



City of Ann Arbor

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

Meeting Agenda City Planning Commission

Tuesday, March 5, 2019

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 [19-0306](#) January 15, 2019 City Planning Commission Meeting Minutes

Attachments: 1-15-2019 Draft CPC Minutes w Live Links.pdf

5-b [19-0398](#) February 5, 2019 City Planning Commission Meeting Minutes

Attachments: 2-5-2019 CPC Draft Minutes w 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

[19-0304](#) Various Correspondences to the City Planning Commission

Attachments: Comm 1.pdf, Comm 2.pdf, Comm 3.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

[19-0399](#) Public Hearings Scheduled for the March 19, 2019 Planning Commission Meeting

Attachments: 3-19-2019 Notice of Public Hearing.pdf

9 UNFINISHED BUSINESS

9-a [19-0303](#) Brightdawn Village Apartments Planned Project and Rezoning for City Council Approval - A request to rezone this 8-acre site, located at 2805 Burton Road, from R4B (Multiple-Family Dwelling) to R4D (Multiple-Family Dwelling) and construct four, 4-story multi-family apartment buildings and a clubhouse. 160 new units are proposed with 40 of these units designated as affordable housing. Over 60% of the site will be used as open-space. (Ward 3) Staff Recommendation: Denial

Attachments: Brightdawn Village Site Plan 2 Staff Report w Attachments.pdf

9-b [19-0307](#) 202 Miller Avenue Special Exception Use and Site Plan for City Planning Commission Approval - A request to allow the existing space at 202 Miller 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 0.07-acre site is zoned D2 (Downtown Interface). (Ward 1) Staff Recommendation: Approval with Conditions

Attachments: 202 Miller SEU MMJ-Staff Report w Att.pdf

10 REGULAR BUSINESS - Staff Report, Public Hearing and Commission Discussion of Each Item

(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 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 [19-0397](#) 327 East Hoover Avenue Site Plan for City Council Approval - A proposal to develop a 4-story condominium building consisting of 6 units and 885 square feet of retail space on the first floor. Nine garage parking spaces are proposed under the dwelling units. Zoned C2B (Business Service) 0.26-acre parcel. (Ward 4) Staff Recommendation: Approval

Attachments: 327 E. Hoover Staff Report-3-5-2019.pdf

- 10-b [19-0396](#) 841 Broadway Street PUD Zoning and Conceptual Plan for City Council Approval - A Planned Unit Development (PUD) Concept Plan proposal to rezone the 13.81-acre site from M1 (Light Industrial) to PUD and construct a mixed use development. The Concept Plan proposes 104 residential units, parking garage, restaurant, and a hotel. Public open space is proposed, including recreational amenities: canoe launch, outdoor pavilion, open space and river access. (Ward 1) Staff Recommendation: Approval

Attachments: 841 Broadway Staff Report UPDATE memo.pdf, 841 Broadway Area Plan SR w Attachments.pdf

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

12 COMMISSION PROPOSED BUSINESS

13 ADJOURNMENT

Alex Milshiteyn, Chairperson
/mg

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.

