



# City of Ann Arbor

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

## Meeting Agenda City Planning Commission

---

Tuesday, July 20, 2010

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 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 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](http://www.a2gov.org)).

### CALL TO ORDER

1 ROLL CALL

2 INTRODUCTIONS

2-1 [10-0736](#) a. Susan Pollay, Executive Director, Ann Arbor Downtown Development Authority - Payment in Lieu of Parking Policy.  
Attachments: Payment in Lieu of Parking Policy

3 MINUTES OF PREVIOUS MEETING

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

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**

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](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.)

8-1 [10-0716](#) a. Public Hearing and Action on Amendment to Chapter 55 (Zoning Ordinance), Section 5:10.6(2)(c), R4A Multiple-Family Dwelling District, regarding the addition of "guest houses for relatives of hospital patients" as a permitted principal use in this zoning district - Staff Recommendation: Approval

**Attachments:** Ch 55 Text Amend R4A Staff Report

8-2 [10-0717](#) b. Public Hearing and Action on Ann Arbor Guest House Zoning and Area Plan Waiver Request, 4.77 acres, 2000 Dhu Varren Road. A request to zone this site from TWP (Township District) to R4A (Multiple-Family Dwelling District) to allow a maximum of 12 adults (10 guests and 2 caretakers in 6 bedrooms), and to waive the area plan requirement because no new construction is proposed (Postponed from 5/4/10 meeting) - Staff Recommendation: Approval

**Attachments:** 7-20-10 Staff Report w Attach

- 8-3     [10-0695](#)     c.    Public Hearing and Action on Kroger Grocery Store Site Plan for Planning Commission Approval, 5.22 acres, 400 South Maple Road. A proposal to remove parking spaces on the south side of the existing building and add a drive-thru pharmacy window (postponed at 7/8/10 meeting) - Staff Recommendation: Approval
- Attachments:** 7-20-10 Kroger Drive Thru Staff Rep w Attach, 7-8-10 Kroger Drive Thru Staff Rep w Attach

- 8-4     [10-0720](#)     d.    Resolution to Adopt Amended City Planning Commission Bylaws.
- Attachments:** Bylaws Cover Memo, 7-15-10 Draft CPC Bylaws, Explanation of Changes to Bylaws

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

10       **COMMISSION PROPOSED BUSINESS**

11       **ADJOURNMENT**

Bonnie Bona, Chair  
jsj