



City of Ann Arbor

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

Meeting Agenda Planning Commission, City

Tuesday, July 12, 2016

7:00 PM

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

Rescheduled from 7/5/2016

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 APPROVAL OF AGENDA

4 INTRODUCTIONS

5 MINUTES OF PREVIOUS MEETING

5-a [16-1013](#) June 7, 2016 City Planning Commission Meeting Minutes

Attachments: 6-7-2016 CPC Minutes with Live Links.pdf

5-b [16-1014](#) June 21, 2016 City Planning Commission Meeting Minutes

Attachments: 6-21-2016 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****16-1015** Various Correspondences to the City Planning Commission

Attachments: Calendar_July.pdf, Email from Crisostomo.pdf, BPCA to Planning Comm for 7-12-2016.pdf, Article forwarded to CPC.pdf, Email from Basch.pdf, Email from Carman.pdf, Email from Fields.pdf, Email from Marx.pdf, Email from Panozzo.pdf, Email from Puehler.pdf, Email from Sheppard.pdf, Email from Wasem.pdf, Email from Weiner.pdf, Email from Willoughby.pdf, Email from Willoughby-2.pdf, Communications from Barclay Park Condo Assoc re Woodbury Club.pdf, Email from Quinn-Nixon Area Alliance.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****16-1016** Public Hearings Scheduled for the July 19, 2016 City Planning Commission Meeting

Attachments: 7-19-2016 PH Notice.pdf

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 16-1011 **Farmers Market Enclosure Site Plan and Landscape Modification for City Council Approval** - The proposed Farmers Market public project, located at 315 Detroit Street, is to construct a new 4000 square foot structure that will increase the capacity of the existing market, provide cover for existing

vendors who currently must provide their own tents and do not have access to electricity, and provide heated space for the winter market. The structure will feature glass pull-down garage style doors to allow for a fully open structure for spring, summer and fall, an enclosed, heated space for winter market, and landscaping with a conflicting land use buffer modification and seating areas for public use. (Ward 1) Staff Recommendation: Approval

Attachments: Farmers Market Staff Report with Attachments--07-12-16.pdf, June PAC Memo Farmers Market Infrastructure Project.pdf

10-b [16-1012](#)

Woodbury Club Planned Project Site Plan, Zoning, and Wetland Use Permit for City Council Approval - A proposal to construct 282 apartment units in 4 buildings and a clubhouse on the western portion of the site, located at 3380 Nixon Road. A Wetland Use Permit has been submitted to allow filling and mitigation of 2,550 square feet of wetland and on-site mitigation. (Ward 2) Staff Recommendation: Approval

Attachments: Woodbury Club Staff Report with Attachments-7-12-16.pdf, Woodbury Club Apt Staff Report with Attachments10-21-14.pdf, Memo from Sloten-Gray-Hancock re Woodbury Club_2016-07-08.pdf

11 ORGANIZATION OF COMMISSION

11-a [16-1008](#)

Approval of City Planning Commission/Staff FY2016-2017 Work Program

Attachments: CPC Work Program Memo 7-12-16.pdf, CPC Work Program_ FY 2017_Draft.pdf, CPC Work Program_ FY 2016_Final_07-07-15.pdf, Committee Assignments FY16-17 Draft.pdf, Committee Assignments FY15-16 Approved.pdf

11-b **Election of Officers (Article V of Bylaws)**

(1) Chair

(2) Vice Chair

(3) Secretary

11-c [16-1009](#)

Review of Bylaws (Article XIV of Bylaws)

Attachments: Final Approved CPC Bylaws 10-20-2014.pdf

11-d [16-1010](#)

Public Notice and Input Overview

Attachments: Citizen_input_2012.pdf

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

13 COMMISSION PROPOSED BUSINESS

14 **ADJOURNMENT**

Wendy Woods, Chair
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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.