



City of Ann Arbor

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

Meeting Agenda City Planning Commission

Tuesday, May 21, 2019

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.

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

INTRODUCTIONS

MINUTES OF PREVIOUS MEETING

[19-1036](#) May 7, 2019 City Planning Commission Meeting Minutes

Attachments: 5-7-2019 CPC Approved Minutes.pdf

REPORTS FROM CITY ADMINISTRATION, CITY COUNCIL, PLANNING MANAGER, PLANNING COMMISSION OFFICERS AND COMMITTEES, WRITTEN COMMUNICATIONS AND PETITIONS

City Council

Planning Manager

Planning Commission Officers and Committees

Written Communications and Petitions

19-1034 Various Correspondences to the City Planning Commission

Attachments: Comm 1., Comm 2., Comm 3.

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.)

PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING**19-1035** Public Hearings Scheduled for the June 4, 2019 Planning Commission Meeting

Attachments: 6-4-2019 Notice of Public Hearing.pdf

UNFINISHED BUSINESS**REGULAR BUSINESS – Applicant Project Introduction, Staff Report, Public Hearing and Commission Discussion on Each Item**

(If an agenda item is postponed, it will most likely be rescheduled to a future date. If you would like to be notified when a postponed 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.)

19-1029 **Sign Ordinance Amendments for City Council Approval - Proposed amendments to Chapter 55 - Unified Development Code, Section 5.24 Signs to update and modernize requirements for signage. Staff Recommendation: Approval**

Attachments: Sign Ordinance Staff Report with Attachments.pdf

19-1030 **The Garnet Rezoning and Site Plan for City Council Approval - A proposal to rezone 325 East Summit Street from C1B (Community Convenience Center) to C1A (Campus Business) and construct a 10-unit condominium building with fourteen lower-level parking spaces on this 0.20-acre site. Staff Recommendation: Approval**

Attachments: The Garnet Staff Report.pdf, Letters of Support for The Garnet - 325 Summit

19-1031 **Ann Ashley Parking Structure Expansion for City Council Approval** - A proposal to add three levels of parking to the existing structure located at 120 West Ann Street a 0.30-acre site. The project includes adding light-emitting diode (LED) lighting, storm water management, additional bike parking, and electric vehicle chargers. It also includes a new elevator, improved pedestrian amenities, landscape and facade updates. D1 Downtown Core Zoning with Main Street Character Overlay Zoning District. Staff Recommendation: Approval

Attachments: Ann Ashley Staff Report with Attachments.pdf

19-1032 **Material Recovery Facility (The MRF) City Project for City Council Approval** - A proposal to remove the existing scale at the MRF and install two scales with associated communication systems, ramps, and pavement, at the Platt Road entrance to the 173-acre site located at 4150 Platt Road. Access to the scales continues off Platt Road. Staff Recommendation: Approval

Attachments: Landfill Scale Staff Rpt.pdf

19-1033 **Master Plan Review** - Once a year, the Ann Arbor City Planning Commission and Planning & Development Services Unit review the City Master Plan. The City Master Plan is a collection of plans, or “elements,” that work together to describe a vision for the City’s future and guide decisions about its land use, transportation, infrastructure, environment, housing, and public facilities. The adopted plan elements can be found on the City’s website at www.a2gov.org/masterplan ~~<http://www.a2gov.org/masterplan>~~. As part of its annual review, the Planning Commission is seeking comments about the City Master Plan, including elements that should be studied for possible change or new elements that should be added to the Master Plan. Staff Recommendation: Approval

Attachments: Master Plan Review Staff Report with Attachments-May 2019.pdf

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

COMMISSION PROPOSED BUSINESS

ADJOURNMENT

Alex Milshteyn, Chairperson
/mg

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.