



# 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, July 2, 2013

7:00 PM

City Hall, 301 E. Huron Street, 2nd Flr.

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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. 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 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 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 top of 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](http://www.a2gov.org)).

**1**      **CALL TO ORDER**

**2**      **ROLL CALL**

**3**      **APPROVAL OF AGENDA**

**4**      **INTRODUCTIONS**

**5**      **[13-0813](#) ORGANIZATION OF COMMISSION**

**Attachments:** Bylaws Intro Memo 06-28-13, Proposed Revisions on CPC Bylaws-approved 08-03-11, Citizen\_Input\_2012[1]

**Election of Officers (Article V of Bylaws)**

4-a      (1) Chair

4-b      (2) Vice Chair

4-c      (3) Secretary

**4-d      Reviews of Bylaws (Article XIV of Bylaws)**

**4-e Public Notice and Input Overview****6 MINUTES OF PREVIOUS MEETING****7 REPORTS FROM CITY ADMINISTRATION, CITY COUNCIL, PLANNING MANAGER, PLANNING COMMISSION OFFICERS AND COMMITTEES, WRITTEN COMMUNICATIONS AND PETITIONS****7-a City Council****7-b Planning Manager****7-c Planning Commission Officers and Committees****7-d Written Communications and Petitions****13-0814** Various Correspondence to the Planning Commission

**Attachments:** Ann Arbor Charter Township Notice of Intent to Update Master Plan, Email from Kakhour Youssef, Calendar\_Jul13

**8 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.)****9 PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING**

**13-0815** Glendale Condominiums Site Plan for City Council Approval - A proposal to construct 8 two-family dwellings and 26 parking spaces on this 2.64 acres site zoned R4B (Multiple-Family Dwelling District) located at 312 Glendale Drive. Two single-family dwellings will be demolished. Ward 5

Shell / Tim Horton's Revised PUD Zoning and PUD Site Plan for City Council Approval - A Proposal to revise the Planned Unit Development (PUD) supplemental regulations for this 1.44 acres parcel located at 2679 Ann Arbor Saline Road, to allow drive-thru restaurant uses and to construct a 109 square foot drive-thru window addition and access driveway on the north side of the existing building. Ward 4

Glacier Hills Parking Addition Amended Planned Project Site Plan for City Planning Commission Approval - A proposal to construct 31 new parking spaces along the north driveway for this senior living community located at 1200 Earhart Road. The minimum required open space of 67.5% of the 31.47 acres site will be maintained. Ward 2

**Attachments:** 7-16-2013 Public Hearing Notice as Published

**UNFINISHED BUSINESS**

- 9-a     [13-0816](#)     Hampton Inn and Suites Planned Project Site Plan for City Council Approval - A proposal to construct a new four-story, 72,000 square foot hotel on the west side of this 8.8 acres site located at 2910 Jackson Road, which contains an existing hotel. A planned project modification is requested to allow the new hotel building to exceed the maximum setback of 50 feet; the building is proposed to be located on the previously constructed foundation, which is 72.5 feet from the Jackson Road right-of-way. A landscape modification is requested to provide the required bio-retention in one large area south of the building. A total of 337 parking spaces are proposed for the two hotels. Ward 5. Staff Recommendation: Approval

**Attachments:** Hampton Inn Staff Report with Attachments 7-2-2013

**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](http://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     [13-0817](#)     U-Haul Storage Buildings & Showroom Addition Site Plan for City Council Approval - A proposal to construct a 1,246 square foot addition to the front of the existing showroom building located at 3655 South State Street, and to construct two new storage buildings at the rear of this 4.68 acres site; a 4,994 square foot warehouse and a 11,696 square foot building containing individual storage units. The detention basin at the rear of the site will be expanded. Ward 4. Staff Recommendation: Postponement

**Attachments:** UHAUL Staff Report with Attachments 7-2-13

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

**12     COMMISSION PROPOSED BUSINESS**

**13     ADJOURNMENT**

Kirk Westphal, Chair  
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