



City of Ann Arbor

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

Meeting Agenda City Planning Commission

Tuesday, November 19, 2013

7:00 PM

City Hall, 301 E. Huron Street, 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. 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; 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 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 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).

1 **CALL TO ORDER**

2 **ROLL CALL**

3 **INTRODUCTIONS**

4 **APPROVAL OF AGENDA**

5 **MINUTES OF PREVIOUS MEETING**

5-a [13-1454](#) October 1, 2013 City Planning Commission Meeting Minutes

Attachments: 10-1-2013 CPC Minutes with Live Links

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

[13-1460](#) Various Correspondences to the City Planning Commission

Attachments: Email from Annis, Email from Petiet, Email from King with Attachment

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

[13-1465](#) Public Hearings Scheduled for the December 3, 2013 City Planning Commission Meeting

Attachments: 12-3-2013 Public Hearing Notice as Published

9 UNFINISHED BUSINESS

9-a [13-1455](#) Briarwood Restaurants Site Plan for City Council Approval - A petition proposing construction of two new free standing restaurants on the east side of the Macy's building at Briarwood Mall located at 700 Briarwood Circle. One restaurant would be 6,470 square feet, the other 7,068 square feet. The parking lot north and east of the new restaurants will be reconfigured. (Ward 4) Staff Recommendation: Approval

Attachments: BriarwoodStaff Report 11-19-13 with Attachments-Reduced PDF, 700 Briarwood Cir Zoning Map-Revised11-18-2013

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 [13-1457](#) Montgomery Building Site Plan for City Council Approval - A proposal to construct a 21,100 square foot, four-story addition on top of a 17,270 square foot, two-story commercial building located on this 0.22 acre site at 210-216 South Fourth Avenue. A total of 32 dwelling units are

proposed on floors 3-5. The building is located in the Main Street Historic District, and the Historic District Commission approved a Certificate of Appropriateness on September 12, 2013. (Ward 1) Staff Recommendation: Approval

Attachments: Montgomery Building Staff Report 11-14-13 with Attachments, Email from Zahn in support of 210-216 S Fourth Ave project, Email from Savarino, Email from Richardson, Email from Dankert, Email from Belew, Email from Ann Arbor State Bank, Email from Angerman

- 10-b [13-1458](#) Germain Motors Site Plan for City Council Approval - A proposal to construct single-story additions totaling 11,306 square feet, to two of the three auto dealership buildings on this 9.78 acres site located at 2575 South State Street. The existing parking lot is proposed to be expanded to provide 248 additional vehicle inventory parking spaces. A modification of the landscape requirements (Chapter 62) is proposed, in addition to variances from the Off-Street Parking Ordinance (Chapter 59). (Ward 4) Staff Recommendation: Postponement

Attachments: Germain Motors Staff Report with Attachments 11-19-13 Rev

- 10-c [13-1456](#) Downtown Zoning Evaluation Recommendations - The Planning Commission has conducted an evaluation of the downtown zoning changes that were adopted in 2009 and will consider a set of recommendations for changes to the zoning ordinance. These recommendations will be forwarded to the City Council for its action. Background information on the evaluation project may be found at www.a2gov.org/downtownzoning <<http://www.a2gov.org/downtownzoning>>.

Attachments: Downtown Eval Memo 11-19-13 with Attachments

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

12 COMMISSION PROPOSED BUSINESS

13 ADJOURNMENT

Kirk Westphal, Chair
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