



City of Ann Arbor

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

Meeting Agenda City Planning Commission

Tuesday, August 3, 2021

7:00 PM

Electronic Meeting

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

Please click this URL to join.

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

Or join by phone: Call: 206-337-9723 or 213-338-8477 or Toll Free 877-853-5247 or 888-788-0099
Webinar ID: 977 6634 1226

1. CALL TO ORDER
2. ROLL CALL
3. INTRODUCTIONS
4. APPROVAL OF AGENDA
5. MINUTES OF PREVIOUS MEETING
 - 5-a. [21-1441](#) June 1, 2021 City Planning Commission Meeting Minutes-returning
Attachments: 6-1-2021 CPC Minutes.pdf
 - 5-b. [21-1440](#) July 22, 2021 City Planning Commission Meeting Minutes
Attachments: 7-22-2021 CPC Draft Minutes.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

[21-1416](#) Various Communication to the City Planning Commission

Attachments: Site Plan Review Thresholds Comments - 8-2-21.pdf, COMM1.pdf

7. 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.)

8. PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING

[21-1417](#) Public Hearings Scheduled for Tuesday, August 17, 2021 Planning Commission Meeting

Attachments: 8-17-2021 Notice of Public Hearing.pdf

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

9-a. [21-1418](#) 2040 - 2060 West Stadium Boulevard - Site Plan for City Council approval for proposed 2 story commercial building, with approximately 12,711 square feet, with 52 vehicular parking space, and a drive-through, which requires Special Exception Use Permit by the Planning Commission. 2.32-acre site zoned C2B (Business Service) and P (Parking). Staff Recommendation: Approval

Attachments: 2060 W. Stadium Staff Rpt 2 Revisions 8-2-21.pdf, 2040 and 2060 W Stadium Blvd Zoning Map.pdf, 2040 and 2060 W Stadium Blvd Aerial Map.pdf, 2040 and 2060 W Stadium Blvd Aerial Map Zoom.pdf, Site Plan-Landscape Plan-Elevations.pdf, Special Exception Use Appl.pdf, ZBA Appl - Si.pdf, WCWRC Rev.pdf, CPO Report.pdf, 2021-06-11 Response Letter.pdf, 2060 W. Stadium - A2Zero Memo.pdf

9-b. [21-1419](#) 3850 - 3860 Research Park Drive - Site Plan and Special Exception Use Permit for a Marijuana Provisioning Center/Retailer by issuance of a Special Exception Use Permit, and the addition of an outdoor patio to courtyard of existing hotel. 3.47-acre site zoned RE (Research). Staff Recommendation: Approval

Attachments: 3850 3860 Research Park Staff Rpt.pdf, Staybridge Site Plan.pdf, 3850 Research Park Courtyard.pdf, Elevations.pdf, 3860 Research Park Floor Plan.pdf, Minutes of the Informational Meeting.pdf, Special Exception Use Appl.pdf, Tradewinds Business Plan.pdf, 3850 and 3860 Research Park Dr Aerial Map Zoom.pdf, 3850 and 3860 Research Park Dr Aerial Map.pdf, 5-6-2015 Staff Report.pdf

9-c. [21-1412](#) Site Plan Review Thresholds for City Council Approval -- An Ordinance to Amend Section 5.29.6 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor. Staff Recommendation: Approval

Attachments: Staff Report 8-03-21 Site Plan Thresholds .pdf, Council Resoultion Report.pdf, Site Plan Ordinance 8-3.pdf, Site Plan Review Standards CPC Resolution.pdf

10. OTHER BUSINESS

10-a [21-1420](#) Review of By-Laws

Attachments: CPC By-Laws Staff Report - 7-22-21.pdf, Proposed Bylaws Planning Commission-7-22-21.pdf

10-b. Election of Officers

11. PUBLIC COMMENT (Persons may speak for three minutes on any item)

12. COMMISSION PROPOSED BUSINESS

13. ADJOURNMENT

Sarah Mills, Chairperson
/mg

eComments for the Commission may be left via our Legistar calendar page (column to the very right)
<http://a2gov.legistar.com/Calendar.aspx>

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 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