



# 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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Tuesday, June 5, 2018

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** **INTRODUCTIONS**

**4** **MINUTES OF PREVIOUS MEETING**

**4-a** **18-1006** February 21, 2018 City Planning Commission Meeting Minutes

**Attachments:** 2-21-2018 CPC Minutes with Live Links.pdf

**4-b** **18-1005** April 17, 2018 City Planning Commission Meeting Minutes

**Attachments:** 4-17-2018 CPC Minutes with Live Links.pdf

**4-c** **18-0999** May 16, 2018 City Planning Commission Meeting Minutes

**Attachments:** 5-16-2018 CPC Minutes with Live Links.pdf

**5** **APPROVAL OF AGENDA**

**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****18-0998** Various Correspondences to the City Planning Commission

**Attachments:** Communication to City Planning Commission 1.pdf, Communication to City Planning Commission 2.pdf, Communication to CPC for 3152 Packard Rd SEU & Site Plan.pdf, Communication to CPC from Climatewire.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****8-a** **18-1000** Public Hearings Scheduled for the June 19, 2018 Planning Commission Meeting

**Attachments:** 6-19-2018 Notice of Public Hearing.pdf

**9** **UNFINISHED BUSINESS****9-a** **18-0991** **450 S Main Street Special Exception Use and Site Plan for City Planning Commission Approval** - A request to allow space at 450 South Main Street to be used as a Medical Marijuana Provisioning Center, with an accompanying site plan that demonstrates no physical development change, in accordance with City requirements. Zoned D2 (Downtown Interface) Base District, First Street Character Overlay District. Staff Recommendation: Approval with Conditions

**Attachments:** Staff Report for 6-5-18 (450 South Main).pdf

**9-b** **18-0992** **1140 Broadway Offer of Conditions to C1A/R (Campus Business/Residential) Zoning Designation for City Council Approval** - The owner and developer of this 6.5-acre site offers additional conditions to be placed on the zoning designation of the site - to develop the approved 1140 Broadway Planned Project Site Plan (including any approved administrative amendments) and to further restrict the maximum height limitations. This action is considered a rezoning application from C1A/R with Conditions to C1A/R with Conditions [Amended]. Staff Recommendation: Acceptance

**Attachments:** Planning Staff Report 6-5-18 (Additional Conditions).pdf

**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 [18-0993](#) Concordia University Athletic Track and Field Reconstruction Site Plan and Special Exception Use for City Planning Commission Approval - The petitioner proposes to replace the existing track with a new track and a new artificial turf infield and install concrete pads for discus, hammer, and shotput areas. The existing press-box is proposed to be relocated. The existing shed near Earhart Road is proposed to be removed. Areas for high jump, long jump, triple jump, and pole vault will also be provided. A new concrete pad for movable bleachers will be installed. Special Exception Use approval from the Planning Commission is required when development is proposed for a private university use in a Single-Family Residential zoning district. The 80.63-acre site is located at 4090 Geddes Avenue and zoned R1B (Single-Family Dwelling). Staff Recommendation: Approval
- Attachments:** Concordia Staff Report for June 5 2018 CPC.pdf, 4090 Geddes Rd Aerial Map.pdf, 4090 Geddes Rd Zoning Map.pdf
- 10-b [18-0994](#) 3152 Packard Road Special Exception Use Permit and Site Plan for City Planning Commission Approval - A request to allow the existing space at 3152 Packard Road to be used as a Medical Marijuana Provisioning Center by issuance of a Special Exception Use Permit, with an accompanying site plan that demonstrates no physical development change, in accordance with City requirements. The 0.16-acre site is zoned C2B (Business Service). Staff Recommendation: Approval with Conditions
- Attachments:** 3152 Packard SEU Staff Report 060118.pdf, 3152 Packard SEU Updated Attachments 060118.pdf
- 10-c [18-0995](#) 702 S Main Street Special Exception Use Permit and Site Plan for City Planning Commission Approval - A request to allow the existing space at 702 S Main Street to be used as a Medical Marijuana Provisioning Center by issuance of a Special Exception Use Permit, with an accompanying site plan that demonstrates no physical development change, in accordance with City requirements. The 0.30-acre site is zoned C1 (Local Business).

## Staff Recommendation: Approval with Conditions

**Attachments:** 702 South Main Staff Report LATEST for 6-5-18.pdf, 702 S Main St Aerial Map.pdf, 702 S Main St Zoning Map.pdf, 702 S. Main Provisioning Center/School Locator Map.pdf

- 10-d [18-0996](#) 2394 Winewood Avenue Special Exception Use Permit and Site Plan for City Planning Commission Approval - A request to allow the existing space at 2394 Winewood Avenue to be used as a Medical Marijuana Provisioning Center by issuance of a Special Exception Use Permit, with an accompanying site plan that demonstrates no physical development change, in accordance with City requirements. The 0.36-acre site is zoned M1 (Limited Industrial) Staff Recommendation: Approval with Conditions
- Attachments:** 2394 Winewood Staff Report LATEST for 6-5-18.pdf, 2394 Winewood Ave Aerial Map.pdf, 2394 Winewood Ave Zoning Map.pdf
- 10-e [18-0997](#) Appointment of Commissioner Gibb-Randall as Planning Commission Representative to the Environmental Commission through June 30, 2020.

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

**12 COMMISSION PROPOSED BUSINESS**

**13 ADJOURNMENT**

Ken Clein, 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 Thursdays at 8:00 AM and Saturdays at 8:00 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.