



# 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, April 6, 2021

7:00 PM

Electronic Meeting

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This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at [a2gov.org/watchCTN](http://a2gov.org/watchCTN)

To speak at public comment call 206-337-9723 or 213-338-8477 or Toll Free 877-853-5247 or 888-788-0099 Enter Meeting ID: 929 1620 2435

1. CALL TO ORDER

2. ROLL CALL

3. INTRODUCTIONS

4. APPROVAL OF AGENDA

5. MINUTES OF PREVIOUS MEETING

5-a. [21-0664](#) March 16, 2021 City Planning Commission Meeting Minutes

Attachments: 3-16-2021 CPC Minutes w 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

[21-0665](#) Various Communication to the City Planning Commission

Attachments: COMM 1 - General, COMM 1 - ADUs, COMM 1 - TC1, COMM 2 - TC1, eComments - TC1, TC1 Comments Comm from ORC mtg, ADU Comm from ORC Mtg, Site Plan Standards Comm from ORC Mtg

**7. PUBLIC COMMENT (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**

[21-0666](#) Public Hearings Scheduled for Tuesday, April 20, 2021 Planning Commission Meeting

**Attachments:** 4-20-2021 Notice of Public Hearing.pdf

**9. REGULAR BUSINESS - Project Presentation, Staff Report, Public Hearing and Commission Discussion of Each Item**

9-a. [21-0667](#) 614 S. Ashley Street Addition to Existing Building for City Council Approval - Central Property Development, Inc. is proposing a 300-square foot elevated addition at the rear of the existing building in a non-residential zoned district. The proposed addition includes a deck and covers a portion of the surface parking spaces on this 0.10-acre site, located at 614 S Ashley Street, zoned C2B (Business Service). Staff recommendation: Approval

**Attachments:** 614 S Ashley Staff Report w Maps 4-6-21 .pdf, 614 S. Ashley Postcard Notification - 500ft.pdf, 614 S Ashley Site Plan Update 4-2-2021.pdf, HDC20-135; 614 S Ashley St Staff Report.pdf, ZBA20-031; 614 S Ashley St Staff Report.pdf

9-b. [21-0668](#) Extraordinary Individuals Child Care Center Special Exception Use for City Planning Commission Approval - A request for Special Exception Use approval for a child care center in the New Grace Apostolic church, located at 2898 Packard Road, zoned R1C (Single-Family Dwelling). Staff recommendation: Approval

**Attachments:** Staff Report for 2898 Packard SEU w Maps, 2898 Packard SEU application, 2898 Packard APPROVED Site Plan w conditions

9-c. [21-0669](#) Amendment to Chapter 55, Unified Development Code, to Create a New Zoning District for Transit Corridors for City Council Approval - A proposed ordinance to amend Chapter 55, Sections 5.12 Mixed Use Zoning Districts, 5.15 Permitted Use Tables, 5.16 Use Specific Standards and 5.17 Area, Height and Placement Regulations to create a new zoning district and establish its intent and purpose, permitted uses, use specific standards, and area, height and placement regulations. This district is proposed to be named the TC1 (Transit Corridor) district, allowing mixed uses in buildings with a minimum of 2-stories and other building standards, along established transit corridors to replace certain office and commercial zoning districts. Staff recommendation: Approval

**Attachments:** STAFF REPORT 4-6-21 (New District TC1).pdf, New District TC1 Transit Corridor (3-25-21).pdf

- 9-d. [21-0670](#) Amendments to Modify Home Occupation Regulations in Section 5.16.6.H of Chapter 55 Unified Development Code for City Council Approval. Staff recommendation: Approval

**Attachments:** Staff Report - Home Occupations - April 6 2021 Planning Commission.pdf, DRAFT Home Occupations Ordinance 4-1-21.pdf

**10. OTHER BUSINESS**

- 10-a. [21-0672](#) 2021-2022 Planning Commission Meeting Schedule

**Attachments:** 2021-2022 CPC Meeting Schedule-DRAFT.pdf

**11. PUBLIC COMMENT (Persons may speak for three minutes on any item.)**

**12. COMMISSION PROPOSED BUSINESS**

**13. ADJOURNMENT**

Sarah Mills, Chairperson  
/mg

eComments for the Commission may be left via our Legistar calendar page (column to the very right)  
<http://a2gov.legistar.com/Calendar.aspx>

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 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> ). 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.

(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 contact Planning staff. 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. 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 Comcast 16 / AT&T 99 live at 7:00 p.m. on the first and third Tuesdays of the month and replayed the following 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://a2gov.org/watchctn> . The complete record of this meeting is available in video format at <https://a2gov.org/watchctn>, or is available for a nominal fee by contacting CTN at (734) 794-6150