



# 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 19, 2016

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. 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**

**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**

**16-1072**

Various Correspondences to the City Planning Commission

**Attachments:** 1861 Newport Rd - Newspaper Notice of Proposed Land Division.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**

**16-1073** Public Hearings Scheduled for the August 3, 2016 City Planning Commission Meeting

**Attachments:** 8-3-2016 Public Hearing Notice as Published.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 **16-1074** **Special Exception Use Child Care Center (Preschool) for City Planning Commission Approval** - A proposal to use the existing church, located at 1500 Scio Church Road, for a preschool use for up to 45 kids ranging from 18 months to 5 years old. Hours of operation would be Monday to Friday 7:30 am to 5:30 pm and use the existing parking. (Ward 4) Staff Recommendation: Approval

**Attachments:** 1500 Scio Church Day Care Staff Report with Attachments 7-19-16.pdf

9-b **16-1076** **Ali Baba's Restaurant Landscape Modification for City Planning Commission Approval** - A request to continue using the existing landscaping at this site located at 601 Packard Street. (Ward 4) Staff Recommendation: Approval

**Attachments:** Ali Baba's Landscape Modification Staff Report with Attachments.pdf

9-c **16-1075** **Burger King Victors Way Landscape Modification for City Planning Commission Approval** - The petitioner is proposing a Landscape Modification at 725 Victors Way. The change proposed to the parking lot is the removal of 3 parking spaces to create a connecting driveway to the parking lot to the north. Since no new additional construction is proposed,

no bio-retention is proposed in existing landscaped islands. (Ward 4) Staff Recommendation: Approval

**Attachments:** Burger King Landscape Modification Staff Report with Attachments.pdf

**10 UNFINISHED BUSINESS**

10-a [16-1077](#) Discussion of Downtown Zoning Premium Amendments

**Attachments:** ENP\_Memo\_PC\_Prem\_amendments\_Jul\_14\_2016.pdf

10-b [16-1078](#) Approval of City Planning Commission/Staff FY2016-2017 Work Program

**Attachments:** CPC Work Program\_ FY 2017\_Draft.pdf

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

**12 COMMISSION PROPOSED BUSINESS**

**13 ADJOURNMENT**

Ken Clein, 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](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.