



City of Ann Arbor

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

Meeting Agenda Planning Commission, City

Tuesday, September 29, 2015

7:00 PM

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

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 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 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>) 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 'Subscribe to Updates' envelope on the home page.

1 CALL TO ORDER

2 ROLL CALL

3 APPROVAL OF AGENDA

4 INTRODUCTIONS

5 MINUTES OF PREVIOUS MEETING

[15-1201](#) August 18, 2015 City Planning Commission Meeting Minutes

Attachments: 8-18-2015 Planning Commission Minutes with live Links.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

[15-1206](#) Various Correspondences to the City Planning Commission

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**

9 **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.)

9-a [15-1202](#) **412 North First Street Right-of-Way Vacation for City Council Approval** - A request to vacate a City-owned right-of-way on a portion of the lot at 412 N. First Street, as part of the 410 First Site Plan proposal. Ward 1. Staff Recommendation: Approval

Attachments: 412 N First ROW Vacation Staff Report with Attachments.pdf

9-b [15-1203](#) **3355 Geddes Road Annexation and Zoning for City Council Approval** - A request to annex this 1.03 acre single-family parcel from Ann Arbor Township and zone it R1A (Single-Family Dwelling District). Ward 2. Staff Recommendation: Approval

Attachments: 3355 Geddes Staff Report with Attachments.pdf

9-c [15-1205](#) **816 S. Forest/815 Church Rezoning for City Council Approval** - A request to rezone these two 0.18 acre parcels, zoned R2B (Two-Family and Student Housing District) to R4C (Multiple-Family Dwelling District). 816 South Forest, which currently contains two residential units, each containing four bedrooms, would be remodeled to provide six bedrooms in each unit. 815 Church, which currently contains a legal non-conforming dentist office on the first floor and a residential unit containing three bedrooms on the second floor, would remain unchanged. Ward 3. Staff Recommendation: Denial

Attachments: 816 S Forest-815 Church St Rezoning - Staff Report with Attachments.pdf

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

11 COMMISSION PROPOSED BUSINESS

12 ADJOURNMENT

Wendy Woods, Chair
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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).

The complete record of this meeting is available in video format at www.a2gov.org/ctn, or is available for a nominal fee by contacting CTN at (734) 794-6150.