



City of Ann Arbor

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

Meeting Agenda City Planning Commission

Tuesday, June 6, 2023

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 will be heard, submit them in writing ahead of the meeting or attend in person.

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

4-a. [23-0996](#) May 16, 2023 City Planning Commission Meeting Minutes

Attachments: 5-16-2023 CPC Approved 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****23-0997** Various Communications to the Planning Commission

Attachments: Frehsee re 3945 S State St SP & SEU.pdf, Starman re 3945 S State St.pdf, Avalon Housing re South Town.pdf, Bond re South Town.pdf, Burns re South Town.pdf, Darragh re South Town.pdf, Eslinger re South Town.pdf, Friedman re South Town, housing.pdf, Herdegen re South Town.pdf, Lam re South Town.pdf, Martin re South Town.pdf, Miller re South Town.pdf, Sova re South Town.pdf, Stanton re South Town.pdf, Trudeau re South Town.pdf, Trumbull re South Town.pdf, Ufer re South Town.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. 23-0998** Public Hearings Scheduled for Wednesday, June 21, 2023 Planning Commission Meeting

Attachments: 6-21-2023 CPC Notice of Public Hearing.pdf

8. REGULAR BUSINESS – Project Presentation, Staff Report, Public Hearing, and Commission Discussion of Each Item**8-a. 23-0999** Proposed Amendments to Chapter 55, Unified Development Code, Section 5.15, Permitted Uses, to define and allow Banquet Hall use in mixed-use zoning districts. Staff Recommendation: Approval

Attachments: Staff Report Event Space-Banquet Hall (6-6-2023)v2.pdf, Petition for Chapter 55 Text Amendment (Event Space).pdf, Planning Staff Memo to ORC (Event Space).pdf, Presentation to ORC (Event Space) .pdf, Ordinance to Amend Chapter 55 (Banquet Hall) 6-6-2023.pdf

8-b. 23-1000 Proposed Amendments to Chapter 55, Unified Development Code, Section 5.20, Landscaping, Screening and Buffers, to amend the requirements for Conflicting Land Use Buffers and reorganize for improved consistency. Staff Recommendation: Approval

Attachments: Staff Report CLUB (6-6-2023).pdf, Ordinance to Amend Chapter 55 (CLUB) 6-6-2023.pdf, Planning Staff Memo to ORC (CLUB).pdf, 4-19-2023 Conceptual Amendments to CLUB.pdf, 4-25-2023 Presentation on CLUB.pdf

8-c. 23-1001 2195 East Ellsworth Lockwood Planned Unit Development (PUD) Text Amendment - Proposal to adjust the east side setback by 4 feet from 144 feet to 140 feet and the south side setback by 4 feet from 68 feet to 64 feet. No new construction is proposed.

Staff Recommendation: Approval

Attachments: Lockwood Revised PUD Staff Report 6-6-2023.pdf, 2195 E Ellsworth Rd Zoning Map.pdf, 2195 E Ellsworth Rd Aerial Map.pdf, 2195 E Ellsworth Rd Aerial Map Zoom.pdf, Letter to Ann Arbor Planning Department - 1-31-2023.pdf, Letter to CPC fr Engineer Maynard re PUD Revision.pdf, Lockwood As-Built Survey.pdf, Lockwood 2023 REV PUD Ordinance.pdf

8-d. [23-1002](#)

3945 - 3957 South State Site Plan and Special Exception Use - A proposal to reduce the size of the existing building at 3949-3957 South State by 1,384 square feet and add a drive through lane along the rear of the building. Staff Recommendation: Approval

Attachments: 3945-3957 S State Staff Report.pdf, 3949-3957 S State St Location/Zoning Map.pdf, 3949-3957 S State St Aerial Map.pdf, 3949-3957 S State St Aerial Map Zoom.pdf, 3945-3957 S State St Site Plan 05-16-23.pdf, 3945 SEU Application.pdf, 3945 S State St Citizen Participation M.pdf

9. PUBLIC COMMENT (Persons may speak for three minutes on any item.)**10. COMMISSION PROPOSED BUSINESS****11. ADJOURNMENT**

Lisa Sauv , Secretary

/mia gale

/courtney manor

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. 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.

The City of Ann Arbor has existing COVID-19 safety rules that are required of visitors entering city facilities. If you choose to attend a meeting in-person, the following safety rules are expected to be observed. These include:

- City Hall is mask-friendly to all guests at all times.
- Masks will be required for all meeting participants and guests when the local CDC Community Level in Washtenaw County is high. Check the current level for Washtenaw County through the CDC's website [here](#).
- Please do not attend if you are sick for any reason, including having symptoms or a diagnosis of COVID-19, or have recently been in close contact with someone with COVID-19. Several other attendance options are available when you are sick or in quarantine, or simply for your convenience.