



# City of Ann Arbor

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

## Meeting Agenda Planning Commission, City

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Wednesday, February 17, 2016

7:00 PM

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

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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 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 APPROVAL OF AGENDA**

**4 INTRODUCTIONS**

**5 MINUTES OF PREVIOUS MEETING**

5-a [16-0234](#) January 20, 2016 City Planning Commission Meeting Minutes

**Attachments:** 1-20-2016 CPC Minutes with Live Links.pdf

5-b [16-0235](#) February 2, 2016 City Planning Commission Meeting Minutes

**Attachments:** 2-2-2016 CPC Minutes with Live Links.pdf

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

6-a City Council

6-b Interim Planning Manager

6-c Planning Commission Officers and Committees

**6-d Written Communications and Petitions****16-0233** Various Correspondences to the City Planning Commission

**Attachments:** Email from Bardwell with petition.pdf, Email from Bardwell2.pdf, Email from Borcherts via Roe.pdf, Email from Cronin.pdf, Email from Gerdes.pdf, Email from Homel.pdf, Email from London.pdf, Email from Mazzari.pdf, Email from Meng Tan.pdf, Email from Nicolaci.pdf, Email from Smuts and Abner.pdf, Email fromTan.pdf, Email from Argetsinger.pdf, Email from James D Amour-Sierra Club.pdf, Email from White-Black.pdf, Memo from Midwestern Consulting-Covert-HRD Response.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****16-0236** Public Hearings Scheduled for March 1, 2016 Planning Commission Meeting

**Attachments:** 3-1-2016 Public Hearing Notice as Published.pdf

**9 UNFINISHED BUSINESS****10 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](http://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.)

**10-a 16-0237 Bais Jewish Resource Center Site Plan and Planned Unit Development Zoning Text Amendment for City Council Approval - A proposal to demolish a modern rear addition to the house and replace it with a larger rear addition with three floors and a habitable basement. The work will result in a 6,400 square foot structure. The ground floor and basement will continue to be used by the Bais Jewish Resource Center, with two rental**

apartments and one apartment dedicated for use by a Rabbi on the upper floors. Three rooms in the basement may be used as guest rooms for overnight visitors observing the Sabbath or other religious observances. PUD rezoning is required. The existing drive opening (the portion of the driveway that is within the right of way) is not wide enough to meet the minimum required by code. A variance from the Zoning Board of Appeals will be necessary to allow the condition to remain, prior to City Council consideration. The site is in the Washtenaw Hill Historic District and located at 1335 Hill Street. Ward 3. Staff Recommendation: Approval

**Attachments:** Bais JRC Staff Report with Attachments 2-17-2016.pdf

- 10-b [16-0238](#) Calvary Chapel Special Exception Use with Plot Plan for Planning Commission Approval - Re-establishment of a church at this site, located at 3311 Nordman Road. No changes to exterior parking lot or building are proposed. Ward 3. Staff Recommendation: Approval

**Attachments:** Calvary Chapel Staff Report with Attachments SEU 02-17-16.pdf

- 10-c [16-0239](#) South Pond Village Site Condominium Site Plan for City Council Approval - A proposal to develop 77 single-family site condominium lots on this 48.5 acre parcel located at 3850 E. Huron River Drive, zoned R1B (Single-Family Dwelling District). The site will contain public streets and be accessed from Huron River Drive with a new public street connection to Algebe Way. A one-acre public park will be dedicated in the center of the site. Ward 2. Staff Recommendation: Denial

**Attachments:** South Pond Staff Report with Attachments 2-17-16.pdf, Memo from Midwestern Consulting-Covert-HRD Response.pdf

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

**12 COMMISSION PROPOSED BUSINESS**

**13 ADJOURNMENT**

Wendy Woods, Chair  
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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](http://www.a2gov.org)).

The complete record of this meeting is available in video format at [www.a2gov.org/ctn](http://www.a2gov.org/ctn), or is available for a nominal fee by contacting CTN at (734) 794-6150.