



City of Ann Arbor
Formal Minutes
Planning Commission, City

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

Wednesday, November 7, 2018

7:00 PM

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

- 9-b** [18-1903](#) 3786 & 3802 Platt Road Rezoning with Area Plan for City Council Approval
- A proposal to alter the lot lines for 3786 & 3802 Platt Road for a total of 70,200 square feet (1.6 acres) and rezone the sites from R1C (Single-Family Dwelling) to R2A (Two-Family Dwelling). An Area Plan proposes 2 duplex units. (Ward 3) Staff Recommendation: Approval

Attachments: 3786 & 3802 Area Plan Staff Report.pdf

The petitioner explained the request for rezoning, to construct two duplex buildings with a shared driveway, no existing tree disturbance, project will meet all required setbacks.

DiLeo presented the staff report.

PUBLIC HEARING:

Seeing no further speakers, Chair Milshteyn closed the Public Hearing.

Moved by Sauve, seconded by Weatherbee, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 3786 & 3802 Platt Road R2A (Two-family Dwelling District) Zoning and Area Plan conditioned upon approval of an administrative land transfer.

Commissioner Mills inquired about the level of review needed for development at the site.

DiLeo explained that any more than one single family home or duplex on either of the sites would require Planning Commission Review. She further explained that residential use is permitted in the flood way area.

Lenart added that there is more regulatory authority with site plan approvals, but the City Planning Staff is in favor of the rezoning.

Commissioner Gibb-Randall expressed concern with infiltration in the area.

On a roll call vote, the vote was as follows, with the Chair declaring the motion passed.

Yeas: 9 - Wendy Woods, Erica Briggs, Sarah Mills, Alex Milshteyn, Shannan Gibb-Randall, Scott Trudeau, Julie Weatherbee, Zachary Ackerman, and Elizabeth Sauve

Nays: 0