



City of Ann Arbor

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

Meeting Agenda Planning Commission, City

Tuesday, June 19, 2018

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. 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 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 **INTRODUCTIONS**

4 **APPROVAL OF AGENDA**

5 **MINUTES OF PREVIOUS MEETING**

5-a [18-1082](#) June 5, 2018 City Planning Commission Meeting Minutes

Attachments: 6-5-2018 CPC 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

18-1083 Various Correspondences to the City Planning Commission

Attachments: Communications to CPC 1.pdf, Communications to CPC 2.pdf

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** **UNFINISHED BUSINESS**

- 9-a **18-1085** **3152 Packard Road Special Exception Use Permit and Site Plan for City Planning Commission Approval - A request to allow the existing space at 3152 Packard Road to be used as a Medical Marijuana Provisioning Center by issuance of a Special Exception Use Permit, with an accompanying site plan that demonstrates no physical development change, in accordance with City requirements. The 0.16-acre site is zoned C2B (Business Service). Staff Recommendation: Approval with Conditions**

Attachments: 3152 Packard SEU Staff Report with Attachments-6-5-18.pdf

- 18-1085** **3152 Packard Road Special Exception Use Permit and Site Plan for City Planning Commission Approval - A request to allow the existing space at 3152 Packard Road to be used as a Medical Marijuana Provisioning Center by issuance of a Special Exception Use Permit, with an accompanying site plan that demonstrates no physical development change, in accordance with City requirements. The 0.16-acre site is zoned C2B (Business Service). Staff Recommendation: Approval with Conditions**

Attachments: 3152 Packard SEU Staff Report with Attachments-6-5-18.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 [18-1086](#) 151 East Hoover Rezoning and Site Plan for City Council Approval - A proposal to construct a 4-story, 171 unit apartment complex (182 bedrooms) with 2,460 square feet of ground floor retail space, and a 179 space parking deck under the structure. The project also includes a separate petition to rezone the western portion of the site from R4C (Multiple-Family Dwelling) to C2B (Business Service). Staff Recommendations: Approval
- Attachments:** 151 Hoover Staff Report for June 19 2018 with maps.pdf, 151 E Hoover Draft Development Agreement 6-12-18.pdf
- [18-1086](#) 151 East Hoover Rezoning and Site Plan for City Council Approval - A proposal to construct a 4-story, 171 unit apartment complex (182 bedrooms) with 2,460 square feet of ground floor retail space, and a 179 space parking deck under the structure. The project also includes a separate petition to rezone the western portion of the site from R4C (Multiple-Family Dwelling) to C2B (Business Service). Staff Recommendations: Approval
- Attachments:** 151 Hoover Staff Report for June 19 2018 with maps.pdf, 151 E Hoover Draft Development Agreement 6-12-18.pdf
- 10-b [18-1087](#) 2247 West Liberty Special Exception Use and Site Plan for City Planning Commission Approval - A request to allow the existing space at 2247 W. Liberty to be used as a Medical Marijuana Provisioning Center by issuance of a Special Exception Use Permit, with an accompanying site plan that provides improved pedestrian access, bicycle parking and new barrier free parking spaces. The 0.40-acre site is zoned C2B (Business Service). Staff Recommendation: Approval with Conditions
- Attachments:** 2247 W Liberty Staff Report for 6-19-18 with maps-.pdf
- [18-1087](#) 2247 West Liberty Special Exception Use and Site Plan for City Planning Commission Approval - A request to allow the existing space at 2247 W. Liberty to be used as a Medical Marijuana Provisioning Center by issuance of a Special Exception Use Permit, with an accompanying site plan that provides improved pedestrian access, bicycle parking and new barrier free parking spaces. The 0.40-acre site is zoned C2B (Business Service). Staff Recommendation: Approval with Conditions
- Attachments:** 2247 W Liberty Staff Report for 6-19-18 with maps-.pdf
- 10-c [18-1088](#) 115 Research Drive Offices Site Plan for City Council Approval - A proposed two story, 14,115 square foot office building with 46 parking spaces on this 0.61-acre site, zoned O (Office). Eight landmark trees are proposed to be removed and replaced. Staff Recommendations: Approval
- Attachments:** 115 Research Drive Staff Report with maps.pdf
- [18-1088](#) 115 Research Drive Offices Site Plan for City Council Approval - A

proposed two story, 14,115 square foot office building with 46 parking spaces on this 0.61-acre site, zoned O (Office). Eight landmark trees are proposed to be removed and replaced. Staff Recommendations: Approval

Attachments: 115 Research Drive Staff Report with maps.pdf

10-d [18-1090](#)

