



City of Ann Arbor

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

Meeting Agenda City Planning Commission

Tuesday, May 18, 2010

7:00 PM

G. C. Larcom, Jr. Municipal Bldg. 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 794-794-6140 (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 6th 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).

CALL TO ORDER

- 1 ROLL CALL
- 2 INTRODUCTIONS
- 3 MINUTES OF PREVIOUS MEETING
- 4 APPROVAL OF AGENDA
- 5 REPORTS FROM CITY ADMINISTRATION, CITY COUNCIL, PLANNING AND DEVELOPMENT SERVICES MANAGER, PLANNING COMMISSION OFFICERS AND COMMITTEES, WRITTEN COMMUNICATIONS AND PETITIONS
 - a City Administration
 - b City Council
 - c Planning Manager

- c-1 [10-0503](#) (1) Frequently Asked Questions About Local Historic Districts Information Sheet - Distribute.
Attachments: Frequently Asked Questions re Local Historic Districts Info Sheet

d Planning Commission Officers and Committees

e Written Communications and Petitions

- e-1 [10-0504](#) (1) Email regarding Fuller Road Parking Structure - Distribute.
(2) Email regarding Affordable Housing - Distribute.
(3) Email from Merrow regarding Windsong Condominiums Project - Distribute.
(4) Email from Zawistowski regarding Windsong Condominiums Project - Distribute.
(5) Email from Souden regarding Windsong Condominiums Project - Distribute.
(6) Email from Kirk regarding Zingerman's Deli Expansion Project - Distribute.
Attachments: Email re Fuller Road Parking Structure, Email re Affordable Housing, Email from Merrow re Windsong Condos, Email from Zawistowski re Windsong Project, Email from Souden re Windsong, Email re Zingermans Deli

6 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.)

7 PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING

- 7-1 [10-0505](#) Public Hearings Scheduled for Next Meeting.
Attachments: 6-1-10 Public Hearing Notice

- 8 **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.)

- 8-1 [10-0506](#) a. Public Hearing and Action on Master Plan Review (whether elements should be studied for possible change or new elements added to the Master Plan) (postponed at 5/4/10 meeting) - Staff Recommendation: Approval
Attachments: Master Plan Memo & Resolution
- 8-2 [10-0507](#) b. Public Hearing and Action on Windsong Condominiums Site Plan, 3.99 acres, 3001 Valencia Circle. A proposal to construct 32 townhouse units (there are 12 existing units in Phase 1) for a total of 44 townhouse units - Staff Recommendation: Approval
Attachments: Windsong Staff Report with maps & reductions, 5-14-10 Windsong Development Agreement
- 8-3 [10-0508](#) c. Public Hearing and Action on Zingerman's Deli Expansion Site Plan, 0.39 acres, 418 and 422 Detroit Street and 322 East Kingsley Street. A proposal to demolish the building at 322 East Kingsley and to construct a deli addition to the building at 422 Detroit Street totaling 10,430 square feet. Modification of the conflicting land use buffer on the east property line is requested - Staff Recommendation: Approval
Attachments: Zingermans Deli Staff Report w maps & reductions, 5-14-10 Draft Development Agreement, Citizens Participation Report
- 8-4 [10-0511](#) d. Public Hearing and Action on Westside Farmers Market at Zingerman's Roadhouse Special Exception Use, 2501 Jackson Road. A request to allow the sale of produce at 34 vendor booths in the parking lot on Thursdays from 3:00 p.m. to 7:00 p.m. from June through September - Staff Recommendation: Approval
Attachments: Westside Farmers Mkt Staff Report w Attach

- 8-5 [10-0513](#) e. Public Hearing and Action on Amendment to Chapter 57 (Subdivision and Land Use Control Ordinance), Section 5:131, Fees. An amendment to remove paragraph (1) and instead state that fee reimbursements will be as established by resolution of the City Council - Staff Recommendation: Approval
Attachments: 5-18-10 Staff Report re Amend to Ch 57, Section 5:131 Fees
- 8-6 [10-0515](#) f. Public Hearing and Action on Amendment to Chapter 57 (Subdivision and Land Use Control Ordinance), Section 5:136(2), Public Information and Hearings. An amendment to revise the required display of area plans, site plans, plats and land divisions under review in City Hall to at least 1 week prior to a public hearing - Staff Recommendation: Approval
Attachments: 5-18-10 Staff Report re Amend to Ch 57, Section 5:136(2) Public Info & Hearings
- 8-7 [10-0518](#) g. Public Hearing and Action on Amendment to Chapter 55 (Zoning Ordinance), Section 5:71(1), Approval Procedure. An amendment to revise the time in which the City Council must act after receiving a recommendation from the Planning Commission regarding planned project petitions to be consistent with recently proposed amendments to Chapter 57, Section 5:130 Time Limits - Staff Recommendation: Postpone
Attachments: 5-18-10 Staff Report re Amend to Ch 57, Section 5:71(1) Approval Procedure

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

10 **COMMISSION PROPOSED BUSINESS**

11 **ADJOURNMENT**

Bonnie Bona, Chair

jsj