



City of Ann Arbor

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

Meeting Agenda Planning Commission, City

Wednesday, May 16, 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

5-a [18-0933](#) May 1, 2018 City Planning Commission Meeting Minutes

Attachments: 5-1-2018 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

[18-0884](#) Various Correspondences to the City Planning Commission

Attachments: Communications for City Planning Commission.pdf, Communication to City Planning CommissionII.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 [18-0885](#) Green Planet Special Exception Use Permit and Site Plan for City Planning Commission Approval - A request to allow the existing space at 700 Tappan 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 PUD [Planned Unit Development]. Staff Recommendation: Approval with Conditions

Attachments: Staff Report w Attachments 5-16-18 (700 Tappan).pdf

9-a [18-0886](#) 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: Acceptance

Attachments: 1140 Broadway Staff Report 5-16-18

10 REGULAR BUSINESS - Staff Report, Public Hearing and Commission Discussion of 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 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 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, and sign in.)

(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 [18-0887](#) 450 S Main Street Special Exception Use and Site Plan for City Planning Commission Approval - A request to allow space at 450 South Main Street to be used as a Medical Marijuana Provisioning Center, with an accompanying site plan that demonstrates no physical development change, in accordance with City requirements. Zoned D2 (Downtown Interface) Base District, First Street Character Overlay District. Staff Recommendation: Approval with Conditions
Attachments: 450 South Main Staff Report 5-16-28
- 10-b [18-0888](#) Elroy's Place (321 N Main Street) Site Plan for City Council Approval - A design plan for a five-story mixed-use building including retail, office and residential uses. The proposed design calls for a modern representation of a commercial industrial building fitting the Kerrytown character while in keeping with the scale of the existing block. Facade materials include stone, brick, and panels with steel trellis accents. Zoned D2 Downtown Interface Zoning District, Kerrytown Character Overlay District. Staff Recommendation: Approval
Attachments: Elroy's Place 321 N Main Staff Report 5-16-18, 321 N Main Draft Development Agreement.pdf
- 10-c [18-0889](#) Beer Grotto Canopy Addition (303 S Ashley Avenue) Site Plan for City Planning Commission Approval - A proposal to add a fixed fabric canopy with removable walls on the west side of the building. Zoned D1 Downtown Core, Main Street Character Overlay District. Staff Recommendation: Approval
Attachments: Beer Grotto Canopy 303 S Ashley Staff Report
- 10-d [18-0890](#) 3820 Varsity Drive Special Exception Use and Site Plan for City Planning Commission Approval - A request to allow the space at 3820 Varsity Drive, to be used as a Medical Marijuana Growing, Processing and Provisioning Center, with an accompanying site plan (ALTA Survey) that demonstrates no physical development changes, in accordance with City

requirements. The maximum floor area for the provisioning center cannot exceed 10%. Zoned M1 (Limited Industrial) Staff Recommendation: Approval with Conditions

Attachments: 3820 Varsity SEU Staff Report

- 10-e [18-0891](#) Proposed Text Amendment to Chapter 55 Zoning Ordinance for City Council Approval - Proposed Amendments to Chapter 55 (Zoning) Section 5:10.21 C2B Business Service District, Section 5:10.23 C3 Fringe Commercial District, and Section 5:50.1 Regulations Concerning the Medical Use of Marijuana, as amended, to create a sub-category of Medical Marijuana Processing Facilities that create products through use of previously processed oils or other extracts, such as edibles, lotions, or other similar products, relying on the use of oils or other extracts derived from other processors, for application to products for sale to medical marijuana provisioning centers. Proposed use would be a permitted use in the C2B and C3 zoning districts. Staff Recommendation: Approval

Attachments: Memorandum to CPC - Processing Facilities Sub-Category

- 10-f [18-0892](#) 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. This information is important to the Planning Commission in setting its work program for the upcoming fiscal year. Staff Recommendation: Approval

Attachments: Master Plan Memo w Attachments 05-11-18

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

12 COMMISSION PROPOSED BUSINESS

13 ADJOURNMENT

Ken Klein, 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.