



# City of Ann Arbor

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

## Meeting Agenda City Planning Commission

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Tuesday, November 19, 2019

7:00 PM

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

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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](mailto: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**

5-a [19-2219](#) November 7, 2019 City Planning Commission Meeting Minutes

**Attachments:** 11-7-2019 CPC Minutes.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

[19-2217](#) Various Correspondence to the City Planning Commission

**Attachments:** Comm to CPC 1 from Lodi Twp.pdf, Comm to CPC 2.pdf, Comm to CPC 3.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**

[19-2218](#) Public Hearings Scheduled for the December 3, 2019 Planning Commission Meeting

**Attachments:** 12-3-2019 Notice of Public Hearing.pdf

**9** **UNFINISHED BUSINESS**

**9-a** [19-2213](#) Rezoning of three new City parks and one addition to Hansen Park from the current zoning district designations to Public Land (PL) District for City Council Approval:

1. Buttonbush Nature Area, a new 16-acre park on the north side of Dhu Varren Road between North Spurway Drive and North Foxridge Court, rezoned from Multiple-Family Dwelling District (R4A);
2. Hickory Nature Area, a new 2-acre park on the west side of Dillon Drive, rezoned from Single-Family Dwelling (R1D) District;
3. a new unnamed 1.3-acre park at 385 East Eisenhower Parkway, rezoned from Planned Unit Development (PUD);
4. a 1.5-acre addition to Hansen Park, 1200 South Maple Rd, from Multiple-Family Dwelling (R4B) District.

Staff Recommendation: Approval

**Attachments:** Staff Report Four Park PL Zoning 11-19-19.pdf

**10** **REGULAR BUSINESS - Project Presentation, Staff Report, Public Hearing and Commission Discussion on Each Item**

**10-a** [19-2214](#) 3611-3621 Plymouth Road Rezoning, Site Plan with Planned Project Modifications, and Special Exception Use (Drive-Through Facility) - A proposed project with three petitions: 1) A request to rezone a 4.5-acre site from PUD Planned Unit Development to C3 Fringe Commercial. 2) A site plan application to demolish 2 of 4 existing hotel buildings and construct a new 6-story hotel and renovate an existing restaurant. Planned project modifications are requested to increase the height limit of the C3

district from 55 feet to 65 feet 10 inches. 3) A special exception use application for a drive-through facility added to an existing restaurant. Staff Recommendation: ~~Approval~~ Postponement

**Attachments:** Staff Report Update 11-19-19 MMG Plymouth Road w Attachments.pdf, Staff Report 11-19-19 MMG Plymouth Road w Attachments.pdf

- 10-b [19-2215](#) 2385 East Ellsworth Special Exception Use (Medical Marijuana Provisioning Center/Marijuana Retailer) - An application for a special exception use (marijuana provisioning/retailer) on an 8,283-square foot site to be created at 2385 E. Ellsworth and a pending site plan application for a new 1,532-square foot commercial building. Zoned C1 (Local Business). Staff Recommendation: Approval with Conditions
- Attachments:** Staff Report for 2385 East Ellsworth w Attachments (11-19-19).pdf

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

**12 COMMISSION PROPOSED BUSINESS**

**13 ADJOURNMENT**

Alex Milshteyn, Chairperson  
/mg

(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](http://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.)

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.

