



City of Ann Arbor

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

Meeting Agenda City Planning Commission

Wednesday, August 7, 2013

7:00 PM

City Hall, 301 E. Huron Street, 2nd Flr.

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. Persons with disabilities are encouraged to participate. 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 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 red envelope at the top of the home page.

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 Wednesdays at 10:00 AM and Sundays at 2:00 PM. Recent meetings can also be streamed online from the CTN Video On Demand page of the City's website (www.a2gov.org).

1 **CALL TO ORDER**

2 **ROLL CALL**

3 **INTRODUCTIONS**

4 **APPROVAL OF AGENDA**

5 **MINUTES OF PREVIOUS MEETING**

- 5-a [13-0874](#) June 18, 2013 City Planning Commission Meeting Minutes
Attachments: 6-18-2013 City Planning Commission Minutes with Live Links

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

[13-0949](#) Various Correspondences to the City Planning Commission

Attachments: 8-7-2013 Newspaper Notice of Proposed Land Division, Email from Greenberg, Calendar_Aug13

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

[13-0950](#) Belle Tire Site Plan for City Council Approval - A proposal to construct a new 9,735 square foot, one-story auto service building with 47 parking spaces on this 0.84 acre vacant site located at 590 West Ellsworth Road. Access will be provided from an existing shared driveway on West Ellsworth Road. (Ward 4)

Honda Testing Facility Expansion Site Plan for City Council Approval - A proposal to construct a two-story, 24,116 square foot addition to the existing vehicle emissions testing and certification facility, located at 3947 Research Park Drive. An underground storm water detention facility will be constructed on the southwest portion of this 2.72 acres site. (Ward 4)

Rayer Annexation & Zoning for City Council Approval - A request to annex this 0.39 acre parcel located at 2640 Miller Avenue, which contains a single family dwelling from Scio Township into the City of Ann Arbor and zone it R1B (Single-Family Dwelling District). (Ward 5)

Attachments: 8-20-2013 Newspaper Notice of Proposed Land Division, 8-20-2013 Public Hearing Notice as Published

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 [13-0952](#) 3325 Packard Road Rezoning for City Council Approval - A request to rezone this 0.27 acre parcel from R1C (Single-Family Dwelling District) to R2A (Two-Family Dwelling District) to allow the construction of a duplex dwelling. Ward 3. Staff Recommendation: Denial

Attachments: 3325 Packard Rezoning Staff Report with Attachments

- 10-b [13-0953](#) 3875 East Huron River Drive Rezoning for City Council Approval - A request to rezone this 2.0 acre parcel, which is owned by the City of Ann Arbor, to PL (Public Land) District) to reflect its use as public parkland. The parcel contains a former residential building. Ward 2. Staff Recommendation: Approval

Attachments: 3875 E Huron River Dr Zoning Staff Report with Attachments

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

12 COMMISSION PROPOSED BUSINESS

13 ADJOURNMENT

Kirk Westphal, Chair
mg