



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 1, 2012

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. Accommodations, including sign language interpreters, may be arranged by contacting the City Clerk's Office at 734-794-6140 (V/TDD) at least 24 hours in advance. 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 at the top of 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 APPROVAL OF AGENDA

4 INTRODUCTIONS

5 MINUTES OF PREVIOUS MEETING

5-a 12-0615 March 20, 2012 Draft City Planning Commission Meeting Minutes

Attachments: 3-20-2012 Draft CPC Minutes

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

12-0614 May 2012 Meeting Calendar

Attachments: Calendar May 2012

6-c Planning Commission Officers and Committees**6-d Written Communications and Petitions**[12-0623](#)

Various Correspondence to the Planning Commission

Attachments: Email from Dobracki, Email from Gonzalez, Email from Homel, Email from Popadopoulos, Email from Kamoi, Letter from CRS Real Estate Co, Letter from Keystone Real Estate, Email from Dillsaver, Email From Gonzalez-2, Email from Hamilton, Email from Kamoi-2, Email from Raupp, Email from Ulrich, Letter from Hayes

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

[12-0624](#)

DTE Buckler Substation Site Plan for Planning Commission Approval - A proposal to construct a new substation on the east side of 984 Broadway Street. A total of 800 cubic yards of fill is proposed to be added on the 0.45 acre site in the floodplain of the Huron River, which is proposed to be offset by removal of 1204 cubic yards of material up-stream from the site. A variance from the conflicting land use buffer requirement is being requested to allow the landscape buffer to be planted on the adjoining Riverside Park property.

MichCon Remediation Site Plan for Planning Commission Approval - A proposal to perform required soil and sediment remediation of the historic manufactured gas plant facility at 841 Broadway Street. The project site is within the 100-year floodplain and within the bank and channel of the Huron River, adjacent to the Broadway Site. The located site is on the eastern parcel, approximately 8.5 acres of the total 15.95 acres parcel.

Knight's Market and Spring Street Properties, Rezoning and Site Plan for City Council Approval 418 Miller Avenue, 306-310 Spring Street - A proposal to rezone 306 and 310 Spring Street from R2A Two-Family Residential Dwelling to C1 Local Business district, and a site plan for an addition to the Knight's Market at 418 Miller Avenue and to convert the existing structure at 306 Spring Street to a bakery, including landscaping, parking lot and storm water management improvements to the entire 0.41 acre site.

Phantom Fireworks Temporary Retail Sales Special Exception Use for Planning Commission Approval - Phantom Fireworks is proposing a 40 x 40 foot tent and an 8 x 40 foot storage pod in the parking lot of Colonial Lanes at 1950 South Industrial Highway for temporary outdoor sales.

They propose to sell fireworks annually from June 18th through July 13th. The tent would be setback 25 feet from South Industrial Highway and will take up 24 parking spaces on site, leaving 203 parking spaces for the bowling alley/Cubs A.C on this 2.96 acres site.

Wintermeyer Parking Lot Expansion for Planning Commission Approval
- A proposal to install 20 additional parking spaces at 2144 South State Street by converting the existing surface detention pond to an underground system on this 1.9 acres site

Attachments: 5-15-2012 Public Hearing Notice as Published

9 UNFINISHED BUSINESS

12-0622

Maple Cove Apartments and Village Site Plan for City Council Approval
- 2.96 acres site at 1649 North Maple Road, between North Maple Road and Calvin Street, north of Miller Road. A Rehearing of a proposal to construct two new 18-unit, 3-story apartment buildings with a 64-space parking lot, and a private street serving 7 new single-family dwellings. Access to the apartment buildings and the private street will be provided separately from North Maple Road. Staff Recommendation: Approval

Attachments: Maple Cove Memo to CPC 04-26-12, 1649 N Maple Rd-Maple Cove Staff Report with Attachments.pdf

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 12-0616 Master Plan Review

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. The adopted plan elements can be found on the City's website,

<http://www.a2gov.org/government/communityservices/planninganddevelopment/planning/Pages/MasterPlans.aspx> . Staff Recommendation: Postponement

Attachments: Master Plan Review Report 05-01-12, 5-1-2012 Public Hearing Notice as Published

- 10-b [12-0617](#) FY 2013-2018 Capital Improvements Plan (CIP) - The FY2013-2018 CIP is comprised of updated financial data for FY2013 contained in the approved FY2012-2017 CIP. Upon adoption by the City Planning Commission, the CIP becomes a supporting document for the City's master plan. The CIP is also used as the source document for the City's capital budget planning. Staff Recommendation: Approval
- Attachments:** CIP Staff Report 05-01-12, 5-1-2012 Public Hearing Notice as Published

- 10-c [12-0620](#) Chalmers Place Parking Lot Rezoning and Site Plan for City Council Approval - A request to rezone this 0.92 acre vacant parcel, located at 2090 Chalmers Place, from R1B (Single-Family Residential) to P (Parking) and construct a 43-space parking lot for employees of Chalmers Place retail center and AATA park and ride users. Access to the lot will be provided through the existing Chalmers Place Shopping Center curb cut onto Chalmers Drive. Staff Recommendation: Denial
- Attachments:** 2090 Chalmers Dr Staff Report with Attachments, 5-1-2012 Public Hearing Notice as Published

- 10-d [12-0621](#) Amendments to Chapter 55 (Zoning Ordinance), Section 5:501,(4) - A proposal to amend the Zoning Ordinance regulations concerning medical marijuana dispensary and cultivation facilities to remove the requirement that these facilities be operated in compliance with the Michigan Medical Marijuana Act. Staff Recommendation: Denial
- Attachments:** Med Mar Amendments, 5-1-2012 Public Hearing Notice as Published

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

12 COMMISSION PROPOSED BUSINESS

13 ADJOURNMENT

Eric Mahler, Chair
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