



City of Ann Arbor

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

Meeting Agenda Planning Commission, City

Tuesday, August 15, 2017

7:00 PM

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

1 CALL TO ORDER

2 ROLL CALL

3 APPROVAL OF AGENDA

4 INTRODUCTIONS

5 MINUTES OF PREVIOUS MEETING

5-a [17-1215](#) July 18, 2017 City Planning Commission Meeting Minutes

Attachments: 7-18-2017 Legistar Meeting Minutes.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

[17-1212](#) Various Correspondences to the City Planning Commission

Attachments: 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

9 UNFINISHED BUSINESS

- 9-a [17-1210](#) Proposed Amendment to Chapter 55 (Zoning Ordinance) For City Council Approval
An amendment to add standards and requirements for ground based Solar Energy Systems (SES) located in single or two family districts or associated with single family uses in the R3 (Townhouse) or R4C (Multiple-Family) Zoning Districts. At this time, all SES are regulated the same as accessory buildings. This ordinance will create a dedicated section with code requirements specifically for SES and related equipment. With this code amendment, a SES will be required to be screened in the front yard and will not be permitted within the required front setback area of a parcel. Staff Recommendation: Approval.
Attachments: Staff Report with Attachments 8-15-17 (Solar Ordinance).pdf

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 [17-1213](#) McCowan Lots 27, 28 and 30 of Scioto Hills Subdivision Annexations and Zonings for City Council Approval - Proposal to annex three individual lots from Scio Township into the City and zone each lot R1C (Single-Family Dwelling District) as follows: a vacant 7,920-square foot lot at 2633 Dexter Road, a vacant 9,857-square foot lot at 2647 Dexter Road, and a vacant 10,822-square foot lot at 2651 Dexter Road. Staff Recommendation: Approval
Attachments: McCowan AZ Planning Staff Report with Attachments 8-15-17.pdf
- 10-b [17-1214](#) Proposed Amendment to Chapter 55 (Zoning Ordinance) For City Council Approval- Amendments to the Zoning Ordinance, Chapter 55, Section 5:1 (Definitions) regarding Fraternity or sorority house and Section 5:10.4 (3) (a) (Fraternity and Sorority Special Exception Standards). Staff Recommendation: Approval.
Attachments: Memorandum to CPC - 8-11 .pdf

10-c [17-1216](#) Master Plan Resolution for Treeline-Allen Creek Urban Trail Notice to Plan

Attachments: Treeline - Allen Creek Urban Trail Notice to Plan Distribution Memo to CPC.pdf

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

12 COMMISSION PROPOSED BUSINESS

13 ADJOURNMENT

Ken Klein, Chair

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).

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.