



City of Ann Arbor

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

Meeting Agenda Planning Commission, City

Wednesday, January 21, 2015

7:00 PM

City Hall, 301 E. Huron St., 2nd Fl.

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; 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**

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

[15-0062](#)

Various Correspondences to the City Planning Commission

Attachments: Email from Alexander, Email from Ali, Email from Balazovich, Email from Bank, Email from Bannister, Email from Bannister R., Email from Bardwell, Email from Bardwell-2, Email from Broome, Email from Cadigan, Email from Cronin, Email from Delaney, Email from Dobracki, Email from Duan, Email from Durfy, Email from Haynes, Email from Homel-Woodcreek Homeowners Assoc, Email from Innes, Email from Jakob, Email from Kaplan, Email from Kaufman, Email from Larson M with Attached Park Plan, Email from Lennon, Email from Mitchell, Email from Nandakumar, Email from Newell, Email from Nicolaci, Email from Penskar, Email from Remley, Email from Riparian Dweller, Email from Scheiner with attachment, Email from Sheaffer-Manthey, Email from VanNewkirk, Email from Vaughan, Email from Vinyard, Email from Wang, Email from Wilson, Email from Wolper, Email from Woodcreek Homeowners Assoc, Email from Woods, Petition from Bardwell-Move On

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

15-0063 Public Hearings Scheduled for the February 3, 2015 City Planning Commission Meeting

Attachments: 2-3-2015 Public Hearing Notice as Published

9 UNFINISHED BUSINESS

9-a 15-0064 Flagstar Bank Branch Bank Site Plan and Special Exception Use for Drive-Thru Facility - A proposal to develop a 1 acre parcel of the existing hotel site located at 3600 Plymouth Road and construct a 3,000 square feet bank with a drive thru facility with 16 parking spaces. Special Exception Use is required for the drive thru. (Ward 2) Staff Recommendation: Postponement

Attachments: Flagstar Bank Staff Report with Attachments1-21-2015

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.)

(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 [15-0065](#) South Pond Village Site Condominium Site Plan and Wetland Use Permit - A proposal to develop 73 single-family site condominium lots on this 46.5 acre parcel, located at 3850 East Huron River Drive, zoned R1B (Single-Family Dwelling District). The site will contain private streets and be accessed from Algebe Way with a new public street connection to Chalmers Drive, to be constructed in an undeveloped right-of-way south of Woodcreek Condominiums. (Ward 2) Staff Recommendation: Postponement

Attachments: South Pond Staff Report with Attachments1-21-15

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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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).

The complete record of this meeting is available in video format at www.a2gov.org/ctn, or is available for a nominal fee by contacting CTN at (734) 794-6150.