



# 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, April 17, 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** **APPROVAL OF AGENDA**

**4** **INTRODUCTIONS**

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

5-a [18-0678](#) April 3, 2018 City Planning Commission Meeting Minutes

**Attachments:** 4-3-2018 Planning Commission Meeting 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

[18-0671](#)

## Various Correspondences to the City Planning Commission

**Attachments:** Email from Arends.pdf, Email from Baker-Varnum for Gensheimer.pdf, Email from Barabas.pdf, Email from Bigelow Erin.pdf, Email from Bigelow.pdf, Email from Burian.pdf, Email from Chardoul w Attachment.pdf, Email from Checkoway.pdf, Email from Connell Joan.pdf, Email from Connor.pdf, Email from Cosgrove.pdf, Email from Cummins.pdf, Email from Daher.pdf, Email from Danielsen Arnt .pdf, Email from Danielsen.pdf, Email from Darr.pdf, Email from Dawson.pdf, Email from Debbink.pdf, Email from Eisley.pdf, Email from Eliason.pdf, Email from Frank.pdf, Email from Frisbie.pdf, Email from Garber.pdf, Email from Greene.pdf, Email from Greenlee Michael.pdf, Email from Greenlee.pdf, Email from Greenspan.pdf, Email from Gregg.pdf, Email from Heckmans.pdf, Email from Heighton.pdf, Email from Howley-Visel.pdf, Email from Jacob--Lund.pdf, Email from Jensen Tracy.pdf, Email from Jensen.pdf, Email from Jevens.pdf, Email from Johnson.pdf, Email from Judid.pdf, Email from Kastely.pdf, Email from Klingsten.pdf, Email from Kopf--Ledwon.pdf, Email from Kowalczyk.pdf, Email from Kumao.pdf, Email from Linkner MD.pdf, Email from Lund.pdf, Email from McCamman.pdf, Email from Moran.pdf, Email from Mumm.pdf, Email from Norris.pdf, Email from OConnell.pdf, Email from O'Neill Christina.pdf, Email from O'Neill.pdf, Email from Patricia Ressler-Billion Patricia.pdf, Email from Pepin.pdf, Email from Perry.pdf, Email from Peters.pdf, Email from Pollock.pdf, Email from Ressler-Maerlender.pdf, Email from Rinne.pdf, Email from Sondeen.pdf, Email from Starkweather.pdf, Email from Stoll.pdf, Email from Stowe.pdf, Email from Stuart.pdf, Email from Stulberg.pdf, Email from Trager.pdf, Email from Trinitas.pdf, Email from Wainright.pdf, Email from Whitney.pdf, Email from Wilk w Attachments from Sessions.pdf, Email from Witter.pdf, Email from Young.pdf, Email from Zimmerman.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**

[18-0677](#)

Public Hearings Scheduled for the May 1, 2018 Planning Commission Meeting

**Attachments:** 5-1-2018 Notice of Public Hearing as Published.pdf

**9 UNFINISHED BUSINESS - Staff Report, Public Hearing and Commission Discussion of Each Item**

9-a

[18-0672](#)

**The Cottages at Barton Green Site Plan and Wetland Use Permit for City Council Approval** - A proposal to construct a 221 dwelling unit apartment complex with 710 bedrooms and 559 surface parking spaces on this 31.93-acre parcel located at 2601 Pontiac Trail. A 9.86-acre park is proposed to be dedicated to the City at the western end of the site. The project will also include a pool with clubhouse, volleyball, tennis, and basketball courts. Primary vehicular access will be from Pontiac Trail. Staff Recommendation: Approval

**Attachments:** Cottages at Barton Green Staff Report with Live Links.pdf

**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 [18-0673](#) Game Day Condominium Site Plan for City Council Approval - A proposal for a 4-story, 4-condominium, owner-occupied multi-family residential development, totaling 6,825 square feet, to be located at 1300 South Main Street. The proposed project meets the Conflicting Land Use Buffer on the west and south side. Zoned O (Office). Staff Recommendation: Approval

**Attachments:** Game Day Staff Report with Live Links-rev4-17-18.pdf

- 10-b [18-0674](#) Bloom City Club Special Exception Use and Site Plan for City Planning Commission Approval - A request to allow the existing space at 423 Miller 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:** 423 Miller SEU Staff Report with Live Links.pdf

- 10-c [18-0675](#) 1101 South University Addition Site Plan for City Council Approval - A proposed design plan for a vertical expansion of the existing building at 1101 S University to create a five-story mixed use building. The building is conceived as an asymmetric composition of windows, masonry, glass and metal rising five stories and culminating with a generous cornice line at the top. Balconies are provided on the west and south sides, and canopies at the first floor extending over the sidewalk. Zoned D1 (Downtown Core) and South University Character Overlay District. Recommendation: Approval

**Attachments:** 1101 S Univ Staff Report w Live Links-Update4-17-18.pdf

- 10-d [18-0676](#) 1115 Broadway Special Exception Use and Site Plan for City Planning Commission Approval - A request to allow the existing space at 1115

Broadway 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 C1 (Local Business). Staff Recommendation: Postponement

Attachments: 1115 Broadway SEU Staff Report with Live Links.pdf

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

**12** **COMMISSION PROPOSED BUSINESS**

**13** **ADJOURNMENT**

Ken Clein, 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.