



City of Ann Arbor

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

Meeting Agenda City Planning Commission

Tuesday, April 16, 2024

7:00 PM

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

This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at a2gov.org/watchCTN

To speak at public comment call 206-337-9723 or 213-338-8477 or Toll Free 877-853-5247 or 888-788-0099 Enter Meeting ID: 977 6634 1226

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

4-a. [24-0612](#) April 2, 2024 City Planning Commission Meeting Minutes
Attachments: April 2, 2024 City Planning Commission Meeting Minutes.pdf

5. REPORTS FROM CITY ADMINISTRATION, CITY COUNCIL, PLANNING MANAGER, PLANNING COMMISSION OFFICERS AND COMMITTEES, WRITTEN COMMUNICATIONS AND PETITIONS

5-a. City Council

5-b. Planning Manager

5-c. Planning Commission Officers and Committees

5-d. Written Communications and Petitions

[24-0613](#) Various Communication to the City Planning Commission

Attachments: Dillon email of opposition 2525 Ann Arbor Saline Road.pdf, Drake email of opposition 2525 Ann Arbor Saline Road.pdf, Dubov email of opposition 2525 Ann Arbor Saline Road.pdf, Fellows email of opposition 2525 Ann Arbor Saline Road.pdf, Goodly email of opposition 2525 Ann Arbor Saline Road.pdf, Johnson email of opposition 2525 Ann Arbor Saline Road.pdf, Leaf and Levine Suggestions for Comprehensive Plan.pdf, Lefton email of opposition 2525 Ann Arbor Saline Road.pdf, Levine email of support 2525 Ann Arbor Saline Road.pdf, Malesko email of opposition 2525 Ann Arbor Saline Road.pdf, Meier email of opposition 2525 Ann Arbor Saline Road.pdf, Millan email of opposition 2525 Ann Arbor Saline.pdf, Millan K email of opposition 2525 Ann Arbor Saline Road.pdf, Nauschuetz email of opposition 2525 Ann Arbor Saline Road.pdf, Nicholls email of opposition 2525 Ann Arbor Saline Road.pdf, Riethmiller email of opposition 2525 Ann Arbor Saline Road.pdf, Schreck email of opposition 2525 Ann Arbor Saline Road.pdf, Short email of opposition 2525 Ann Arbor Saline Road.pdf, Smith email of opposition 2525 Ann Arbor Saline Road.pdf, Spencer email of opposition 2525 Ann Arbor Saline Road.pdf, Stubbs email of opposition 2525 Ann Arbor Saline Road.pdf, Sugai email of opposition 2525 Ann Arbor Saline Raod.pdf

6. PUBLIC COMMENT (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.)

7. PUBLIC HEARINGS SCHEDULED FOR NEXT REGULAR MEETING

- 7-a. [24-0614](#) Public Hearings Scheduled for Tuesday, May 7, 2024, Planning Commission Meeting

Attachments: 5-7-2024 Notice of Public Hearing.pdf

8. UNFINISHED BUSINESS

9. REGULAR BUSINESS – Project Presentation, Staff Report, Public Hearing, and Commission Discussion of Each Item

- 9-a. [24-0615](#) 444 Huntington Place (AOI23-0003) - Annexation and Zoning for City Council Approval Request to annex this .61-acre parcel and existing single-family home in Ann Arbor Township to the City of Ann Arbor, zone R1B (Single-Family Dwelling) and connect to utilities. Staff recommendation: Approval

Attachments: 444 Huntington A & Z Staff Report.pdf, 444 Huntington PI Zoning Map.pdf, 444 Huntington PI Aerial Map.pdf

- 9-b. [24-0616](#) 110 Algebe Way (AOI23-0004) - Annexation and Zoning for City Council Approval Request to annex this vacant .05-acre (2,178 square-foot) parcel in Ann Arbor Township to the City of Ann Arbor and zone R1B (Single-Family Dwelling). Staff recommendation: Approval

Attachments: 110 Algebe Way A & Z Staff Report.pdf, 110 Algebe Way Zoning Map.pdf, 110 Algebe Way Aerial Map Zoom.pdf, 110 Algebe Way Aerial Map.pdf

- 9-c. [24-0617](#) 3474 E Huron River Drive (AOI24-0001) - Annexation and Zoning for City Council Approval
Request to annex this vacant 1.66-acre parcel in Ann Arbor Township to the City of Ann Arbor and zone R1A (Single-Family Dwelling) to construct a single-family home and connect to utilities. Staff recommendation: Approval

Attachments: 3474 E Huron River A & Z Staff Report.pdf, 3474 E Huron River Dr Zoning Map.pdf, 3474 E Huron River Dr Aerial Map.pdf

- 9-d. [24-0618](#) 142 E Hoover Avenue (SP23-0026) - Site Plan for City Planning Commission Approval
A site plan to redevelop a 25,613-square foot site with a new 5,719-square foot auto repair facility. The new building and some of the 32 proposed vehicular parking spaces, along with required site improvements, will be constructed in Phase 1. The existing building will be demolished and the remaining proposed parking spaces will be installed in Phase 2. Site includes 142, 144 and 146 East Hoover Avenue, zoned C2B (Business Service). Staff recommendation: approval.

Attachments: April 16, 2024 Staff Report (142 E Hoover), Zoning Map (142 E Hoover), Aerial Map (142 E Hoover), Site Plan version 4 2024-03-22 (142 E Hoover)

10. OTHER BUSINESS

24-0510 Planning Commission Sub-committee Assignments

Attachments: 2024 CPC Subcommittees and Designees Memo.pdf, 2024 Ann Arbor Planning Commission Committees and Appointments Descriptions.pdf, 2024 4-16 Planning Commission Assignments Postponed from 4-2-2024.pdf

11. PUBLIC COMMENT (Persons may speak for three minutes on any item.)

12. COMMISSION PROPOSED BUSINESS

13. ADJOURNMENT

Wonwoo Lee, Chairperson

/Courtney Manor

eComments for the Commission may be left via our Legistar calendar page (column to the very right)
<http://a2gov.legistar.com/Calendar.aspx>

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. Persons 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 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>). 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.

(If an agenda item is postponed, it will most likely be rescheduled to a future date. If you would like to be notified when a postponed agenda item will appear on a future agenda please contact Planning staff. 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. 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.)

These meetings are typically broadcast on Ann Arbor Community Television Network Comcast 16 / AT&T 99 live at 7:00 p.m. on the first and third Tuesdays of the month and replayed the following Saturdays at 8:00 PM. Recent meetings can also be streamed online from the CTN Video On Demand page of the City's website <https://a2gov.org/watchctn>. The complete record of this meeting is available in video format at <https://a2gov.org/watchctn>, or is available for a nominal fee by contacting CTN at (734) 794-6150

City Planning Commission regular meetings have transitioned to a hybrid meeting model. The City of Ann Arbor highly encourages the public to participate in public meetings, either in-person or remotely.