



# City of Ann Arbor

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

## Meeting Agenda City Planning Commission

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Tuesday, September 20, 2022

7:00 PM

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

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

This meeting is accessible in person, via Zoom, or by phone, see agenda for details.

Please click the link below to join this hybrid meeting via Zoom:

<https://a2gov.zoom.us/j/97766341226?pwd=akdzTVllcnBBaGJNSlZJdFpDdGUrdz09>

Passcode: 882985

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

Please note it is possible that telephone or electronic public comment may encounter technical difficulties that prevent your participation. For the greatest assurance that your comments will be heard, submit them in writing ahead of the meeting or attend in person.

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. APPROVAL OF AGENDA**

**4. MINUTES OF PREVIOUS MEETING**

4-a. [22-1483](#) August 3, 2022 City Planning Commission Meeting Minutes

**Attachments:** 8-3-2022 CPC Draft Meeting Minutes.pdf

4-b. [22-1484](#) August 16, 2022 City Planning Commission Meeting Minutes

**Attachments:** 8-16-2022 CPC Draft 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****22-1572** Various Communications to the Planning Commission

**Attachments:** TC1 Correspondence 7-12-2022.pdf, Clarke.pdf, DeBoer.pdf, Jevens.pdf, Wyche.pdf, Garton.pdf, Nagourney.pdf, Pollack.pdf, Tyler.pdf, Wineberg.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 BUSINESS MEETING****8. REGULAR BUSINESS – Project Presentation, Staff Report, Public Hearing, and Commission Discussion of Each Item**

- 8-a. 22-1568** Redeemer Ann Arbor Site Plan with Landscape Modification and Special Exception Use (SEU) - A proposal to restore and add a 1314 square foot addition to 525 Detroit Street and reuse 521 Detroit Street. A Landscape Modification is requested for relief from the conflicting land use buffer requirement along the north boundary where the driveway is located. This Special Exception Use petition requests Religious Assembly use for the parcel at 529 Detroit, which includes 525 and 521 Detroit Street, located in a residential district. TRAKIT Project Numbers: SP21-045, SEU21-006  
Staff Recommendation: Approval

**Attachments:** Redeemer Staff Report SP SEU LM-rev.pdf, 521 and 529 Detroit St Zoning Map.pdf, 521 and 529 Detroit St Aerial Map.pdf, 521 and 529 Detroit St Aerial Map Zoom.pdf, Special Exception Use Applic.pdf, Landscape Modif Applic.pdf, Redeemer Site Plan Abbreviated.pdf, Report on Resident Participation Meeting.pdf, Traffic Impact Study Report.pdf

- 8-b. 22-1504** North Maple Apartments: Annexation of 3 parcels in Scio Township (1855 N Maple Road, 1875 N Maple Road, and 1921 Calvin Street) PUD zoning and PUD site plan approval to construct a 79-unit apartment community with a single-story clubhouse. Addresses include: 1815, 1855, 1875 N Maple Road, and 1921 Calvin Street.

**Attachments:** N Maple Apts staff report.pdf, 1855\_1875 N Maple Rd and 1921 Calvin St Zoning Map.pdf, 1855\_1875 N Maple Rd and 1921 Calvin St Aerial Map.pdf, 1855\_1875 N Maple Rd and 1921 Calvin St Aerial Map Zoom.pdf, North Maple Road Apartments CPM.pdf, N Maple Development Agreement 2022.pdf, Supplemental Regulations.pdf, N Maple Development Agreement 2022.pdf

- 8-c. [22-1561](#) 3860 Research Park Drive Special Exception Use and Site Plan (Designated Marijuana Consumption Facility)

**Attachments:** 3860 Research Park Staff Report - Consumption Fac.pdf, 3860 Research Park Dr Zoning Map.pdf, 3860 Research Park Dr Aerial Map.pdf, Citizen Participation Notice.pdf, SEU Application.pdf, Business Plan - AA Solutions\_v1.pdf, 3860 Research Park Floor Plan\_v1.pdf, Original Floor Plan\_v1.pdf, Floor Plan DCF\_v1.pdf, Site Plan 3850 and 3860 Research Park.pdf, Traffic Summary - 3860 Research Park Dr.pdf, Elevations.pdf

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

**10. COMMISSION PROPOSED BUSINESS**

**11. ADJOURNMENT**

Shannan Gibb-Randall, Chairperson

/mia gale

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](mailto: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](http://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 are transitioning to a hybrid meeting model. The City of Ann Arbor highly encourages the public to view and participate in public meetings remotely due to the high COVID-19 transmission rate in Washtenaw County. In order to prevent the transmission of COVID-19, protect the health of meeting attendees, minimize the possibility of disrupting the meeting, and thereby promote public participation by creating a safer meeting environment, City Council has established a regulation that all in-person attendees at meetings are required to wear a mask. See the Mask Requirement signage that is posted throughout City Hall. The City of Ann Arbor has existing COVID-19 safety rules that are required of visitors entering city facilities. If you choose to attend a meeting in-person, the following safety rules are expected to be observed. These include:

Masks - Required in Council Chambers. Masks are available at the guest services desk in the lobby of Larcom City Hall.

Physical Distancing - Individuals should be physically distanced from one another at least 6 feet.

Illness - Anyone diagnosed with COVID-19, who has symptoms of COVID-19, or has had recent close contact with someone with COVID-19, should not attend a public meeting.

