



# 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 17, 2012

7:00 PM

City Hall, 301 E. Huron Street, 2nd Flr.

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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](http://www.a2gov.org)).

**1**      **CALL TO ORDER**

**2**      **ROLL CALL**

**3**      **APPROVAL OF AGENDA**

**4**      **INTRODUCTIONS**

**5**      **MINUTES OF PREVIOUS MEETING**

[12-0552](#)      March 6, 2012 Draft City Planning Commission Meeting Minutes

**Attachments:**    3-6-2012 Draft CPC Minutes

**6**      **REPORTS FROM CITY ADMINISTRATION, CITY COUNCIL, PLANNING MANAGER,  
PLANNING COMMISSION OFFICERS AND COMMITTEES, WRITTEN  
COMMUNICATIONS AND PETITIONS**

a      City Council

b      Planning Manager

c      Planning Commission Officers and Committees

d      Written Communications and Petitions

[12-0560](#) Various Correspondence to the Planning Commission

Attachments: Email from Kellermann, Email from Cooper

**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**

[12-0553](#) As part of its annual review, the Planning Commission is seeking comments about the City Master Plan, including elements that should be studied for possible change or new elements that should be added to the master plan. This information is important to the Planning Commission in setting its work program for the upcoming fiscal year. The adopted plan elements can be found on the City's website, [www.a2gov.org/planning](http://www.a2gov.org/planning) <<http://www.a2gov.org/planning>>.

FY 2013-2018 Capital Improvements Plan (CIP) - The FY2013-2018 CIP is comprised of updated financial data for FY2013 contained in the approved FY2012-2017 CIP. Upon adoption by the City Planning Commission, the CIP becomes a supporting document for the City's master plan. The CIP is also used as the source document for the City's capital budget planning.

Maple Cove Apartments and Village Site Plan for City Council Approval - 2.96 acres site at 1649 North Maple Road, between North Maple Road and Calvin Street, north of Miller Road. A Rehearing of a proposal to construct two new 18-unit, 3-story apartment buildings with a 64-space parking lot, and a private street serving 7 new single-family dwellings. Access to the apartment buildings and the private street will be provided separately from North Maple Road.

Chalmers Place Parking Lot Rezoning and Site Plan for City Council Approval - A request to rezone this 0.92 acre vacant parcel, located at 2090 Chalmers Place, from R1B (Single-Family Residential) to P (Parking) and construct a 43-space parking lot for employees of Chalmers Place retail center and AATA park and ride users. Access to the lot will be provided through the existing Chalmers Place curb cut onto Chalmers Drive, utilized by the Chalmers Place Shopping Center.

Amendments to Chapter 55 (Zoning Ordinance), Section 5:501,(4) - A proposal to amend the Zoning Ordinance regulations concerning medical marijuana dispensary and cultivation facilities

to remove the requirement that these facilities be operated in compliance with the Michigan Medical Marijuana Act.

Attachments: 5-1-2012 Public Hearing Notice as Published

## **9 UNFINISHED BUSINESS**

**12-0559** Shell Station Revised PUD Zoning & Site Plan for City Council Approval  
- A proposal to construct additions totaling 2,189 sq ft to the existing convenient store at 2679 Ann Arbor-Saline Road, which includes converting the 900 sq ft carwash area to new retail space. The access drive to the carwash will be converted to landscaping and the parking lot will be reconfigured on this 1.44 acre parcel. No changes are proposed to the gas pump islands. New Planned Unit Development [PUD] Supplemental regulations will be created as part of this petition. Staff Recommendation: Approval

Attachments: Shell Staff Report with Attachments 4-17-2012.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** **12-0554** Allen Creek Preschool Special Exception Use for Planning Commission Approval and Site Plan for City Council Approval - A proposal to construct a 929 sq ft, one-story classroom addition to the west side of the existing preschool building and increase enrollment from 25 students to 50 students. No changes are proposed to the existing parking lot on this 0.49 acre parcel at 2350 Miller Avenue. Staff Recommendation: Approval

Attachments: Allen Creek Preschool Staff Report with Attachments-4-17-2012.pdf

**10-b** **12-0555** Sigma Phi Epsilon Fraternity Special Exception Use Modification for City Planning Commission Approval - Request to increase previously approved Special Exception Use (44 bed fraternity occupancy) by one (1) bed to a total of 45 bed

capacity to allow a separate bedroom for the required resident manager, on this 0.51 acre parcel located at 730 Tappan Street. Staff Recommendation: Approval

**Attachments:** 730 Tappan-Sigma Phi Epsilon Staff Report with Attachments 4-17-2012.pdf

10-c [12-0558](#) July 2012 - June 2013 Planning Commission Meeting Schedule

**Attachments:** CPC Mtg Schedule 2012-2013.pdf

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

**12 COMMISSION PROPOSED BUSINESS**

**13 ADJOURNMENT**

Eric Mahler, Chair  
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