Steinman Magic Carpets Special Exception Use (Temporary Outdoor Sales) for City Planning Commission Approval - A request to allow a special exception (temporary outdoor sales by others) on this 15.47-acre site located at 700 Briarwood Circle for the sale of rugs and carpets in a 4000-square foot tent, to be erected in the Briarwood Mall parking lot, for 31 to 90 days each year. Staff Recommendations: Approval with Conditions

Attachments: Staff Report for 6-19-18 Complete (Magic Carpet SEU).pdf

[18-1090](#)

Steinman Magic Carpets Special Exception Use (Temporary Outdoor Sales) for City Planning Commission Approval - A request to allow a special exception (temporary outdoor sales by others) on this 15.47-acre site located at 700 Briarwood Circle for the sale of rugs and carpets in a 4000-square foot tent, to be erected in the Briarwood Mall parking lot, for 31 to 90 days each year. Staff Recommendations: Approval with Conditions

Attachments: Staff Report for 6-19-18 Complete (Magic Carpet SEU).pdf

10-e [18-1091](#)

3430 Washtenaw Avenue Special Exception Use Permit and Site Plan for City Planning Commission Approval - A request to allow the existing space at 3430 Washtenaw Avenue to be used as a Medical Marijuana Provisioning Center by issuance of a Special Exception Use Permit, with an accompanying site plan that demonstrates no physical development change, in accordance with City requirements. The 0.34-acre site is zoned C3 (Fringe Commercial). Staff Recommendation: Approval with Conditions

Attachments: 3430 Washtenaw SEU Staff Report with Attachments.pdf

[18-1091](#)

3430 Washtenaw Avenue Special Exception Use Permit and Site Plan for City Planning Commission Approval - A request to allow the existing space at 3430 Washtenaw Avenue to be used as a Medical Marijuana Provisioning Center by issuance of a Special Exception Use Permit, with an accompanying site plan that demonstrates no physical development change, in accordance with City requirements. The 0.34-acre site is zoned C3 (Fringe Commercial). Staff Recommendation: Approval with Conditions

Attachments: 3430 Washtenaw SEU Staff Report with Attachments.pdf

10-f [18-1092](#)

3521 Washtenaw Avenue TNT Fireworks Tent Sale Special Exception Use for Temporary Outdoor Sales for Planning Commission Approval - A

request to erect a temporary 1,600 square foot tent for firework sales from June 20 until July 8. The 35.17-acre site is zoned C3 (Fringe Commercial).
Staff Recommendations: Approval

Attachments: TNT Fireworks Staff Report.pdf, TNT Fireworks Staff Report.pdf

18-1092 3521 Washtenaw Avenue TNT Fireworks Tent Sale Special Exception Use for Temporary Outdoor Sales for Planning Commission Approval - A request to erect a temporary 1,600 square foot tent for firework sales from June 20 until July 8. The 35.17-acre site is zoned C3 (Fringe Commercial).
Staff Recommendations: Approval

Attachments: TNT Fireworks Staff Report.pdf, TNT Fireworks Staff Report.pdf

10-g **18-1093** Proposed Zoning Amendment to Chapter 55, Article 12, Citizen Participation standards to require additional public engagement for all special exception uses. Staff Recommendations: Approval

Attachments: Text Amendment Staff Report - SEU Petitions as Major or Type I Citizen Participation Project.pdf

18-1093 Proposed Zoning Amendment to Chapter 55, Article 12, Citizen Participation standards to require additional public engagement for all special exception uses. Staff Recommendations: Approval

Attachments: Text Amendment Staff Report - SEU Petitions as Major or Type I Citizen Participation Project.pdf

10-h **18-1094** Proposed Zoning Amendment to Chapter 55, Section 5:50.1 (3) (c) Regulations concerning the Medical Use of Marijuana to require a 1,000 feet separation between medical marijuana provisioning centers. Staff Recommendations: Approval

Attachments: Medical Marijuana Provisioning Centers - 1,000 feet separation Staff Report.pdf

18-1094 Proposed Zoning Amendment to Chapter 55, Section 5:50.1 (3) (c) Regulations concerning the Medical Use of Marijuana to require a 1,000 feet separation between medical marijuana provisioning centers. Staff Recommendations: Approval

Attachments: Medical Marijuana Provisioning Centers - 1,000 feet separation Staff Report.pdf

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

12 **COMMISSION PROPOSED BUSINESS**

13 **ADJOURNMENT**

Ken Klein, 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 Thursdays at 8:00 AM and Saturdays at 8:00 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.