



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 5, 2020

7:00 PM

Electronic Meeting

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: 877 853 5247 (Toll Free) or 888 788 0099
Meeting ID: 921 1722 6228

1 **CALL TO ORDER**

2 **ROLL CALL**

3 **INTRODUCTIONS**

4 **APPROVAL OF AGENDA**

5 **MINUTES OF PREVIOUS MEETING**

5-a [20-0613](#) April 21, 2020 City Planning Commission Meeting Minutes
Attachments: 4-21-2020 CPC Draft Meeting Minutes w 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

[20-0614](#) Various Communication to the City Planning Commission
Attachments: Comm 1, Comm 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**

20-0615 Public Hearings Scheduled for the May 19, 2020 Planning Commission Meeting

Attachments: 5-19-2020 Notice of Public Hearing.pdf

9 **UNFINISHED BUSINESS – Project Presentation, Staff Report, Public Hearing and Commission Discussion on Each Item**

9-a **20-0616** **3611-3621 Plymouth Road Rezoning, Site Plan with Planned Project Modifications for City Council Approval, and Special Exception Use (Drive-Through Facility) for Planning Commission Approval - A proposed project with three petitions:**

- 1) A request to rezone a 4.5-acre site from PUD Planned Unit Development to C3 Fringe Commercial. Staff Recommendation: Approval
- 2) A site plan application to demolish 2 of 4 existing hotel buildings and construct a new 6-story hotel and renovate an existing restaurant. Planned project modifications are requested to increase the height limit of the C3 district from 55 feet to 65 feet 10 inches. Staff Recommendation: Approval
- 3) A special exception use application for a drive-through facility added to an existing restaurant. Staff Recommendation: Approval

Attachments: 3611-3621 Plymouth Rd Staff Report 5-5-2020.pdf, 11-19-19 Staff Report w Attachments.pdf, Plymouth Mixed Use SP19-003 Dev Agmt.pdf, Plymouth Mixed Use Site Plan Nr 7-Part A.pdf, Plymouth Mixed Use Site Plan Nr 7-Part B.pdf

9-b **20-0617** **Unified Development Code (UDC) Amendments Relative to Solar Energy Systems Installation for City Council Approval - Proposed amendments to Chapter 55, Unified Development Code: Section 5.18.4 Exceptions to Height Limits; Section 5.16.6N Solar Energy Systems. Staff Recommendation: Approval**

Attachments: Solar Amendments Staff Report w Attachmnt 5-5-2020.pdf

10 **REGULAR BUSINESS**

10-a **20-0619** **2020-2021 City Planning Commission Meeting Schedule**

Attachments: 2020-2021 CPC Mtg Schedule-Draft.pdf

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

12 COMMISSION PROPOSED BUSINESS**13 ADJOURNMENT**

Alex Milshteyn, Chairperson
/mg

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. 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>). 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. 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.)

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.