



# 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, December 6, 2011

7:00 PM

City Hall, 301 E. Huron Street, 2nd Floor

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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. Persons with disabilities are encouraged to participate. Accommodations, including sign language interpreters, may be arranged by contacting the City Clerk's Office at 734-794-6140 (V/TDD) at least 24 hours in advance. 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 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](http://www.a2gov.org)).

**1**     **CALL TO ORDER**

**2**     **ROLL CALL**

**3**     **APPROVAL OF AGENDA**

**4**     **INTRODUCTIONS**

**Andy LaBarre, V.P. of Governmental Affairs and Administration**

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

5-a     **11-1499**     October 4, 2011 Draft City Planning Commission Meeting Minutes

**Attachments:**     10-4-2011 Draft CPC 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

**11-1501**     December 2011 Meeting Calendar

**Attachments:** Dec 2011 Meeting Calendar

**6-c Planning Commission Officers and Committees**

**6-d Written Communications and Petitions**

**11-1502** Correspondence to the City Planning Commission

**Attachments:** PH NOTICE OF PROPOSED LAND DIVISION.pdf, Notice of Intent to Plan, Email from David Paris, Email from Erica Dutton

**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 11-1503** Traver Village Site Plan for City Planning Commission Approval - A proposal to construct a new 25-space parking lot in front of the retail building at the southwest corner of the site at 2601 Plymouth Rd; remove 14,021 sq ft of parking and driveway at the northwest corner of the site (Huron Parkway) and restore to lawn area; and add covered bicycle parking throughout the center. A landscape ordinance modification is requested to retain crushed brick mulch in landscape islands on the 16.98 acres parcel.

**Attachments:** 12-20-11 Public Hearing Notice as Published

**9 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.)

**9-a 11-1490** Arlington Square PUD Revised Supplemental Regulations - A request to amend the approved PUD (Planned Unit Development) to allow all uses in the C3 Fringe Commercial District, thereby adding medical and dental uses as permitted uses at 3250 Washtenaw Avenue. No

changes to the site are proposed. Staff Recommendation: Approval

**Attachments:** 3250 Washtenaw Ave-Staff Report with Attachments

9-b [11-1491](#)

Technical Amendments to Chapter 59 (Off-Street Parking) -

Amendments are proposed to 1) revise the exceptions for the front open space parking limitation applied to sites with more than one front lot line; 2) add standards for driveways that serve drive-through windows; and 3) replace the option of providing a contribution in lieu of parking with the option of executing a contract for parking permits in the City public parking system for sites with the special parking district. Staff Recommendation: Approval

**Attachments:** Chapter 59 Amendments Staff Report with Attachments

9-c [11-1492](#)

Technical Amendments to Chapter 62 (Landscape and Screening) -

Amendments are proposed to 1) revise the interior landscape island requirements to apply only to site plan extensions or projects that require City Planning Commission or City Council approval, and 2) revise the conflicting land use buffer standards to apply to the R3, R4A, R4B, R4C, R4D, and R4E zoning districts and exclude the R4C district. Staff Recommendation: Approval

**Attachments:** Chapter 62 Amendments Staff Report with Attachment

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

**11 COMMISSION PROPOSED BUSINESS**

**12 ADJOURNMENT**

Eric Mahler, Chair  
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