



City of Ann Arbor

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

Meeting Agenda Planning Commission, City

Wednesday, November 7, 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 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

18-1905

Various Correspondences to the City Planning Commission

Attachments: Comm to CPC.pdf, Comm to CPC 2.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**

18-1906 Public Hearings Scheduled for the November 20, 2018 Planning Commission Meeting

Attachments: 11-20-2018 Notice of Public Hearing for Publishing.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.)

(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 **18-1902** **309 North Ashley Street Site Plan for City Council Approval** - A site plan for a five-story, 19-unit urban residential condominium building including a 36-space underground parking garage on a 14,500- square-foot site. The site is made up of 4 lots (307 and 309 N. Ashley, 206 and 210 Miller). Zoned D2 (Downtown Interface) base, Kerrytown Character Overlay, front yard street frontage. (Ward 1) Staff Recommendation: Approval

Attachments: Complete Staff Report 11-7-18 (309 N Ashley St).pdf, 309 N Ashley St Zoning Map.pdf, 309 N Ashley St Aerial Map Zoom.jpg, Development Agreement 10-31-18 309 North Ashley.pdf

9-b **18-1903** **3786 & 3802 Platt Road Rezoning with Area Plan for City Council Approval** - A proposal to alter the lot lines for 3786 & 3802 Platt Road for a total of 70,200 square feet (1.6 acres) and rezone the sites from R1C (Single-Family Dwelling) to R2A (Two-Family Dwelling). An Area Plan proposes 2 duplex units. (Ward 3) Staff Recommendation: Approval

Attachments: 3786 & 3802 Area Plan Staff Report.pdf

9-c **18-1904** **2251 W Liberty Street Special Exception Use and Site Plan for Planning Commission Approval** - An application to allow an existing medical marijuana processing center, a Special Exception Use, in the existing

building at 2251 W. Liberty Street. A site plan has also been submitted to document the existing conditions of the site and demonstrate compliance with the Special Exception Use approval standards. The existing business, Detroit Fudge Company, is in a 2,493 square-foot tenant space as part of an existing retail center, zoned C2B (Business Service). Access is from W. Liberty Street. (Ward 5) Staff Recommendation: Approval with Conditions

Attachments: 2251 W Liberty Staff Report w Maps-11-7-18.pdf

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

11 **COMMISSION PROPOSED BUSINESS**

12 **ADJOURNMENT**

Alex Milshteyn, 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.