



# 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, January 15, 2019

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** **INTRODUCTIONS**

**4** **APPROVAL OF AGENDA**

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

5-a [19-0098](#) August 21, 2018 City Planning Commission Meeting Minutes

**Attachments:** 8-21-2018 CPC Minutes with Live Links.pdf

5-b [18-1907](#) October 16, 2018 City Planning Commission Meeting Minutes

**Attachments:** 10-16-2018 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**

[19-0096](#) Various Correspondences to the City Planning Commission

**Attachments:** Comm to CPC 1.pdf, Comm to CPC 2.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**

[19-0097](#) Public Hearings Scheduled for the February 5, 2019 Planning Commission Meeting

**Attachments:** 2-5-2019 Notice of Public Hearing.pdf

**9 UNFINISHED BUSINESS**

9-a [19-0090](#) 1251 N Main Street Special Exception Use for City Planning Commission Approval - A request to allow the existing space at 1251 North Main to be used as a Medical Marijuana Provisioning Center by issuance of a Special Exception Use Permit, with an accompanying ALTA Survey that demonstrates physical development changes to the drive approach (within the public MDOT Right of Way) and removal of extra impervious surface. (Ward 1) Staff Recommendation: Approval with Conditions

**Attachments:** 1251 N Main SEU SR w Attachments 1-15-19.pdf

**10 REGULAR BUSINESS – Applicant Project Introduction, Staff Report, Public Hearing and Commission Discussion of Each Item**

(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 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 [19-0093](#) 2625 Valley Drive Annexation and Zoning for City Council Approval - Owner initiated annexation of 0.11-acre parcel from Scio Township to the

City of Ann Arbor and zone it R1C Zoning (Single-Family). (Ward 5) Staff Recommendation: Approval

**Attachments:** 2625 Valley Drive Staff Report.pdf

- 10-b [19-0094](#) Malletts Wood 2 Amended PUD Zoning and Site Plan for City Council Approval - A proposal to construct 19 single-family detached condominium homes not to exceed 2,000 square feet each on a 3.77-acre parcel, located at 3300 Cardinal Avenue. The plan extends Sharon Drive approximately 300 feet to the south as Sharon Court. Five homes have a driveway off Cardinal Avenue and fourteen off Sharon Court. The property is proposed to be rezoned from PUD to Amended PUD with a minimum lot size of 2000 square feet and setbacks to match those of the R1E zoning district. (Ward 3) Staff Recommendation: Approval

**Attachments:** Malletts Wood 2 Amended PUD SP&Z Staff Reort.pdf

- 10-c [19-0095](#) Fiscal Year 2020-2025 Capital Improvements Plan (CIP) - The FY2020-2025 CIP is a plan for City capital investments to be undertaken over the next six years. This plan describes projects that address needs for municipal and park facilities, transportation improvements and utility infrastructure, along with proposed costs and scheduling. Upon adoption by the City Planning Commission, the CIP becomes a supporting document for the City's master plan. The CIP is also used as the source document for the City's capital budget planning. Staff Recommendation: Approval

**Attachments:** Composite CIP Hearing 2020-2025.pdf

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

**12 COMMISSION PROPOSED BUSINESS**

**13 ADJOURNMENT**

Alex Milshteyn, Chairperson  
/mg

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.