



City of Ann Arbor

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

Meeting Agenda Planning Commission, City

Tuesday, July 7, 2015

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. Persons with disabilities 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 red envelope at the home page.

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 Wednesdays at 10:00 AM and Sundays at 2:00 PM. Recent meetings can also be streamed online from the CTN Video On Demand page of the City's website (www.a2gov.org).

1 CALL TO ORDER

2 ROLL CALL

3 APPROVAL OF AGENDA

4 INTRODUCTIONS

5 MINUTES OF PREVIOUS MEETING

5-a [15-0836](#) April 21, 2015 City Planning Commission Meeting Minutes

Attachments: 4-21-2015 CPC Minutes with Live Links2.pdf

5-b [15-0837](#) May 6, 2015 City Planning Commission Meeting Minutes

Attachments: 5-6-2015 CPC Minutes with Live Links2.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****15-0835** Various Correspondences to the City Planning Commission

Attachments: Calendar_Jul15.pdf, Email from NCNA Area Planning Committee re support for 542-544 N Main St.pdf, Email from Higgins.pdf, Email from Barden and Carlson.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****15-0838** Public Hearings Scheduled for the July 21, 2015 City Planning Commission Meeting

Attachments: 7-21-2015 Public Hearing Notice.pdf

9 **UNFINISHED BUSINESS****9-a** **15-0833** **Rockbridge Hotel and Retail Planned Project Site Plan and Rezoning** - A proposal to demolish two vacant buildings on this 2.48-acre site located at 3201 South State Street, rezone it from M1 (Limited Industrial) to C3 (Fringe Commercial) and construct a new 6-story, 140-room hotel and a single-story, 2,800-square foot freestanding retail building. Planned project modifications are requested to exceed the maximum height limitation and allow a front yard open space encroachment. (Ward 4) Staff Recommendation: Approval

Attachments: Rockbridge Hotel Staff Report with Attachments-7-7-2015.pdf

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

(If an agenda item is tabled, it will most likely be rescheduled to a future date. 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 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 [15-0834](#) 542-548 North Main Condominiums Site Plan for City Council - A proposal to demolish residential structures at 542 and 544 North Main Street, combine them into a 0.3 acre parcel and construct a 4-unit townhouse building. A single curb cut will provide access to below-building garages on the north side of the site. (Ward 1) Staff Recommendation: Approval
Attachments: 542-548 N Main Staff Report with Attachments.pdf

- 11 [15-0839](#) **ORGANIZATION OF COMMISSION**
Attachments: Final Approved CPC Bylaws 10-20-2014.pdf

- 11-a [15-0831](#) Master Plan Review - Once a year, the Ann Arbor City Planning Commission and Planning & Development Services Unit review the City Master Plan. The City Master Plan is a collection of plans, or "elements," that work together to describe a vision for the City's future and guide decisions about its land use, transportation, infrastructure, environment, housing, and public facilities. The adopted plan elements can be found on the City's website at www.a2gov.org/masterplan <<http://www.a2gov.org/masterplan>>. As part of its annual review, the Planning Commission is seeking comments about the City Master Plan, including elements that should be studied for possible change or new elements that should be added to the master plan. This information is important to the Planning Commission in setting its work program for the upcoming fiscal year.
Attachments: Master Plan Memo 07-07-15.pdf, CPC Minutes 05-06-15.pdf, Email from Northbury Condominium Association re Master Plan.pdf, Email from Tyler.pdf, Master Plan Resolution_15-16_Draft_05-06-15.pdf

- 11-b [15-0832](#) Approval of City Planning Commission/Staff FY2015-2016 Work Program
Attachments: Work Program Cover Memo 07-07-15.pdf, CPC Work Program_ FY 2016_Draft 07-07-15.pdf

Election of Officers (Article V of Bylaws)

11-c (1) Chair

11-d (2) Vice Chair

11-e (3) Secretary

11-f Review of Bylaws (Article XIV of Bylaws)

11-g Public Notice and Input Overview

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

13 COMMISSION PROPOSED BUSINESS

14 ADJOURNMENT

Wendy Woods, Chair
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