



City of Ann Arbor

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

Meeting Agenda Planning Commission, City

Wednesday, September 5, 2018

7:00 PM

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

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; 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 INTRODUCTIONS

4 APPROVAL OF AGENDA

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

6-c Planning Commission Officers and Committees

6-d Written Communications and Petitions

18-1510

Various Correspondences to the City Planning Commission

Attachments: Comm to CPC 1.pdf, Comm to CPC 2.pdf, Comm to CPC 3.pdf, CPC Parking Memo to CPC.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 **UNFINISHED BUSINESS**

- 9-a [18-1513](#) Lockwood of Ann Arbor Site Plan for City Council Approval - A proposed 3-story senior independent living facility with 95 units and 65 vehicle parking spaces on 3.50-acre parcel located at 3365 Jackson Road. PUD (Planned Unit Development) zoning is requested to allow reduced parking and additional density. Public benefits include; minimum 20% affordable housing, public park area, and off-site public sidewalk improvements from the site to Wagner Road. Staff Recommendation: Approval

Attachments: Lockwood PUD & SP Staff Report w Attachments-Sept 5 2018.pdf

- 9-b [18-1505](#) 2019 W Stadium Boulevard Site Plan and Special Exception Use for City Planning Commission Approval - A request to allow the existing space at 2019 W. Stadium to be used as a Medical Marijuana Provisioning Center by issuance of a Special Exception Use Permit, with an accompanying ALTA Survey that demonstrates no physical development changes, in accordance with City requirements. 1.90-acre parcel zoned C3 (Fringe Commercial) and C2B (Business Service) District. Staff Recommendation: Approval with Conditions

Attachments: 2019 W. Stadium SEU MMJ Staff Rpt 2.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.)

(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 [18-1506](#) 2861 Stone School Road Annexation and Zoning for City Council Approval

- A request to annex a 0.96 acre parcel containing one single-family home from Pittsfield Township and zone it for single-family use (R1C). Staff Recommendation: Approval

Attachments: 2861 Stone School Rd A & Z Staff Report w Attachments 9-5-2018.pdf

- 10-b [18-1507](#) 3720 Washtenaw Avenue Site Plan and Special Exception Use for Planning Commission Approval - The petitioner proposes to use an existing 833-square foot commercial building as a Medical Marijuana provisioning center. Four parking spaces are proposed with a new solid waste storage area, and new landscape areas. One of the two curb cuts is proposed to be closed on Washtenaw Avenue and the gas station canopy removed. 0.34-acre parcel is zoned C3 (Fringe Commercial). Staff Recommendation: Approval with Conditions

Attachments: 3720 Washtenaw SEU MMJ & SP Staff Report.pdf

- 10-c [18-1508](#) 617 Packard Street Special Exception Use Permit and Site Plan for City Planning Commission Approval - A request to allow the existing building at 617-619 Packard 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. 0.04-acre parcel zoned C1A (Campus Business). Staff Recommendation: Postponement

Attachments: 617 Packard SR.pdf

- 10-d Motion to Approve the Attendance of Commissioner Briggs at the Michigan Planning Conference

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

12 COMMISSION PROPOSED BUSINESS

13 ADJOURNMENT

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).

The complete record of this meeting is available in video format at www.a2gov.org/ctn, or is available for a nominal fee by contacting CTN at (734) 794-6150.

Alex Milshteyn, Chair
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