



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 17, 2018

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; 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**

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**

18-1213

Various Communication to the City Planning Commission

Attachments: Communications to CPC Received by 7-13-2018 .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 **18-1184** Organizational Meeting

Attachments: Organizational Meeting Memorandum July 2018.pdf, CPC Bylaws Approved 10-20-2014.pdf

9 **PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING**

10 **UNFINISHED BUSINESS**

- 10-a** **18-1185** **1115 Broadway Special Exception Use and Site Plan for City Planning Commission Approval-** A request to allow the existing space at 1115 Broadway Street to be used as a Medical Marijuana Provisioning Center by issuance of a Special Exception Use Permit, with an accompanying site plan that demonstrates no physical development change, in accordance with City requirements. Zoned C1 (Local Business) Staff Recommendation: Approval with Conditions

Attachments: 1115 Broadway Special Exception Use Staff Report 7-17-2018.pdf

11 **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.)

- 11-a** **18-1233** **811 N Main Street Special Exception Use and Site Plan for City Planning Commission Approval** A request to allow the existing space at 811 N. Main Street to be used as a Medical Marijuana Provisioning Center by issuance of a Special Exception Use Permit, with an accompanying site plan that demonstrates no physical development change, in accordance with City requirements. The 0.11-acre site is zoned C1 (Local Business) Staff Recommendation: Approval with Conditions

Attachments: 811 N Main Special Exception Use Staff Report for 7-17-2018.pdf

- 11-b [18-1186](#) 1251 N Main Street Special Exception Use Permit and Site Plan for City Planning Commission Approval - A request to allow the existing space at 1251 N Main Street to be used as a Medical Marijuana Provisioning Center by issuance of a Special Exception Use Permit, with an accompanying site plan that demonstrates no physical development change, in accordance with City requirements. The 1.10-acre site is zoned C3 (Fringe Commercial) Staff Recommendation: Postponement
Attachments: 1251 N Main Special Exception Use Staff Report for 7-17-2018.pdf
- 11-c [18-1187](#) Midtown Ann Arbor Condominiums Site Plan for City Council Approval - A proposal to demolish the existing two houses on the 1420 S. Maple Road site and construct 19 three and four story buildings and a community center with pool on the 20.46-acre portion of an overall 34-acre property. A total of 256 units are proposed with 500 parking spaces in garages and surface parking lots. Existing zoning is R4B (Multiple-Family Dwelling). Staff Recommendation: Postponement
Attachments: 1420 South Maple Road Staff Memo for 7-17-2018.pdf
- 11-d [18-1188](#) 1958 S Industrial Highway Special Exception Use and Site Plan for City Planning Commission Approval - A request to allow the existing space at 1958 S Industrial Highway to be used as a Medical Marijuana Provisioning Center by issuance of a Special Exception Use Permit, with an accompanying site plan that demonstrates no physical development change, in accordance with City requirements. The 1.6-acre site is zoned C3 (Fringe Commercial). Staff Recommendation: Approval with Conditions
Attachments: 1958 S. Industrial Special Exception Use Staff Report for 7-17-2018 .pdf
- 11-e [18-1189](#) 202 Miller Special Exception Use and Site Plan for City Planning Commission Approval - A request to allow the existing space at 202 Miller Avenue Street to be used as a Medical Marijuana Provisioning Center by issuance of a Special Exception Use Permit, with an accompanying site plan that demonstrates no physical development change, in accordance with City requirements. The 0.07-acre site is zoned D2 (Downtown Interface) with the Kerrytown Overlay Character District. Staff Recommendation: Postponement
Attachments: 202 Miller Special Exception Use Staff Report for 7-17-2018.pdf
- 11-f [18-1190](#) Honda Research Parking lot Expansion Site Plan for Planning Commission Approval (3947 Research Park Drive) - A proposed site plan to eliminate 19 previously deferred (approved but unbuilt) parking spaces, construct 21 new parking spaces on the south side of the building, and add a carport structure over 8 existing spaces. The plan proposes to increase the number of approved spaces by 2 (from 69 to 71) and increase the number of constructed spaces by 21 (from 50 to 71). No changes or

additions to the existing 43,473 square foot building are proposed. The 2.65-acre site is zoned RE (Research District). Staff Recommendation: Approval

Attachments: 3947 Research Park Drive Honda Research Parking Lot Expansion Staff Report for 7-17-18 .pdf

- 11-g [18-1191](#) Amendments to Chapter 55 Unified Development Code (consolidated Zoning Ordinance and other land use ordinances) to add three new uses (temporary outdoor activity, short term car storage, medium term car storage), provide use specific standards for each new use, and allow the new uses as primary or special exception uses in the P Parking district. Amendments effect Sections 5.15, 5.16, and 5.37.2. Staff Recommendation: Approval

Attachments: Temporary Activity Amendment to Chapter 55 Staff Report for 7-17-18 .pdf

- 11-h [18-1192](#) Approval of 2018-2019 CPC and Staff Work Program

Attachments: FY19 Work Program Cover Memo for 7-17-2018.pdf, FY 2018-2019 CPC Work Program Adoption Draft for 7-17-2018.pdf

- 12 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.)**

- 13 COMMISSION PROPOSED BUSINESS**

- 14 ADJOURNMENT**

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.

/kvl