



# City of Ann Arbor

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

## Meeting Agenda Planning Commission, City

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Tuesday, November 20, 2018

7:00 PM

Larcom City Hall, 301 E Huron St, Second floor,  
City Council Chambers

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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. 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 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**

5-a [18-1908](#) July 17, 2018 City Planning Commission Meeting Minutes

**Attachments:** 7-17-2018 CPC Minutes with Live Links.pdf

5-b [18-1958](#) November 7, 2018 City Planning Commission Meeting Minutes

**Attachments:** 11-7-2018 CPC 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**

[18-1956](#) Various Correspondences to the City Planning Commission

**Attachments:** Letter from Miller .pdf, Email from Westfall.pdf

**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**

[18-1957](#) Public Hearings Scheduled for the December 4, 2018 Planning Commission Meeting

**Attachments:** 12-4-2018 Notice of Public Hearing for Publishing.pdf

**9 UNFINISHED BUSINESS**

**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** [18-1952](#) 1550 Washtenaw Avenue, Zeta Tau Alpha Addition Site Plan for Planning Commission Approval - A proposal to construct a small kitchen addition at rear of house; parking area behind building will be improved with barrier free access; new bike parking, trash enclosure, and stormwater improvements will be provided on this 1.93-acre site. (Ward 3) Staff Recommendation: Approval with Conditions

**Attachments:** Staff Report for 1550 Washtenaw Ave -Zeta Tau Alpha .pdf

**10-b** [18-1953](#) 2001 Dhu Varren Road, Phoenix Substation Expansion Planned Project Site Plan for City Council Approval - Proposal to expand the footprint of the substation at the southwest corner and construct a monopole on this

12.87-acre site. Natural features are proposed to be impacted. A Planned Project is being requested to accommodate the height of the proposed tower. (Ward 1) Staff Recommendation: Approval

**Attachments:** Staff Report for 2001 Dhu Varren - ITC Phoenix Utility Substation .pdf

10-c [18-1954](#)

Proposed Text Amendments to Chapter 55 Unified Development Code (UDC) to establish requirements to allow mobile food vendors in defined circumstances on privately owned property in the City of Ann Arbor. Staff Recommendation: Approval

**Attachments:** Staff Report for Proposed UDC Amendment- Mobile Food Vending Services .pdf

10-d [18-1955](#)

Proposed Text Amendments to Chapter 55 Unified Development Code (UDC) Article IV: Development Standards, Section 5.18 Special Dimensional and Site Layout Standards of the Ann Arbor City Code to enable the encroachment of covered front porches, decks, and platforms into the required front setback. Staff Recommendation: Approval

**Attachments:** Staff Report for Proposed UDC Amendment - Front Porch .pdf

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

**12 COMMISSION PROPOSED BUSINESS**

**13 ADJOURNMENT**

Alex Milshteyn, Chair  
kvl

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 Thursdays at 8:00 AM and Saturdays at 8:00 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)).

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