



# 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, December 20, 2016

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 APPROVAL OF AGENDA**

**4 INTRODUCTIONS**

**5 MINUTES OF PREVIOUS MEETING**

**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**

**[16-1790](#)**

Draft Capital Improvements Plan (CIP) for Fiscal Years 2018-2023

**Attachments:** CIP\_For Dec 20 Manager's Report.pdf

**6-c Planning Commission Officers and Committees**

**6-d Written Communications and Petitions**

16-1791

## Various Correspondences to the City Planning Commission

**Attachments:** Email from Allen and Gosselin.pdf, Email from Barry and Wilson.pdf, Email from Cutler and Fessler.pdf, Email from Fagan 1.pdf, Email from Fagan2.pdf, Email from Fessler.pdf, Email from Kennard.pdf, Email from Seagraves and Gosselin.pdf, Email from Trandafirescu.pdf, riverview\_homeowner\_declarations.pdf, Email from Vanderploeg.pdf, Email Response from Lumm to Fagan.pdf, Email Response from Gosselin to Moore.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**

**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](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.)

**9-a** **16-1792** **20 City Initiated Annexations Proposed for Zoning**

The following residential parcels are proposed to be zoned R1C (Single-Family Dwelling):

- 2200 Dexter Ave
- 2020 Dexter Ave
- 2106 Dexter Ave
- Vacant (parcel # I-09-30-250-007)

The following residential parcels are proposed to be zoned R1D (Single-Family Dwelling):

- 849 Wickfield Ct
- 855 Wickfield Ct

- 865 Wickfield Ct
- 869 Wickfield Ct
- 875 Wickfield Ct
- 879 Wickfield Ct
- 885 Wickfield Ct
- 889 Wickfield Ct
- Vacant (parcel # I-09-16-390-008)
- Vacant (parcel # I-0916-390-011)

The following utility owned parcels are proposed to be zoned M1 (Limited Industrial):

- 2001 Dhu Varren
- 1101 Huron River Dr
- 561 S. Maple Rd
- 2997 Fuller Rd
- 2004 Pontiac Tr
- US-23 and Earhart (I-09-23-180-004)

Staff Recommendation: Approval

**Attachments:** Staff Report for Zonings of 20 Annexed Parcels w Attachments 12-20-2016.pdf

- 9-b [16-1793](#) The Collegian North Site Plan for City Council Approval; 1107 South University Avenue - A proposal to demolish the existing buildings at 1107, 1111, 1115 and 1119 S. University Ave. and construct a 113,000-square foot, 11-story building. Retail uses are proposed on the first two floors and residential apartments are proposed for the upper floors. (Ward 1) Staff Recommendation: Approval
- Attachments:** Staff Report 12-20-16 (Collegian North) with Attachments.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](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.