



City of Ann Arbor

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

Meeting Agenda Planning Commission, City

Tuesday, April 1, 2014

7:00 PM

City Hall, 301 E. Huron Street, 2nd Flr.

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. Persons with disabilities are encouraged to participate. 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 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 red envelope on the home page.

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 Wednesdays at 10:00 AM and Sundays at 2:00 PM. Recent meetings can also be streamed online from the CTN Video On Demand page of the City's website (www.a2gov.org).

1 **CALL TO ORDER**

2 **ROLL CALL**

3 **INTRODUCTIONS**

14-0536 Stadium Bridges Artwork - Bob Miller (Chair) and John Kotarski (Vice-Chair), Ann Arbor Public Art Commission

Link to slideshow:

<http://www.slideshare.net/kotarski/stadium-bridges-winner>

4 **APPROVAL OF AGENDA**

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**

[14-0537](#) Various Correspondences to the City Planning Commission

Attachments: Calendar_Apr14, Notice of Intent to Update Master Plan-Scio Twnshp

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

[14-0538](#) Public Hearings Scheduled for the April 15, 2014 City Planning Commission Meeting

Attachments: 4-15-2014 Public Hearing Notice as Published

9 UNFINISHED BUSINESS

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.)

(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 [14-0539](#) **Ruth's Chris Steak House Site Plan for City Council Approval - A proposal to renovate this single-story building located on this 0.19 acre site at 314 South Fourth Avenue and construct a 1,943 square foot second-level mezzanine addition over the front portion of the existing building. (Ward 5) Staff Recommendation: Postponement**

Attachments: Ruth's Chris UPDATED Staff Report 04-01-14 with Attachments

10-b [14-0540](#) **Zoning Ordinance Text Amendment regarding Drive-Thru Facilities - Amendments are proposed to add a definition of a drive-thru facility and**

allow accessory drive-thru facilities as special exception uses in the O (Office), C2B (Business Service) and C3 (Fringe Commercial) districts, as well as provide basic layout requirements. Drive-thru facilities currently are allowed as special exception uses without any further requirements in the C2B district and as permitted uses without any further requirements in the C3 district. This amendment will make permitted and special exception uses consistent with City master plan recommendations and the intent of the affected zoning districts. Staff Recommendation: Approval

Attachments: Drive-thru Amendments Staff Report with Attachments 04-01-14

10-c [14-0541](#) July 2014 - June 2015 City Planning Commission Meeting Schedule

Attachments: Draft 2014-2015 CPC Meeting and Petition Review Schedule

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

12 COMMISSION PROPOSED BUSINESS

13 ADJOURNMENT

Kirk Westphal, Chair
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