



# 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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Tuesday, May 1, 2018

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**

5-a [18-0763](#) September 19, 2017 City Planning Commission Meeting Minutes

**Attachments:** 9-19-2017 CPC Minutes with Live Links.pdf

5-b [18-0769](#) December 19, 2017 City Planning Commission Meeting Minutes

**Attachments:** 12-19-2017 CPC Minutes with Live Links.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****18-0761** Various Correspondences to the City Planning Commission

**Attachments:** 5-16-2018 Notice of Public Hearing for Publishing.pdf, Letter of Support for Lockwood Senior Housing from J Hall.pdf, Email from Adams-Watson.pdf, Email from Barabas.pdf, Email from Benson-Cox.pdf, Email from Colins w Attachments.pdf, Email from Collins-Sister Lakes Rep 2.pdf, Email from Collins-Sister Lakes Rep 3.pdf, Email from Collins-Sister Lakes Rep.pdf, Email from Dawson.pdf, Email from Fournier w Attachment.pdf, Email from from Hovey.pdf, Email from Garber.pdf, Email from Goldblatt.pdf, Email from Greashaber.pdf, Email from Greenspan.pdf, Email from Heckamans.pdf, Email from Heusel.pdf, Email from Heusel-2.pdf, Email from Huntzicker.pdf, Email from Jensen.pdf, Email from Johnson.pdf, Email from Kafka.pdf, Email from Katz.pdf, Email from Kowalczyk.pdf, Email from McMillion P.pdf, Email from McMillion.pdf, Email from Miller.pdf, Email from Monet for Riolo.pdf, Email from O Connell.pdf, Email from Peters.pdf, Email from Peth.pdf, Email from Pollock.pdf, Email from Rebecca.pdf, Email from Ressler-Maerlen.pdf, Email from Reynolds.pdf, Email from Richardson.pdf, Email from Stulberg with Attachment.pdf, Email from Zell.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****18-0762** Public Hearings Scheduled for the May 16, 2018 Planning Commission Meeting

**Attachments:** 5-16-2018 Notice of Public Hearing for Publishing.pdf

**9 UNFINISHED BUSINESS****9-a 18-0764** Liv Café Special Exception Use Permit and Site Plan for City Planning Commission Approval - A request to allow the existing space at 603 E. Williams 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 D1 [Downtown Core] with State Street Character Overlay District. Staff Recommendation: Approval with Conditions

**Attachments:** 603 E William SEU Staff Report w Live Links.pdf

**9-b 18-0765** The Cottages at Barton Green Site Plan and Wetland Use Permit for City Council Approval - A proposal to construct a 221 dwelling unit apartment complex with 710 bedrooms and 559 surface parking spaces on this 31.93-acre parcel located at 2601 Pontiac Trail. A 9.86-acre park is

proposed to be dedicated to the City at the western end of the site. The project will also include a pool with clubhouse, volleyball, tennis, and basketball courts. Primary vehicular access will be from Pontiac Trail. Staff Recommendation: Approval

**Attachments:** The Cottages Barton Green Staff Report w Live Links.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](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.)

- 10-a [18-0766](#) Lockwood of Ann Arbor Site Plan for City Council Approval - A proposed 3-story senior independent living facility with 95 units and 65 vehicle parking spaces on this 3.50-acre parcel located at 3365 Jackson Avenue. PUD zoning is requested to allow reduced parking and additional density. Public benefits include, minimum 20% affordable housing, public park area, and off-site public sidewalk improvements from the site to Wagner Road. Staff Recommendation: Approval
- Attachments:** Lockwood PUD Staff Report w Live Links.pdf, Lockwood PUD Staff Report rev 5-1-18 w Attachments.pdf
- 10-b [18-0767](#) 2455 S. Main Street Rezoning for City Council Approval - A request to rezone this 0.41-acre lot from R4B Residential to [O] Office. No changes to the lot is being proposed with this petition. Recommendation: Approval
- Attachments:** 2455 S Main Rezoning Staff Report with Live Links.pdf
- 10-c [18-0768](#) 1140 Broadway Offer of Conditions to C1A/R (Campus Business/Residential) Zoning Designation for City Council Approval - The owner and developer of this 6.5-acre site offers additional conditions to be placed on the zoning designation of the site - to develop the approved 1140 Broadway Planned Project Site Plan (including any approved administrative amendments) and to further restrict the maximum height limitations. This action is considered a rezoning application from C1A/R with Conditions to C1A/R with Conditions [Amended]. **Staff Recommendation: Postponement without Discussion on this Item.**
- Attachments:** Memo in lieu of Staff Report 5-1-2018.pdf

**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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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](http://www.a2gov.org)).

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.