COMMENT (Persons may speak for three minutes on any item.)****10. COMMISSION PROPOSED BUSINESS****11. ADJOURNMENT**

Sarah Mills, Chairperson

/mia gale

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

City Planning Commission regular meetings are transitioning to a hybrid meeting model. The City of Ann Arbor highly encourages the public to view and participate in public meetings remotely due to the high COVID-19 transmission rate in Washtenaw County. In order to prevent the transmission of COVID-19, protect the health of meeting attendees, minimize the possibility of disrupting the meeting, and thereby promote public participation by creating a safer meeting environment, City Council has established a regulation that all in-person attendees at meetings are required to wear a mask. See the Mask Requirement signage that is posted throughout City Hall. The City of Ann Arbor has existing COVID-19 safety rules that are required of visitors entering city facilities. If you choose to attend a meeting in-person, the following safety rules are expected to be observed. These include:

Masks - Required in Council Chambers. Masks are available at the guest services desk in the lobby of Larcom City Hall.

Physical Distancing - Individuals should be physically distanced from one another at least 6 feet.

Illness - Anyone diagnosed with COVID-19, who has symptoms of COVID-19, or has had recent close contact with someone with COVID-19, should not attend a public meeting.

