



# City of Ann Arbor

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

## Meeting Agenda Planning Commission, City

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Wednesday, July 5, 2017

7:00 PM

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

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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**

**17-1015** Various Correspondences to the City Planning Commission

**Attachments:** Newspaper Notice of Proposed Land Division.pdf, 7-18-2017 Public Hearing Notice as Published.pdf, Calendar-July 2017.pdf, 2017 Annual Report to Council with Suggested Amendments Attachment.pdf, Building Graphic.pdf, Email from Lucas.pdf, Email from Almeida MD & Currie.pdf, Email from Bobber.pdf, Email from Bydalek.pdf, Email from Chandler.pdf, Email from Chobanian.pdf, Email from Dybdahl.pdf, Email from Fingerle.pdf, Email from Gabel.pdf, Email from Giraud.pdf, Email from Honig.pdf, Email from Johnson & Beals.pdf, Email from Kitzman.pdf, Email from Koral.pdf, Email from Leggett.pdf, Email from Leson.pdf, Email from Leson2.pdf, Email from MacDonald.pdf, Email from Munson.pdf, Email from Nagler.pdf, Email from Penny.pdf, Email from Pointer t.pdf, Email from Pointer2.pdf, Email from Powell.pdf, Email from Renz-Jett.pdf, Email from Rodehorst.pdf, Email from Roeder.pdf, Email from Smith2.pdf, Email from Smolarski.pdf, Email from Stoll.pdf, Email from Strowe.pdf, Email from Strowe1.pdf, Email from Stusick 2.pdf, Email from Tatum.pdf, Email from Tobias.pdf, Email from Trumbull.pdf, Email from Tull.pdf, Email from Zhang.pdf, Letter from Peelle.pdf, Letter from Bobber .pdf, Petition with signatures.pdf, What Should Lower Town Development Look Like - A Case for Brick and Stone.pdf, Email from Connell.pdf, Email from Dybdahl R.pdf, Email from Ramsburgh .pdf, Email from Strassmann- German Town Neighborhood.pdf, Email from Hieber.pdf, Email from Mitchell.pdf, Email from Owens.pdf, Email from O'Brien.pdf, Email from Piper.pdf, Email from Debiec.pdf, Email from Lund.pdf, Email from Subar.pdf, Email from Billmann and J Kuras.pdf, Email from Merz.pdf, Email from Sobel.pdf, Email from Burroughs.pdf, Email from Wilk.pdf, Email from Solway.pdf, Email from Sparling.pdf, Email from DeLancey.pdf, Email from Crause.pdf, Email from Patrick.pdf, Email from Trim.pdf, Email from Green.pdf, Email from Shaffran.pdf, Email from Kuuskoski.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 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 [17-1016](#) 1140 Broadway Zoning and Planned Project Site Plan for City Council Approval- A proposal to develop three mid-rise residential buildings that provide a total of 600 residential units and 4,500-square feet of retail space on a vacant 6.4-acre site. A 451-space parking structure, an 85-space parking garage and 37 surface parking spaces are proposed. Access to the site is proposed from Broadway Street, Maiden Lane and Nielsen Court. Planned project modifications are requested to allow reduced setbacks on Broadway Street and Maiden Lane. Landscape Modifications are requested to waive requirements for stormwater infiltration. The site plan petition is submitted in conjunction with a rezoning petition from PUD (Planned Unit Development) to C1A/R with Conditions (Campus Business Residential, with the condition that a maximum height limit is established). A brownfield application has also been submitted separately. (Ward 1) Staff Recommendation: Postponement  
**Attachments:** 1140 Broadway Planning Staff Report 7-5-17 with Attachments.pdf
- 9-b [17-1017](#) Ann Arbor Distillery Private Hall Rental Special Exception for City Planning Commission Approval - A request to allow the existing space at 220 Felch Street to be used as a private rental hall for social occasions and stage productions, associated with the Ann Arbor Distillery. Zoned M1. (Ward 1) Staff Recommendation: Denial  
**Attachments:** 220 Felch Street Staff Report with Attachments.pdf
- 9-c [17-1028](#) Szocik Annexation and Zoning (1427 Warrington) for City Council Approval - A request to annex this 1.260 acre single family parcel into the City of Ann Arbor from Ann Arbor Township to obtain public utilities. If approved, the parcel with existing house will be zoned R1A (Single-Family Dwelling). (Ward 1) Staff Recommendation: Approval  
**Attachments:** 1427 Warrington Cir - Szocik CPC Staff Report w Attachments.pdf
- 9-d [17-1030](#) Sprint Temporary Cellular Facility (trailer) for City Planning Commission Approval - A proposed temporary cellular tower trailer to be located at 214 E. Madison Street for a three-month period from August 28, 2017 to November 28, 2017. (Ward 4) **Petitioner Has Requested Postponement**

**10 UNFINISHED BUSINESS**

**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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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.