



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 16, 2011

7:00 PM

Ann Arbor Municipal Center, 301 E. Huron
Street, 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 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 5th 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).

1 **CALL TO ORDER**

2 **ROLL CALL**

3 **APPROVAL OF AGENDA**

4 **INTRODUCTIONS**

11-1020 Resolution of Appreciation
Attachments: Resolution of Appreciation

5 **MINUTES OF PREVIOUS MEETING**

5-a **11-1003** July 7, 2011 Draft City Planning Commission Meeting Minutes
Attachments: 7-7-2011 Draft CPC Minutes

5-b **11-1018** August 3, 2011 Draft City Planning Commission Meeting Minutes
Attachments: 8-3-2011 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**6-c Planning Commission Officers and Committees****6-d Written Communications and Petitions****11-1038** Correspondence to the City Planning Commission

Attachments: Correspondence to CPC-email, 1712 S State- Rezoning, ReportOnFeasibility030110

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****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.)

(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 **11-1004** **Public Hearing and Action on Hofmann Annexation and Zoning - A request to annex the two parcels totaling 0.058 acres at 1643 and 1645 South State Street into the City and zone them C3 (Fringe Commercial District). Staff Recommendation: Approval**

Attachments: Hofmann Annex-Zoning Staff Report with Attachments

9-b **11-1005** **Public Hearing and Action on Scio Township Parcels Annexation and Zoning; 545 Allison Drive, 427 Barber Avenue, 3225 Dexter Road, 3249 Dexter Road, 3313 Dexter Road and vacant adjacent lot, 305 Pinewood Street. - A request to annex seven parcels totaling approximately 2.94 acres into the City and zone them R1C Single-Family Residential Use-. Staff Recommendation: Approval**

Attachments: Six Scio Twp Annex-Zoning Staff Report with Maps

- 9-c [11-1006](#) Public Hearing and Action on Clark Rezoning - A request to rezone the 0.13 acre parcel at 1712 South State Street from "O" Office District to "C1" Local Business District and waive the Area Plan Requirement. Staff Recommendation: Denial

Attachments: Clark Rezoning Staff Report with Attachments

- 9-d [11-1007](#) Pittsfield Retail Site Plan for City Council Approval - A proposal to demolish an unenclosed canopy and construct a 9,500 sq ft addition to the east of the existing retail building at 3590 Washtenaw Avenue and reconfigure the parking lot to add bio-swales for detention. Staff Recommendation: Approval

Attachments: Pittsfield Retail Staff Report with Attachments

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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