



# 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, May 20, 2014

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. 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 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 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** **INTRODUCTIONS**

**4** **APPROVAL OF AGENDA**

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

[14-0799](#)

April 1, 2014, City Planning Commission Meeting Minutes

**Attachments:** 4-1-2014 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**

[14-0798](#) Various Correspondences to the City Planning Commission

**Attachments:** REZONING OF WASHINGTON ST PROPERTY1, Email from Harrison, Email from Robinson- Citizens for Oil-Free Backyards-Flyer, Email from Constantinides

**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**

[14-0805](#) Public Hearings Scheduled for the June 3, 2013 City Planning Commission Meeting

**Attachments:** 6-3-2014 Public Hearing Notice as Published

**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 [14-0800](#) Phantom Fireworks Special Exception Use - A request to erect a fire retardant 40 x 40 foot tent and an 8 x 40 foot storage container in the parking lot of this 24-acres commercial shopping center site located at 205 N. Maple Road for temporary outdoor sales of fireworks. The sales location will be in operation for 10 days associated with the July 4th holiday. (Ward 5) Staff Recommendation: Approval**

**Attachments:** Phantom Fireworks Staff Report with Attachments-205 N Maple

**10-b [14-0801](#) Patriot Fireworks Special Exception Use - A request to erect an 8 x 40 foot sales stand in the parking lot of this 1.66 acre commercial shopping center site located at 2750 Jackson Avenue for the temporary outdoor**

sales of fireworks. The sales location will be in operation from Memorial Day through the July 4th holiday. (Ward 5) Staff Recommendation: Approval

**Attachments:** Patriot Fireworks Staff Report with Attachments

- 10-c [14-0802](#) Bank of Ann Arbor Headquarters Addition Site Plan and Special Exception Use - A proposal to construct a new two-story corner entrance on this 0.57 acres site located at 125 South Fifth Avenue and Washington Street and add a third story addition over the rear portion of the bank headquarters building, totaling 9440 square feet. The existing drive-thru window is proposed to remain as currently configured. (Ward 1) Staff Recommendation: Approval

**Attachments:** Bank of Ann Arbor Staff Report with Attachments 5-20-14

- 10-d [14-0803](#) 116-120 West Huron Site Plan - A proposal to demolish the two buildings on this 0.48 acre site and construct a 88,570 square foot, 6-story hotel with retail space along the West Huron frontage. The new building will retain the façade of the Greyhound Bus Depot. (Ward 1) Staff Recommendation: Approval

**Attachments:** 116-120 W Huron Staff Report with Attachments 5-20-14 Revised,  
116-120 W Huron Staff Report with Attachments 5-20-14

- 10-e [14-0804](#) The Mark Condominiums Site Plan - A proposal to demolish the existing carwash building on this 0.25 acre site and construct a 11,910 square foot, four-story, 7-unit residential building with garages below. The property is located in the Old West Side Historic District and received a Certificate of Appropriateness for the proposal on March 13, 2014. (Ward 5). Staff Recommendation: Postponement

**Attachments:** The Mark Staff Report with Attachments 051614

**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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