



City of Ann Arbor

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

Meeting Agenda City Planning Commission

Wednesday, August 3, 2022

7:00 PM

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

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 click this URL to join this hybrid meeting via Zoom.

<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

Please note it is possible that telephone or electronic public comment may encounter technical difficulties that prevent your participation. For the greatest assurance that your comments will be heard, submit them in writing ahead of the meeting or attend in person.

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. MINUTES OF PREVIOUS MEETINGS

4-a. [22-1243](#) June 7, 2022 City Planning Commission Meeting Minutes

Attachments: 6-7-2022 CPC Draft Meeting Minutes.pdf

4-b. [22-1244](#) July 6, 2022 City Planning Commission Meeting Minutes

Attachments: 7-6-2022 CPC Draft Meeting Minutes.pdf

5. REPORTS FROM CITY ADMINISTRATION, CITY COUNCIL, PLANNING MANAGER, PLANNING COMMISSION OFFICERS AND COMMITTEES, WRITTEN COMMUNICATIONS AND PETITIONS

5-a. City Council

5-b. Planning Manager**5-c. Planning Commission Officers and Committees****5-d. Written Communications and Petitions****22-1335** Various Communications to the Planning Commission

Attachments: Abrego and Kilmury.pdf, Clark.pdf, Enache.pdf, Garber.pdf, Resident - The George.pdf, The George - Petition.pdf, Wyche.pdf, Abramson.pdf, Bishop.pdf, Blanshard .pdf, Derry.pdf, Fein.pdf, Fetter.pdf, Fleischmann.pdf, Flessel .pdf, Garton.pdf, Gillon.pdf, Gurk.pdf, Horn.pdf, Jeff w attach.pdf, Lentz.pdf, Lutzeier.pdf, Maki.pdf, Marcus.pdf, McCall.pdf, Mirsky.pdf, See.pdf, Shifrin.pdf, Stone.pdf, Trudeau w Attach.pdf, Wang.pdf, Wright.pdf, Yax.pdf, Marcus2.pdf, Dendrinis.pdf, Eschman.pdf, Greca.pdf, Lowe2.pdf, Wright2.pdf, Adams.pdf, Blake.pdf, Des Jardins.pdf, Gardner.pdf, Matujec.pdf, McCune.pdf, Shadigian.pdf, Shapiro.pdf

6. 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)**7. PUBLIC HEARINGS SCHEDULED FOR NEXT REGULAR MEETING****7-a. 22-1337** Public Hearings Scheduled for Tuesday, August 16, 2022 Planning Commission Meeting

Attachments: 8-16-2022 Notice of Public Hearing.pdf

8. REGULAR BUSINESS - Project Presentation, Staff Report, Public Hearing, and Commission Discussion of Each Item**8-a. 22-1333** 2424 East Stadium Boulevard - University Inn Site Plan for City Planning Commission Approval - A proposal to construct a 4-story residential building totaling approximately 215,000 sq ft and housing 185 dwelling units. An existing 7,716 sq ft office building facing East Stadium remains. Primary access to the site is off East Stadium and Manchester Road which leads to approximately 185 below grade parking spaces. This development contains commercial and office zoning and approval is subject to combining three parcels: 2424, 2452 East Stadium Boulevard and 1950 Manchester Road. 2.64 acres zoned C3 (Fringe Commercial) and 0.55 acres zoned O (Office). Staff Recommendation: Approval.

Attachments: University Inn Staff Rpt w Maps v2.pdf, 2424-2452 E Stadium Site Plan & Landscape Plan.pdf, 2424-2452 E Stadium Elevation Plans.pdf, A2Zero Letter for Site Plan Submission.pdf, Citizen Participation Report 12-8-21.pdf, 2424 E. Stadium Development Agreement 2.pdf

8-b. 22-1336 2502 Packard Street - The George Site Plan for City Planning Commission Approval - A proposal to convert 23,462 square feet of retail

space on the ground floor to 42 residential units. New dwelling units will include approximately 205 square feet of mezzanine space for a total of 8,600 square feet of new floor area. Relocate a solid waste area north of the north drive from its current location south of the north drive and add 2 bicycle parking spaces. 6.52 acres zoned C1B (Community Convenience Center). Staff Recommendation: Approval

Attachments: The George August 3 2022 staff report.pdf, 2502 Packard St Zoning Map.pdf, 2502 Packard St Aerial Map.pdf, 2502 Packard St Aerial Map Zoom.pdf, The George Site Plan.pdf, The George Architectural Plans.pdf

- 8-c. [22-1332](#) 1301 Morningside Drive - A Special Exception Use for City Planning Commission Approval - A request for a childcare center for up to 40 children and 10 caregivers in the existing building with a site plan to show existing conditions. Staff Recommendation: Approval with Conditions

Attachments: 1301 Morningside Staff Report w Maps-rev-SP22-2008-8-3-22.pdf, Attachment - Citizen Participation Meeting Report SP22-2008.pdf, Attachment - Site Plan SP22-2008.pdf, Attachment - Special Exception Use Application SP22-2008.pdf

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

10. COMMISSION PROPOSED BUSINESS

11. ADJOURNMENT

Shannan Gibb-Randall, Chairperson

/mia gale

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. Persons 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

City Planning Commission regular meetings are transitioning to a hybrid meeting model. The City of Ann Arbor highly encourages the public to view and participate in public meetings remotely due to the high COVID-19 transmission rate in Washtenaw County. In order to prevent the transmission of COVID-19, protect the health of meeting attendees, minimize the possibility of disrupting the meeting, and thereby promote public participation by creating a safer meeting environment, City Council has established a regulation that all in-person attendees at meetings are required to wear a mask. See the Mask Requirement signage that is posted throughout City Hall. The City of Ann Arbor has existing COVID-19 safety rules that are required of visitors entering city facilities. If you choose to attend a meeting in-person, the following safety rules are expected to be observed. These include:

Masks - Required in Council Chambers. Masks are available at the guest services desk in the lobby of Larcom City Hall.

Physical Distancing - Individuals should be physically distanced from one another at least 6 feet.

Illness - Anyone diagnosed with COVID-19, who has symptoms of COVID-19, or has had recent close contact with someone with COVID-19, should not attend a public meeting.

