



City of Ann Arbor

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

Meeting Agenda City Planning Commission

Tuesday, July 16, 2019

7:00 PM

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

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 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 APPROVAL OF AGENDA

5 MINUTES OF PREVIOUS MEETING

[19-1405](#) May 21, 2019 City Planning Commission Meeting Minutes

Attachments: 5-21-2019 CPC Minutes with Live Links.pdf

[19-1406](#) June 4, 2019 City Planning Commission Meeting Minutes

Attachments: 6-4-2019 CPC Minutes with Live Links.pdf

[19-1407](#) June 18, 2019 City Planning Commission Meeting Minutes

Attachments: 6-18-2019 CPC Minutes with Live Links.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**

19-1402 Various Correspondences to the City Planning Commission

Attachments: Comm1.pdf, Comm2-.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

9 UNFINISHED BUSINESS

9-a 19-1397 2857 Packard Road Planned Unit Development Site Plan for City Council Approval - A request to rezone this site from R1E (Single-Family Dwelling District) to PUD (Planned Unit Development) to allow for 25 single-family homes and 26 townhouse units. A 15-foot wide conflicting land use buffer around the perimeter of the site is proposed to screen from the adjacent residential units. Staff Recommendation: Approval

Attachments: 2857 Packard Rd PUD Staff Report.pdf

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

(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 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.)

10-a 19-1398 Shell Station Planned Unit Development (PUD) Modifications for City Council Approval - A proposal to add approximately 4,500 square feet of floor area for retail/office use to the previously approved PUD zoning and site plan. Additional surface parking is proposed along the property line to

the south on this 1.44-acre site located at 2679 Ann Arbor-Saline Road.

Staff Recommendation: Approval

Attachments: 2679 Shell Staff Report.pdf

- 10-b [19-1399](#) The Glen Planned Unit Development (PUD) Modifications for City Council Approval - A proposal to modify the previously approved PUD zoning and site plan by removing the pedestrian hotel entrance on Glen Avenue, reducing the number of valet parking spaces, revising the rear elevation, and increasing the maximum height of the building to 109 feet 4 inches, on this 0.54-acre site at 201 Glen Avenue. Staff Recommendation: Approval

Attachments: The Glen Staff Report-071619.pdf

- 10-c [19-1400](#) 2793 Plymouth Road Special Exception Use and Site Plan for City Planning Commission Approval - Application to expand Special Exception Use floor area to 3,400 square feet in existing building (Suite H & K) on this 0.99-acre site zoned C3 (Fringe Commercial). Staff Recommendation: Approval with Conditions

Attachments: 2793 Plymouth SEU Staff Report-071619 .pdf

10-d **Election of Officers**

- 10-e [19-1410](#) Annual Review of City Planning Commission Bylaws

Attachments: Approved CPC Bylaws.pdf

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

12 COMMISSION PROPOSED BUSINESS

13 ADJOURNMENT

Alex Milshteyn, Chairperson
/mg

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 <https://a2ctn.viebit.com>.

The complete record of this meeting is available in video format at <https://a2ctn.viebit.com>, or is available for a nominal fee by contacting CTN at (734) 794-6150.