



# City of Ann Arbor

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

## Meeting Agenda - Final City Planning Commission

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Tuesday, October 19, 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: 977 6634 1226

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **APPROVAL OF AGENDA**

4. **MINUTES OF PREVIOUS MEETING**

4-a. [21-1733](#) September 21, 2021 City Planning Commission Meeting Minutes

**Attachments:** 9-21-2021 CPC Minutes.pdf

4-b. [21-1836](#) October 5, 2021 City Planning Commission Meeting Minutes

**Attachments:** 10-5-2021 CPC Minutes.pdf

5. **REPORTS FROM CITY ADMINISTRATION, CITY COUNCIL, PLANNING MANAGER, PLANNING COMMISSION OFFICERS AND COMMITTEES, WRITTEN COMMUNICATIONS AND PETITIONS**

5-a. City Council

5-b. Planning Manager

5-c. Planning Commission Officers and Committees

5-d. Written Communications and Petitions

[21-1831](#) Various Communication to the City Planning Commission

6. **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.)**

**7. PUBLIC HEARINGS SCHEDULED FOR NEXT REGULAR MEETING**

[21-1832](#) Public Hearings Scheduled for Wednesday November 4, 2021 Planning Commission Meeting

**Attachments:** 11-04-2021 Notice of Public Hearing.pdf

**8. UNFINISHED BUSINESS – Project Presentation, Staff Report, Public Hearing, and Commission Discussion of Each Item****9. REGULAR BUSINESS – Project Presentation, Staff Report, Public Hearing, and Commission Discussion of Each Item**

[21-1833](#) **White State Henry Tree Replacement Package for City Planning Commission Approval -** Removal of a 24-inch Landmark tree during construction. On-site tree mitigation and a contribution to the City is proposed on this 0.86-acre site zoned PUD (Planned Unit Development) located at 1525 S State Street.

**Attachments:** White-State-Henry CPC Staff Report w Maps.pdf, White State Henry Site Plan and Landscape Plan.pdf

[21-1834](#) **106 N Fourth Avenue Addition Site Plan for City Council Approval -** A proposed building addition of 910 square feet to an existing 5,247 square foot building in an historic district. The project includes the construction of an addition to the second floor and third floor penthouse. Since the proposed addition is more than 10% (ten percent) of the existing floor area, the petitioner is requesting a Site Plan for City Council. The proposed building will consist of 6,157-square feet. The Historic District Commission approved the design on March 11, 2021. 0.05-acre site zoned D1 (Downtown Core) with Overlay Character Area Main Street.

**Attachments:** Fourth Ave Staff Report for October 19 2021 CPC w Maps.pdf, 106 N Fourth Ave Site Plan and Elevations.pdf

[21-1835](#) **A2 Montessori Childcare Center Special Exception Use for Planning Commission Approval -** Request to allow A2 Montessori, a childcare center for 30 children with 10 teachers, at the Church of the Good Shepard, 2145 Independence Blvd. No new construction to the building. New fences, sidewalks and additional bicycle parking is proposed on this 2.3-acre site zoned R1C (Single-Family Dwelling).

**Attachments:** SEU20-003 Staff Report 10-19-21 w Maps.pdf, Attachment Site Plan.pdf, Attachment SEU Petition.pdf

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

**12. ADJOURNMENT**

Sarah Mills, Chairperson  
/kvl

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