



# City of Ann Arbor

100 N. Fifth Avenue  
Ann Arbor, MI 48104  
<http://a2gov.legistar.com/Calendar.aspx>

## Action Minutes - Final City Planning Commission

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Thursday, January 20, 2011

7:00 PM Ann Arbor District Library, Lower Level Multi-Purpose Room,  
343 S. Fifth Ave, Ann Arbor

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### PLEASE NOTE NEW TEMPORARY LOCATION

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](http://www.a2gov.org)).

#### 1 CALL TO ORDER

*Chairperson Mahler called the meeting to order at 7:00 PM.*

**Present** 7 - Pratt, Mahler, Carlberg, Woods, Briggs, Westphal, and Giannola

**Absent** 2 - Bona, and Derezinski

#### 2 ROLL CALL

*Rampson called the roll.*

**Present** 7 - Pratt, Mahler, Carlberg, Woods, Briggs, Westphal, and Giannola

**Absent** 2 - Bona, and Derezinski

**3      INTRODUCTIONS****4      MINUTES OF PREVIOUS MEETINGS**

11-0057      October 19, 2010 Draft City Planning Commission Meeting Minutes

Attachments:      Draft 10-19-2010 CPC Minutes

This matter was Postponed to the City Planning Commission, due back on 2/1/2011.

11-0058      November 3, 2010 Draft City Planning Commission Meeting Minutes

Attachments:      Draft 11-3-2010 CPC Minutes.pdf

This matter was Postponed to the City Planning Commission, due back on 2/1/2011.

**5      APPROVAL OF AGENDA**

A motion was made by Pratt, seconded by Carlberg, that the Agenda be Approved as presented. On a voice vote, the Chair declared the motion carried.

**6      REPORTS FROM CITY ADMINISTRATION, CITY COUNCIL, PLANNING MANAGER, PLANNING COMMISSION OFFICERS AND COMMITTEES, WRITTEN COMMUNICATIONS AND PETITIONS****a      City Administration****b      City Council****c      Planning Manager**

11-0061      January 2011 Meeting Schedule

Attachments:      January Meeting Calendar - 2011

Received and Filed

**d      Planning Commission Officers and Committees****e      Written Communications and Petitions**

11-0063      Communication from Gerald Serwer re: University Bank PUD

Attachments:      Letter from Gerald Serwer - regarding University Bank

Received and Filed

11-0064            Communication from Matthew Schultz re: Sander Annexation and Zoning

**Attachments:**    Letter from Schultz - regarding 1575 Alexandra annexation.pdf

**Received and Filed**

**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**

11-0050            Notice of Public Hearing for February 1, 2011 City Planning Commission Meeting; The City of Ann Arbor has completed a draft update to the Parks and Recreation Open Space Plan (PROS Plan) - The Plan is an element of the City's master plan and the City's vision for parks and recreation in Ann Arbor. The Plan provides an inventory of existing parks and facilities, describes the relationship between the Parks and Recreation system and surrounding municipalities and recreational providers, identifies parks and recreation needs and deficiencies, and proposes major capital park projects for existing and new parks. The document was last updated in 2006.

**Attachments:**    2-1-11 PH Notice - PROS Plan

**Received and Filed**

- 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.)**

- 9-1 11-0055 Sander Annexation and Zoning - A request to annex the 0.82-acre parcel at 1575 Alexandra Boulevard into the City and zone it for single-family residential use.

**Attachments:** Sander Annexation and Zoning - Staff Report and Maps, CPC Minutes - Sander - 1-20-11.pdf

*Approved by the City Planning Commission.*

**A motion was made by Woods, seconded by Briggs, that the Resolution/Public Hearing be Recommended for Approval to the City Council,. On a roll call, the vote was as follows with the Chair declaring the motion carried**

**Yeas:** 7 - Evan Pratt, Eric A. Mahler, Jean Carlberg, Wendy Woods, Erica Briggs, Kirk Westphal, and Diane Giannola

**Nays:** 0

**Absent:** 2 - Bonnie Bona, and Tony Derezinski

- 9-2      11-0051      1500 Pauline - Site Plan for City Council Approval - A request to demolish the existing 48 unit apartment complex and construct a new 32-unit multiple-family and townhouse complex and a community center building on the 2.1 acre site.

**Attachments:**    1500 Pauline SP - Staff Report and Plans, 1500 Pauline - Citizen Participation Report

*Approved by the City Planning Commission.*

**A motion was made by Carlberg, seconded by Pratt, that the Resolution/Public Hearing be Recommended for Approval to the City Council. On a voice vote, the Chair declared the motion carried.**

- 9-3      11-0056      Phi Kappa Psi Fraternity Special Exception Use and Site Plan for Planning Commission Approval - A request for Special Exception Permission to utilize the property at 630 Oxford Road as a fraternity house for 24 occupants and pave an existing parking lot in the rear.

**Attachments:**    630 Oxford Staff Report and Maps

**A motion was made by Vice Chair Westphal, seconded by Carlberg, that the Resolution/Public Hearing be Postponed until staff's comments have been addressed. On a roll call, the vote was as follows with the Chair declaring the motion carried**

**Yeas:** 7 - Evan Pratt, Eric A. Mahler, Jean Carlberg, Wendy Woods, Erica Briggs, Kirk Westphal, and Diane Giannola

**Nays:** 0

**Absent:** 2 - Bonnie Bona, and Tony Derezinski

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

- 11      **COMMISSION PROPOSED BUSINESS**

- 12      **ADJOURNMENT**

*Meeting adjourned at 9:00 PM.*

**Adjourn**

**Eric Mahler, Chair**  
**mg**