



# City of Ann Arbor

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

## Meeting Agenda City Planning Commission

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Tuesday, January 5, 2021

7:00 PM

Electronic Meeting

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This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at [a2gov.org/watchCTN](http://a2gov.org/watchCTN)

To speak at public comment call 206-337-9723 or 213-338-8477 or Toll Free 877-853-5247 or 888-788-0099 Enter Meeting ID: 921 7802 7281

1. CALL TO ORDER

2. ROLL CALL

3. INTRODUCTIONS

4. APPROVAL OF AGENDA

5. MINUTES OF PREVIOUS MEETING

5-a. 21-0012 December 15, 2020 City Planning Commission Meeting Minutes

Attachments: 12-15-2020 CPC Draft 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

21-0013 Various Communication to the City Planning Commission

Attachments: COMM 1.pdf, 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**

8-a. [21-0014](#) Public Hearings Scheduled for Thursday, January 21, 2021 Planning Commission Meeting

**Attachments:** 1-21-2021 Notice of Public Hearing- Thur.pdf

**9. UNFINISHED BUSINESS**

9-a. [21-0015](#) Near North Townhomes Rezoning and Site Plan for City Council Approval with Planned Project Modifications - 700 North Main Street. A petition to rezone this 1.2-acre site from PUD (Planned Unit Development) to R4C (Multiple-Family Dwelling) district, and a site plan for 22 townhouses including a request to reduce the front setback from 25 feet to 10 feet and the rear setback from 33 feet to 22 feet. Development of this project will involve removal of 5 landmark trees, mitigation proposed, and some fill of the floodplain, mitigation proposed. Staff Recommendation: Approval

**Attachments:** Near North Staff Report w Attach-1-5-21.pdf, 12-17-20 Neighborhood Meeting Notes.pdf, Near North - Consideration Of Sustainab.pdf, NEAR NORTH RENDERINGS 1-4-21.pdf

**10. REGULAR BUSINESS**

10-a. [21-0016](#) FY 2022-2027 Capital Improvements Plan (CIP) - The FY 2022-2027 CIP is a plan for City capital investments to be undertaken over the next six years. This plan describes projects that address needs for municipal and park facilities, transportation improvements and utility infrastructure, along with proposed costs and scheduling. 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: Postponement

**Attachments:** CIP Staff Report to CPC 1-5-21.pdf

10-b. [21-0017](#) Amendments to Permitted Uses in C2B and C3 Zoned Districts for City Council Approval - A proposed amendment to Chapter 55 (Unified Development Code), Section 5.15, Table 5.15-1 Primary Use Table, to eliminate warehousing and indoor storage as a primary use in the C2B and C3 districts. Staff Recommendation: Approval

**Attachments:** Ordinance Amendment Staff Report w Attach - Storage Facilities.pdf

10-c. [21-0018](#) Ruthven Nature Area Addition Rezoning, 3301 Geddes Road for City Council Approval - Rezoning an 8.48-acre addition to Ruthven Nature Area from R1A (Single-Family Dwelling) district to PL (Public Land) district. This

addition was purchased and approved by City Council on April 15, 2019, see Resolution R-19-153. (Z20-053) Staff Recommendation: Approval

**Attachments:** Staff Report Ruthven PL Zoning 1-5-21.pdf

- 10-d. [21-0019](#) Oakwoods Nature Area Addition Rezoning, 3382 Nixon Road for City Council Approval - Rezoning a 6.58-acre addition to Oakwoods Nature Area from R4A (Multiple-Family Dwelling) district to PL (Public Land) district. This addition was acquired and approved by City Council on April 6, 2020, see Resolution R-20-105. (Z20-054) Staff Recommendation: Approval

**Attachments:** Staff Report Oakwoods PL Zoning 1-5-21.pdf

**11. OTHER BUSINESS**

- 11-a. [21-0020](#) C1A and C1A/R - CPC Update Response to City Council Resolution R-20-267

**Attachments:** C1A and C1AR - CPC Update to City Council 1-5-21.pdf

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

**13. COMMISSION PROPOSED BUSINESS**

**14. ADJOURNMENT**

Sarah Mills, 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](mailto:cityclerk@a2gov.org) ; or by written request addressed and mailed 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](http://www.a2gov.org))

(Public Hearings: Individuals 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