



# City of Ann Arbor

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

## Meeting Agenda Planning Commission, City

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Tuesday, November 17, 2015

7:00 PM

Larcom City Hall, 301 E Huron St, Second floor,  
City Council Chambers

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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. 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 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 'Subscribe to Updates' envelope on the home page.

**1 CALL TO ORDER**

**2 ROLL CALL**

**3 APPROVAL OF AGENDA**

**4 INTRODUCTIONS**

**5 MINUTES OF PREVIOUS MEETING**

5-a [15-1427](#) September 29, 2015 City Planning Commission Meeting Minutes

**Attachments:** 9-29-2015 CPC Minutes with Live Links1.pdf

5-b [15-1428](#) October 20, 2015 City Planning Commission Meeting Minutes

**Attachments:** 10-20-2015 CPC Minutes with Live Links1.pdf

**6 REPORTS FROM CITY ADMINISTRATION, CITY COUNCIL, INTERIM PLANNING DIRECTOR, PLANNING COMMISSION OFFICERS AND COMMITTEES, WRITTEN COMMUNICATIONS AND PETITIONS**

6-a City Council

6-b Senior Associate Planner

6-c Planning Commission Officers and Committees

**6-d Written Communications and Petitions**

[15-1429](#) Various Correspondences to the City Planning Commission

**Attachments:** 1401 Pauline -Newspaper Notice of Proposed Land Division.pdf, Email from Meisler re Circle K.pdf, Email from Singsank re NorthSky.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**

**9 UNFINISHED BUSINESS**

**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 [15-1430](#) 2300 & 2310 East Stadium Blvd Special Exception Use and Plot Plan for Planning Commission Approval - An existing workout facility is proposing to expand into an adjacent office building. Personal training facilities require special exception use in the Office Zoning District. No changes are proposed to either site. (Ward 5) Staff Recommendation: Approval**

**Attachments:** 2300 and 2310 E Stadium SEU Staff Report-Revised maps.pdf

**10-b [15-1432](#) 1654 South Maple Road Site Plan for City Council Approval - A proposal to develop 10 single family homes as a site condominium on a 2.75-acre parcel in the R1C (Single-Family Dwelling ) Zoning district. Three landmark trees are proposed to be removed, an alternative analysis is provided. A landscape modification has been requested to reduce the conflicting land use buffer width on the south side of the site to preserve existing landmark trees. (Ward 4) Staff Recommendation: Postponement**

**Attachments:** 1654 S Maple Rd Staff Report with Attachments.pdf

- 10-c**    **15-1431**    **Hyatt Place Site Plan for City Council Approval** - This is also known as the recently approved Rockbridge Hotel located at 3201 South State St. The request is to reduce building footprint and the hotel by 10,000 square feet (86,500 sq ft to 76,500 sq ft). The same number of rooms will remain (140). The hotel main entry has moved to the southwest for improved vehicular movement and visitor drop-off and relocation of parking spaces on this 2.48 acres site. (Ward 4) Staff Recommendation: Approval

**Attachments:** Hyatt Place Staff Report with Attachments11-17-2015.pdf

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

**12**    **COMMISSION PROPOSED BUSINESS**

**13**    **ADJOURNMENT**

Wendy Woods, Chair  
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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)).

The complete record of this meeting is available in video format at [www.a2gov.org/ctn](http://www.a2gov.org/ctn), or is available for a nominal fee by contacting CTN at (734) 794-6150.