



City of Ann Arbor

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

Meeting Agenda City Planning Commission

Tuesday, August 21, 2012

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. 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).

1 **CALL TO ORDER**

2 **ROLL CALL**

3 **APPROVAL OF AGENDA**

4 **INTRODUCTIONS**

5 **MINUTES OF PREVIOUS MEETING**

[12-1056](#) June 19, 2012 Draft City Planning Commission Meeting Minutes

Attachments: 6-19-2012 CPC Draft Minutes.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

[12-1057](#) Various Correspondence to the City Planning Commission

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

[12-1058](#) Amendments to Chapter 55 (Zoning) and Chapter 61 (Signs and Outdoor Advertising) to dissolve the Sign Board of Appeals and shift its responsibilities to the Zoning Board of Appeals.

Attachments: 9-6-2012 Public Hearing Notice as Published

9 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.)

9-a [12-1060](#) **Plymouth / Green Crossing Revised PUD Zoning and Site Plan for City Council Approval 3375-3469 Plymouth Road.** A proposal to revise the Planned Unit Development supplemental regulations to eliminate the future phase restaurant, allow additional restaurant uses in the Phase 1 free-standing buildings, and revise the development program for future, Phase 2 building to delete ground floor retail, office or restaurant and replace with flexible use space and/or enclosed parking. No changes to the existing parking, landscaping or storm detention are proposed on this 8.2 acres site. Staff Recommendation: Approval

Attachments: Plymouth Green Crossings Rev PUD Staff Report with Attachments.pdf

9-b [12-1061](#) **Fiat of Ann Arbor Site Plan for City Council Approval** - A request to demolish the existing 2,508 square foot auto service building on this 0.69 acre site and construct a one-story, 3,408 square foot showroom building in its place at 2095 West Stadium Boulevard. The existing parking lot boundaries will remain the same and provide 10 customer parking spaces and 36 vehicle storage spaces. The southern drive

opening will be closed. Staff Recommendation: Approval

Attachments: 2095 W Stadium- FIAT Staff Report with Attachments.pdf

- 9-c [12-1062](#) Food Gatherers Revised PUD Site Plan for City Council Approval - A proposal to construct additions totaling 12,646 sq ft to the front and rear of this warehouse/office structure, located at 1 Carrot Way, and add 22 parking spaces along the eastern driveway, for a total of 50 vehicle parking spaces on this 2.73 acres site. Staff Recommendation: Approval
- Attachments:** Food Gatherers Staff Report with Attachments.pdf

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

11 COMMISSION PROPOSED BUSINESS

12 ADJOURNMENT

Eric Mahler, Chair
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