



City of Ann Arbor

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

Meeting Agenda City Planning Commission

Tuesday, August 17, 2021

7:00 PM

Electronic Meeting

This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at a2gov.org/watchCTN

To speak at public comment call 206-337-9723 or 213-338-8477 or Toll Free 877-853-5247 or 888-788-0099 Enter Meeting ID: 977 6634 1226

Please copy and paste this URL into your browser to join:

<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

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **INTRODUCTIONS**
4. **APPROVAL OF AGENDA**
5. **MINUTES OF PREVIOUS MEETING**
 - 5-a. [21-1516](#) August 3, 2021 City Planning Commission Meeting Minutes
Attachments: 8-3-2021 CPC Minutes 2.pdf
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
 - 6-c. Planning Commission Officers and Committees
 - 6-d. Written Communications and Petitions

[21-1517](#) Various Communication to the City Planning Commission

7. 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.)

8. PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING

[21-1518](#) Public Hearings Scheduled for Wednesday, September 8, 2021 Planning Commission Meeting

Attachments: 9-8-2021 Notice of Public Hearing.pdf

9. UNFINISHED BUSINESS - Project Presentation, Staff Report, Public Hearing and Commission Discussion of Each Item

9-a. [21-1519](#) 3090 Geddes Avenue Annexation and Zoning for City Council Approval - Request to annex this 1.5-acre site in Ann Arbor Township to the City of Ann Arbor and zone it to R1A (Single-Family Dwelling) for connection of utilities. No proposed changes to the existing single-family house. (Returning from 7/22/2021 meeting) Staff Recommendation: Approval

Attachments: 3090 Geddes A & Z Staff Report w Maps.pdf

10. REGULAR BUSINESS - Project Presentation, Staff Report, Public Hearing and Commission Discussion of Each Item

10-a. [21-1520](#) 700 Tappan Street Amended Planned Unit Development (PUD) Zoning for City Council Approval - A petition to revise the PUD supplemental regulations in order to remove a requirement for a curb cut to be closed at this time. Petitioner is proposing a rain garden on the site to mitigate for storm water. No other site improvements or construction is proposed. 0.60-acre site zoned PUD. Staff Recommendation: Denial

Attachments: Staff Report for 8-2021 (700 Tappan) w Maps.pdf, Casa Dominicks PUD Supplemental Regulat.pdf, Green Planet WECO site plan july 7 21.pdf, Approval Letter SEU18-010 (signed).pdf, Dominicks PUD Supp Regs proposed via redline aug 10 21.pdf

10-b. [21-1521](#) Mill Creek Townhomes Rezoning and Site Plan for City Council Approval - A request to rezone the 32.6-acre Mill Creek Townhomes site from R3 (Townhouse Dwelling) to R4B (Multiple-Family Dwelling). The site currently contains 281 dwelling units and a community center building. A site plan proposes to construct 102 more dwelling units in four buildings and renovate the community center. Site improvements include new parking lots, updated lighting, updated storm water management, and updated solid waste/recycling enclosures. A landscape modification request is made to limit required landscape improvements to redeveloped areas of the site only. Staff Recommendation: Approval (on rezoning) Approval with

Conditions (on site plan)

Attachments: Mill Creek 8-17-21 Staff Report w Maps.pdf, Attachment - Rezoning Petition.pdf, Attachment - Landscape Modification Petition.pdf, Attachment - Mill Creek Site Plan 3.pdf, Attachment - Resident Participation Meeting Report.pdf

- 10-c. [21-1522](#) ~~336 S Ashley Site Plan for City Council Approval~~ - A site plan to enclose the front porch. 0.076-acre site zoned D2 (Downtown Interface).
POSTPONED

11. OTHER BUSINESS

- 11-a. [21-1527](#) Revised 2021-2022 Planning Commission Meeting Schedule
Attachments: 2021-2022 CPC Meeting Schedule-Approved.pdf

12. PUBLIC COMMENT (Persons may speak for three minutes on any item.)

13. COMMISSION PROPOSED BUSINESS

14. ADJOURNMENT

Sarah Mills, Chairperson
/mg

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 ; 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)

(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