



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, 2024

7:00 PM

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

This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at a2gov.org/watchCTN

To speak at public comment call 206-337-9723 or 213-338-8477 or Toll Free 877-853-5247 or 888-788-0099 Enter Meeting ID: 977 6634 1226

This meeting is accessible in person, via Zoom, or by phone, see agenda for details.

Please click the link below to join this hybrid meeting via Zoom:

<https://a2gov.zoom.us/j/97766341226?pwd=akdzTVllcnBBaGJNSlZJdFpDdGUrdz09>
Passcode: 882985

To speak at public comment call 206-337-9723 or 213-338-8477 or Toll Free 877-853-5247 or 888-788-0099 Enter Meeting ID: 977 6634 1226

Please note it is possible that telephone or electronic public comment may encounter technical difficulties that prevent your participation. For the greatest assurance that your comments

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF AGENDA**
4. **APPROVAL OF MINUTES OF PREVIOUS MEETINGS**

[24-0880](#) May 7, 2024 City Planning Commission Meeting Minutes

Attachments: May 7, 2024 City Planning Commisison Meeting Minutes.pdf

5. **REPORTS FROM CITY ADMINISTRATION, CITY COUNCIL, PLANNING MANAGER, PLANNING COMMISSION OFFICERS AND COMMITTEES, WRITTEN COMMUNICATIONS AND PETITIONS**
 - 5-a. City Council
 - 5-b. Planning Manager
 - 5-c. Planning Commission Officers and Committees

5-d. Written Communications and Petitions

[24-0873](#) Various Communication to the City Planning Commission

Attachments: Goodly email of opposition 2525 Ann Arbor-Saline Road.pdf, Westphal email work plan feedback.pdf

6. PUBLIC COMMENT (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.)

7. PUBLIC HEARINGS SCHEDULED FOR NEXT REGULAR MEETING

7-a. [24-0887](#) Public Hearings Scheduled for Tuesday, June 4, 2024, Planning Commission Meeting

Attachments: 6-4-2024 Notice of Public Hearing.pdf

8. UNFINISHED BUSINESS

9. REGULAR BUSINESS – Project Presentation, Staff Report, Public Hearing, and Commission Discussion of Each Item

9-a. [24-0874](#) 2270 Platt Rd Site Plan for Planning Commission Action (SP23-0022; “Veridian at County Farm South”) - Staff Recommendation: Approval

Attachments: May 21, 2024 Planning Staff Report (2270 Platt), Attachment - Maps (2270 Platt Rd), Attachment - Approved Site Plan Cover, Dimensional Layout, Open Space Sheets (2270 Platt Rd), Attachment - Proposed Site Plan Cover, Dimensional Layout, Open Space Sheets (2270 Platt Rd)

9-b. [24-0875](#) 3310 Washtenaw Avenue Site Plan for Planning Commission Action (SP23-0017) - Staff Recommendation: Approval

Attachments: 3310 Washtenaw SR 05-21-2024.pdf, 3310 Washtenaw Ave Aerial Map Zoom.pdf, 3310 Washtenaw Ave Aerial Map.pdf, 3310 Washtenaw Ave Zoning Map.pdf, 3310 Washtenaw-Ave- Site Plan

9-c. [24-0876](#) 2862 Stone School Road Annexation and Rezoning (AOI24-0002; REZ23-0011) - Staff Recommendation: Approval

Attachments: 2862 Stone School A & Z Staff Report.pdf, 2862 Stone School Rd Annexation Application, 2862 Stone School Rd Zoning Application, 2862 Stone School Rd Zoning Map.pdf, 2862 Stone School Rd Aerial Map Zoom.pdf, 2862 Stone School Rd Aerial Map.pdf

9-d. [24-0878](#) 3801 Stone School Road Annexation and Rezoning (AOI24-0003; REZ23-0010) - Staff Recommendation: Approval

Attachments: Staff Report 3801 Stone School 05102024.pdf, Zoning Application 3801 Stone School 06162023.pdf, Annexation Application 3801 Stone School 06162023.pdf, 3801 Stone School Rd Zoning Map.pdf, 3801 Stone School Rd Aerial Map Zoom.pdf, 3801 Stone School Rd Aerial Map.pdf, Chick-fil-A Presentation - Ann Arbor.pdf

10. OTHER BUSINESS

- 10-a. [24-0879](#) 601 Mary Court - Planned Unit Development (PUD) Pre-Application Conference
601 Mary Court is a proposed 8-unit, 32-bedroom development which includes four structures on separate parcels addressed as 601, 603, 605, and 607 Mary Court. Existing structures will be razed for construction of one townhome-style building fronting on Mary Court. It will be surrounded by multi-family residential on the adjacent parcels.
- Attachments:** PUD Application, PUD proposed site plan, PUD Zoning comparison, 2024-05-21_CPC_601 Mary Court Staff Memo_v1.pdf

11. PUBLIC COMMENT (Persons may speak for three minutes on any item.)**12. COMMISSION PROPOSED BUSINESS****13. ADJOURNMENT**

Wonwoo Lee, Chairperson

/Courtney Manor
/Brittany Alexander

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. Persons 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 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>). 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.

(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 contact Planning staff. 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. 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.)

These meetings are typically broadcast on Ann Arbor Community Television Network Comcast 16 / AT&T 99 live at 7:00 p.m. on the first and third Tuesdays of the month and replayed the following Saturdays at 8:00 PM. Recent meetings can also be streamed online from the CTN Video On Demand page of the City's website <https://a2gov.org/watchctn>. The complete record of this meeting is available in video format at <https://a2gov.org/watchctn>, or is available for a nominal fee by contacting CTN at (734) 794-6150

City Planning Commission regular meetings have transitioned to a hybrid meeting model. The City of Ann Arbor highly encourages the public to participate in public meetings, either in-person or remotely.