



City of Ann Arbor

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

Meeting Agenda Planning Commission, City

Wednesday, August 5, 2015

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. Persons with disabilities 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.

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 Wednesdays at 10:00 AM and Sundays at 2:00 PM. Recent meetings can also be streamed online from the CTN Video On Demand page of the City's website (www.a2gov.org).

1 CALL TO ORDER

2 ROLL CALL

3 APPROVAL OF AGENDA

4 INTRODUCTIONS

5 MINUTES OF PREVIOUS MEETING

[15-0975](#) July 7, 2015 City Planning Commission Meeting Minutes

Attachments: 7-7-2015 CPC 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****15-0971 Various Correspondences to the City Planning Commission**

Attachments: Calendar Aug15.pdf, Email from Higgins.pdf, Email from Weinmann.pdf, Email from Detter.pdf, Email from Kahn.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****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 15-0972 2435 S Main Street Rezoning for City Council Approval - A request to rezone this 0.38 acre property from R1B (Single-Family Dwelling District) to O (Office District) to allow conversion of the dwelling to a real estate office use. This request includes an Area Plan Waiver since no changes to the site are proposed. (Ward 4) Staff Recommendation: Approval

Attachments: 2435 S Main Rezoning Staff Report.pdf, 2435 S Main Citizen Participation.pdf, 2435 S Main St Zoning Map.pdf, 2435 S Main St Aerial Map.pdf, 2435 S Main St Aerial Map Zoom.pdf, 2435 S Main Mortgage Survey.pdf, Proposed Parking Layout.pdf

10-b 15-0973 The Madison on Main Planned Project Site Plan for City Council Approval - A proposal to construct a 5-story, 26-unit apartment building with grade-level retail and one level of structured parking containing 13 spaces plus two tandem spaces on this 0.22 acre vacant site located at 600 S.

Main Street. A planned project modification is requested to increase the streetwall height from 3 stories to 4. (Ward 5) Staff Recommendation: Approval

Attachments: Madison on Main Staff Report with Attachments.pdf

10-c [15-0974](#)

Ann Arbor Racquet Club Sidewalk Waiver Request for City Council Approval - The Racquet Club of Ann Arbor requests for a waiver from the requirement to install public sidewalks along the Geddes Avenue and Hickory Lane frontages. (Ward 2) Staff Recommendation: Postponement

Attachments: AARC Staff Report Update 08-05-15.pdf, AARC Staff Report - Sidewalk Waiver with Attachments.pdf

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

12 COMMISSION PROPOSED BUSINESS

13 ADJOURNMENT

Wendy Woods, Chair
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