

AGENDA

ANN ARBOR CITY PLANNING COMMISSION

REGULAR MEETING

7:00 p.m. – Tuesday, November 18, 2008

PLACE: GUY C. LARCOM, JR. MUNICIPAL BUILDING, 100 NORTH FIFTH AVENUE,
SECOND FLOOR, COUNCIL CHAMBER, ANN ARBOR, MICHIGAN

1. ROLL CALL
2. INTRODUCTIONS
3. MINUTES OF PREVIOUS MEETING
 - a. Minutes of October 21, 2008.
4. APPROVAL OF AGENDA
5. REPORTS FROM CITY ADMINISTRATION, CITY COUNCIL, PLANNING AND DEVELOPMENT SERVICES MANAGER, PLANNING COMMISSION OFFICERS AND COMMITTEES, WRITTEN COMMUNICATIONS AND PETITIONS
 - a. City Administration.
 - b. City Council.
 - c. Planning and Development Services Manager.
 - d. Planning Commission Officers and Committees.
 - e. Written Communications and Petitions.
 - (1) Letter from Beverly Strassmann regarding The Madison Project – Distribute.
 - (2) August and September 2008 Planning and Zoning News – Distribute.
 - (3) Fall 2008 Planning Commissioners Journal – Distribute.
6. AUDIENCE PARTICIPATION (Persons may speak for three minutes about any item that is not listed as a public hearing on this agenda.)
7. PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING
8. REGULAR BUSINESS - Public Hearings and Commission Discussion of Each Item **(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. Commission regular meetings are held the third Tuesday of each month. If an agenda item is tabled, it will most likely appear on a future agenda. 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 at the meeting. Call Planning and Development Services (994-2800) during office hours to obtain additional information about the review schedule. You will not receive a direct mail notice of future meetings. Staff reports are available at Planning and Development Services after 3:00 p.m. on the Friday prior to each business and regular meeting.**
 - a. Public Hearing and Action on Arlington Site Condominium Site Plan, 2.21 acres, 1125 Arlington Boulevard. A proposal to allow the construction of an additional 3,500-square foot single-family house on the site with access to Aberdeen Road – Staff Recommendation: Approval

b. Public Hearing and Action on 523 Packard Street Planned Project Site Plan, 0.29 acre. A proposal to construct two dwelling units (12 bedrooms total) in an addition to the existing structure. After completion of the addition and renovation to the existing structure, there will be a total of five dwelling units and 26 bedrooms – Staff Recommendation: Approval

c. Public Hearing and Action on Westerman Annexation and Zoning, 0.15 acre, 1612 White Street. A request to annex this parcel into the City and zone it R4C (Multiple-Family Dwelling District) for multiple-family residential use – Staff Recommendation: Approval

d. Public Hearing and Action on Clark Annexation and Zoning, 0.13 acre, 1710 South State Street. A request to annex this parcel into the City and zone it O (Office District) for office use – Staff Recommendation: Approval

e. Public Hearing and Action on Four Parkland Annexations and Zonings. A request to annex these sites into the City and zone them PL (Public Land District) for public park use: (1) Furstenburg Nature Area Park, 20.16 acres, on Fuller Road across from Huron High School; (2) South Pond Nature Area, 6.75 acres, East Huron River Drive at Chalmers Drive; (3) Zion Property, 2.64 acres, south end of Ridgemor Drive, off Liberty Street; and (4) Onder Property, 4.75 acres, north side of Brookside Drive, west of Hilldale Drive – Staff Recommendation: Approval

f. Public Hearing and Action on Seven Parkland Rezonings: (1) Evergreen Park, 0.74 acre, north side of Valley Drive between Barber Avenue and Pinewood Street. A request to rezone this site from R1C (Single-Family Dwelling District) to PL (Public Land District) for public park use. (2) Camp Hilltop Park, 7.71 acres, south side of West Huron River Drive west of North Main Street. A request to rezone this site from PUD (Planned Unit Development District) to PL (Public Land District) for public park use. (3) The Ponds Park, 0.6 acre, west side of Ember Way at Candlewick Drive. A request to rezone this site from R1C (Single-Family Dwelling District) to PL (Public Land District) for public park use. (4) Riverside Park, 0.28 acre, 980 Broadway Street. A request to rezone this site from C3 (Fringe Commercial District) to PL (Public Land District) for public park use. (5) Winewood Thaler Park, 0.25 acre, 2107 Winewood Avenue. A request to rezone this site from R1C (Single-Family Dwelling District) to PL (Public Land District) for public park use. (6) Burr Oak Park No. 2, 0.33 acre, 528 Burr Oak Drive. A request to rezone this site from R1C (Single-Family Dwelling District) to PL (Public Land District) for public park use. (7) Iroquois Park, 0.19 acre, 1404 Iroquois Place. A request to rezone this site from R1C (Single-Family Dwelling District) to PL (Public Land District) for public park use – Staff Recommendation: Approval

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

10. COMMISSION PROPOSED BUSINESS

11. ADJOURNMENT

Bonnie Bona, Chair

ANN ARBOR COMMUNITY TELEVISION NETWORK CHANNEL 16

LIVE: TUESDAY, NOVEMBER 18, 2008, 7:00 P.M.

REPLAYS: WEDNESDAY, NOVEMBER 19, 10:00 A.M. AND SUNDAY, NOVEMBER 23, 2:00 P.M.

Persons with disabilities are encouraged to participate. Accommodations, including sign language interpreters, may be arranged by contacting the City Clerk's Office at 994-2700 (V/TDD) at least 24 hours in advance.