



City of Ann Arbor

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

Meeting Agenda City Planning Commission

Thursday, January 19, 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 **INTRODUCTIONS**

5 **MINUTES OF PREVIOUS MEETING**

5-a [12-0078](#) December 6, 2011 Draft City Planning Commission Meeting Minutes

Attachments: 12-6-2011 Draft CPC Minutes

5-b [12-0079](#) December 20, 2011 Draft City Planning Commission Minutes

Attachments: 12-20-2011 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****12-0083 Various Correspondence to the Planning Commission**

Attachments: Email from Spaly, Email from Riccardi with response, Email from Gilpin, Email from Mitchell, Letter from Old West Side Assoc

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 12-0080 Society of Les Voyageurs PUD Zoning and Site Plan for City Council Approval - A request to rezone this parcel at 411 Longshore Drive to Planned Unit Development District to allow continued use of the building as headquarters and residence for Society of Les Voyageurs members. PUD [Planned Unit Development] site plan approval is requested to construct additions totaling 472 square feet to the rear (east) of the existing building on this 0.19 acre parcel. Staff Recommendation: Approval

Attachments: 411 Long Shore Dr Staff Report with Attachments.pdf, 1-19-2012 PH Notice for Newspaper.pdf

9-b 12-0081 3645 Waldenwood Special Exception Use for City Planning Commission Approval - A request for approval of a 596 square foot accessory apartment addition to this owner-occupied single-family home for occupancy by relatives of the owner on this 0.37 acre parcel in an R1B Zoning District. Staff Recommendation: Approval

Attachments: 3645 Waldenwood SEU Staff Report with Attachments.pdf, 1-19-2012
PH Notice for Newspaper.pdf

- 9-c [12-0082](#) **618 South Main Planned Project Site Plan for City Council Approval** - A proposal to demolish two existing structures and construct a 7-story residential building containing 190 apartment units, 121 underground parking spaces and 65 bicycle parking spaces on this 1 acre parcel. Planned project approval is requested to modify the building height limit of 60 feet to allow a portion of the building to be 85 feet from average grade. Staff Recommendation: Approval

Attachments: 618 Staff Report with Attachments.pdf, 1-19-2012 PH Notice for
Newspaper.pdf

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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