



# 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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Thursday, February 23, 2017

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 APPROVAL OF AGENDA**

**4 INTRODUCTIONS**

**5 MINUTES OF PREVIOUS MEETING**

5-a [17-0270](#) December 20, 2016 City Planning Commission Meeting Minutes

5-b [17-0271](#) January 18, 2016 City Planning Commission Meeting Minutes

**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

[17-0272](#) Various Correspondences to the City Planning Commission

**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**

[17-0273](#) Public Hearings Scheduled for the March 7, 2017 City Planning Commission Meeting

**Attachments:** 3-7-2017 PH Notice.pdf

**9 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](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.)

9-a [17-0274](#) Hampton Inn (2910 Jackson Avenue) Environmental Review for Planning Commission Approval - A proposal to mitigate two landmark trees that were removed from the 8.8 acres site without site plan approval. The only modifications from the previously approved site plan address the landmark tree removal and mitigation. (Ward 5) Staff Recommendation: Approval  
**Attachments:** Hampton Inn Staff Report with Attachments-021716.pdf

9-b [17-0276](#) Proposed Amendment to Chapter 55 (Zoning Ordinance), Section 5:10.23(2)(a) C3 Fringe Commercial District Permitted Principal Uses for City Council Approval - An amendment to the permitted principal uses allowed in the C3 (Fringe Commercial District) to allow fueling stations. This use was inadvertently omitted from the permitted uses allowed in the C3 district due to a past ordinance amendment for another commercial zoning district. The proposed amendment will restore the permitted principal uses to the same as historically allowed. Staff Recommendation: Approval

**Attachments:** Staff Report 2-23-17 (Combined Accessory Buildings-Fueling Stations)w Attachment.pdf

- 9-c [17-0277](#) Proposed Amendment to Chapter 55 (Zoning Ordinance), Section 5:59(1) (b) Accessory Buildings for City Council Approval - An amendment to change the allowed placement of an accessory building in the front open space of a lot in all residential zoning districts and the P (Parking) district. Accessory buildings are currently allowed to be placed in front of a principal building as long as the accessory building is behind the required or average front setback line. With the proposed amendment, accessory buildings will no longer be permitted anywhere in front of a building. Accessory buildings will continue to be allowed to the side of a principal building as long as it is not in the side setback area, and behind (to the rear) of the principal building. Staff Recommendation: Approval

**Attachments:** Staff Report 2-23-17 (Combined Accessory Buildings-Fueling Stations)w Attachment.pdf

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

**11 COMMISSION PROPOSED BUSINESS**

**12 ADJOURNMENT**

Ken Clein, Chair  
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