



City of Ann Arbor

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

Meeting Agenda Planning Commission, City

Tuesday, March 20, 2018

7:00 PM

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

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; 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 APPROVAL OF AGENDA

4 INTRODUCTIONS

5 MINUTES OF PREVIOUS MEETING

5-a [18-0495](#) March 6, 2018 City Planning Commission Meeting Minutes

Attachments: 3-6-2018 CPC Minutes with Live 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

18-0494 Various Correspondences to the City Planning Commission

Attachments: Email from Belcher.pdf, Email from Cederquist.pdf, Email from Collegian Venture-Sean Havera.pdf, Email from Cummings .pdf, Email from Donaldson.pdf, Email from Luz.pdf, Email from Pawlak w Attachments.pdf, Email from Weiner.pdf, Briarwood Mall Response to Planning and Development Staff Report.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****18-0493** Public Hearings Scheduled for the April 3, 2018 Planning Commission Meeting

Attachments: 4-3-2018 Notice of Public Hearing for Publishing.pdf

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** **18-0480** **Malletts Wood II Rezoning and Site Plan for City Council Approval** - A proposal to construct 19 single-family detached condominium homes not to exceed 2,000 square feet each on a 3.77-acre parcel, located at 3300 Cardinal Avenue. The plan extends Sharon Drive approximately 300 feet to the south as Sharon Court. Seven homes have a driveway off Cardinal Avenue and fourteen off Sharon Court. The property is proposed to be re-zoned from PUD to R1E Single-Family Dwelling). Staff Recommendation: Approval

Attachments: Malletts Woods 2 Staff Report w Attachments 032018.pdf, Citizens Meeting 6-27-2017.pdf

- 9-b** **18-0484** **Briarwood Mall (100 Briarwood Circle) Partial Parking Lot Rezoning and Area Plan for City Council Approval** - A request to rezone portions of two

parcels that are part of the Briarwood Mall from P (Parking District) to C2B (Business Service district). Parcel 1 (tax ID no. 09-12-08-100-039) has a total of 27.5 acres, of which 13.1 acres is proposed to be rezoned to C2B, making Parcel 1 entirely zoned C2B. Parcel 2 (tax ID no. 09-12-08-100068) has a total of 4.4 acres, of which 1.8 acres is proposed to be rezoned C2B. The portion of Parcel 2, north of Briarwood Circle, will remain zoned P (Parking). The applicant requests rezoning so that commercial activities such as special sales and entertainment events can be held in these parking areas. The Briarwood Mall building and the area within 50 feet of the exterior walls is currently zoned C2B. Note; other parcels of the Briarwood Mall are under separate ownership and are not included in the rezoning petition and will not be rezoned. Staff Recommendation: Parcel 1; Denial Parcel 2; Approval

Attachments: Planning Staff Report w Attachments 3-20-18 (Briarwood Parcels).pdf

- 9-c [18-0488](#) Liv Café Special Exception Use Permit and Site Plan for City Planning Commission Approval - A request to allow the existing space at 603 E. Williams Street to be used as a Medical Marijuana Provisioning Center by issuance of a Special Exception Use Permit, with an accompanying site plan that demonstrates no physical development change, in accordance with City requirements. Zoned D1 [Downtown Core] with State Street Character Overlay District. Staff Recommendation: Approval with Conditions

Attachments: 603 E William SEU Staff Report w Attachments.pdf

- 9-d [18-0490](#) Greenstone Special Exception Use Permit and Site Plan for City Planning Commission Approval - A request to allow the existing space at 338 South Ashley Street to be used as a Medical Marijuana Provisioning Center by issuance of a Special Exception Use Permit, with an accompanying site plan that demonstrates no physical development change, in accordance with City requirements. Zoned D2 [Downtown Interface] with First Street Character Overlay District. Staff Recommendation: Approval with Conditions

Attachments: 338 S Ashley SEU Staff Report w Attachments3-20-18.pdf

- 9-e [18-0491](#) Green Planet Special Exception Use Permit and Site Plan for City Planning Commission Approval - A request to allow the existing space at 700 Tappan Street to be used as a Medical Marijuana Provisioning Center by issuance of a Special Exception Use Permit, with an accompanying site plan that demonstrates no physical development change, in accordance with City requirements. Zoned PUD [Planned Unit Development]. Staff Recommendation: Approval with Conditions

Attachments: Green Planet(700 Tappan)Staff Report w Attachments.pdf

- 9-f [18-0492](#) 2460 West Stadium Special Exception Use Permit and Site Plan for City Planning Commission Approval - A request to allow the existing space at

2460 West Stadium, to be used as a Medical Marijuana Provisioning Center by issuance of a Special Exception Use Permit, with an accompanying site plan that demonstrates no physical development change, in accordance with City requirements. Zoned C3 [Fringe Commercial]. Staff Recommendation: Approval with Conditions

Attachments: 2460 W Stadium SEU Staff Report w Attachments 3-20-18 .pdf

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

11 **COMMISSION PROPOSED BUSINESS**

12 **ADJOURNMENT**

Ken Klein, Chair
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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).

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