



# City of Ann Arbor

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

## Meeting Agenda Planning Commission, City

Tuesday, July 21, 2015

7:00 PM

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

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 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 APPROVAL OF AGENDA**

**4 INTRODUCTIONS**

**5 MINUTES OF PREVIOUS MEETING**

**5-a [15-0916](#) May 19, 2015 City Planning Commission Meeting Minutes**

**Attachments:** 5-19-2015 CPC Minutes with Live Links.pdf

**5-b [15-0917](#) June 2, 2015 City Planning Commission Meeting Minutes**

**Attachments:** 6-2-2015 CPC Minutes with Live Links.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****15-0918** Various Correspondences to the City Planning Commission

**Attachments:** Email from Abbott.pdf, Email from Allen.pdf, Email from Bennett.pdf, Email from Burdick.pdf, Email from Calvachi.pdf, Email from Clarke.pdf, Email from Cowley.pdf, Email from Gattuso.pdf, Email from Hanway.pdf, Email from Higgins.pdf, Email from Kalousdian.pdf, Email from Kennel.pdf, Email from Macks.pdf, Email from Manz.pdf, Email from Marsee.pdf, Email from Marten.pdf, Email from Mermelstein.pdf, Email from Parnes.pdf, Email from Patel-Gupta.pdf, Email from Petersen.pdf, Email from Pollard.pdf, Email from Porter.pdf, Email from Shelburne.pdf, Email from Sparklin.pdf, Email from Stevenson.pdf, Email from Timmer.pdf, Email from Timmer2.pdf, Email from Timmer-Ken.pdf, Email from Watts.pdf, Email from Wilkins.pdf, Email from Hebert.pdf, Email from Raghavan.pdf, Email from Bennett - Pia.pdf, Email from Crossley.pdf, Email from Johnson.pdf, Emails from Mermelstein-2.pdf, Email from Neighbors via Gliedt.pdf, Email from Keller-Gliedt-Yalonen.pdf, Email from Diamond.pdf, Email from Dilcher.pdf, Email from Baird.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****15-0919** Public Hearings Scheduled for August 5, 2015 City Planning Commission Meeting

**Attachments:** 8-5-2015 Public Hearing Notice as Published.pdf

**9** **UNFINISHED BUSINESS****9-a** **15-0920** **2250 Ann Arbor-Saline Road Zoning, Site Plan and Wetland Use Permit -**

A proposal to zone this vacant 5.34 acre parcel to R4B (Multiple-Family Dwelling District) and construct one building containing 75 dwelling units, exercise room, community room and indoor pool. The proposal includes constructing 84 exterior parking spaces and 70 parking spaces under the structure. A storm water detention basin will be located in the rear of the site. The basin will be oversized to accommodate additional offsite water runoff from the north. (Ward 4) Staff Recommendation: Approval

**Attachments:** 2250 Ann Arbor Saline Staff Report 7-21-15.pdf, 2250 Ann Arbor-Saline Rd Draft Dev Agmnt.pdf, 2250 Ann Arbor Saline Staff Report with Attachments12-02-14.pdf, 2250 Ann Arbor Saline Landscape Plan 5-20-15.pdf, 2250 Ann Arbor Saline Site Plan 5-20-15.pdf

**10** **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](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.)

- 10-a [15-0923](#) White/State/Henry Apartments Planned Unit Development Site Plan and Rezoning - A request to rezone this 0.86 acre parcel from R4C (Multiple-Family Dwelling District) to PUD (Planned Unit Development), demolish the existing 28-unit apartment building and construct a new 32-unit, three-story apartment building with community center on the site. Access to the parking lot will be provided from existing curb cuts on South State Street and White Street. Stormwater detention will be provided under the parking lot. (Ward 4) Staff Recommendation: Approval  
**Attachments:** State White Henry Staff Report with Attachments 07-21-15-rev.pdf

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

**12 COMMISSION PROPOSED BUSINESS**

**13 ADJOURNMENT**

Wendy Woods, Chair  
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