



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 17, 2012

7:00 PM

City Hall, 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 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 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 **12-0942** ORGANIZATION OF COMMISSION

Attachments: CPC Bylaws.pdf, Citizen Input 2012.pdf

Election of Officers (Article V of Bylaws)

4-a (1) Chair

4-b (2) Vice Chair

4-c (3) Secretary

4-d Review of Bylaws (Article XIV of the Bylaws)

4-e Public Notice and Input Overview

5 **INTRODUCTIONS**

6 **MINUTES OF PREVIOUS MEETING**

6-a [12-0945](#) May 15, 2012 Draft City Planning Commission Meeting Minutes
Attachments: 5-15-2012 Draft CPC Minutes.pdf

6-b [12-0957](#) June 5, 2012 Draft City Planning Commission Meeting Minutes
Attachments: 6-5-2012 Draft CPC Minutes.pdf

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

a City Council

b Planning Manager

c Planning Commission Officers and Committees

d Written Communications and Petitions

[12-0944](#) Various Correspondence to the Planning Commission
Attachments: Email from Parnell McCarter.pdf, Email from Swisher.pdf

8 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.)

9 PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING

10 UNFINISHED BUSINESS

10-a [12-0950](#) Speedway Gas Station Site Plan for City Council Approval - A proposal to demolish the existing vacant gas station building and construct a new 3,968 sq ft gas station/convenience store building, fire pump island with canopy, and 16 parking spaces on this 1.39 acres site at 1300 North Maple Road. Staff Recommendation: Approval
Attachments: 1300 N Maple-Speedway Staff Report with Attachments 7-17-2012.pdf

11 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.)

- 11-a [12-0949](#) Chalmers Place Employee Parking Site Plan for Planning Commission Approval - This site plan replaces the previous rezoning and site plan project reviewed by the Planning Commission and proposes adding 24 parking spaces to the existing commercial center site on this 2.2 acres parcel located at 3365 Washtenaw Avenue, mainly by encroaching in the buffer and setback areas. Staff Recommendation: Approval
Attachments: 3365 Washtenaw Ave Staff Report with Attachments-7-17-2012.pdf, 3365 Washtenaw Ave-Chalmers Place Citizen Participation Mtg 6-18-2012.pdf
- 11-b [12-0948](#) 922-926 Catherine Street Rezoning and Site Plan for City Council Approval - A request to combine and rezone these 0.52 acre vacant sites from PUD [Planned Unit Development] to R4C [Multi-Family Dwelling] and construct a 3-story, 5-unit multiple-family building with 9 parking spaces under the building. Staff Recommendation: Approval
Attachments: 922-926 Catherine St Staff Report with Attachments.pdf
- 11-c [12-0947](#) AATA Blake Transit Center Site Plan Public Project Review - A proposal to demolish the existing transit center building and construct a new two-story transit center/office building on this 0.04 acre parcel at the southeast corner in the southeastern corner of the current site located with frontages on 331 South Fourth and 328 South Fifth Avenues. Staff Recommendation: Approval
Attachments: Blake Transit Center Staff Report with Attachments.pdf
- 11-d [12-0946](#) Noodles Site Plan for Planning Commission Approval - A proposal to revise the approved site plan (SP11-034) to shift the proposed 2,679 square feet restaurant building to the north property line, add eight parking spaces on the south side of the building off the shared driveway with 2151 West Stadium, and reconfigure driveway circulation behind the building on this 1.15 acres parcel at 2161 West Stadium Boulevard. Staff Recommendation: Approval
Attachments: 2161 W Stadium-Noodles Staff Report with Attachments.pdf

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

13 **COMMISSION PROPOSED BUSINESS**

14 **ADJOURNMENT**

Eric Mahler, Chair
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