



# 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, March 21, 2017

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**

**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**

**[17-0433](#)**

Various Correspondences to the City Planning Commission

**Attachments:** Email from Borset.pdf, Email from Drennen 3.15.2017.pdf, Email from Gold.pdf, Email from Jacobs.pdf, Email from Krebs .pdf, Email from Lucas.pdf, Email from Osher.pdf, Email from Ramsburgh for 3-21-2017.pdf, Email from Robins.pdf, Email from Sample.pdf, Email from Smith.pdf, Email from Stellrech.pdf, Email from Stevenson.pdf, Email from Valliere and Block.pdf, Email from Zubryckyj.pdf, March 2017 petitioner response.pdf, Email from Casselman.pdf, Email from Peirce.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 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.)

- 9-a [17-0434](#) Item Withdrawn - Hillside Memory Care Site Plan for City Council Approval - A proposed 16,743 square foot single-story convalescent and memory care facility on this 2.64-acre site zoned R4B (Multiple-Family Dwelling District) located at 312 Glendale Drive. The facility will have 24 individual single bedrooms with 21 new parking spaces. The two existing houses on the site will remain. (Ward 5) Staff Recommendation: Approval

**Attachments:** Hillside Memory Care Staff Report with Attachments-3-21-17.pdf

- 9-b [17-0435](#) Holiday Inn Express & Suites for City Council Approval - A proposal to demolish the existing building and construct a 64,518 square foot, 4-story hotel building, with 115 surface parking spaces on this 1.38-acre site, zoned O (Office), located at 3853 Research Park Drive. (Ward 4) Staff Recommendation: Approval

**Attachments:** Holiday Inn Express Staff Report with Attachments.pdf

- 9-c [17-0436](#) 315-317 South Main Site Plan for City Council Approval - A proposed 32,813 square foot six-story building with ground floor retail and five floors

of office space on this 0.19-acre site zoned D1(Downtown Core) with Main Street Character Overlay District. Four private vehicle parking spaces and four class B bicycle spaces are proposed off the rear alley. The project has received a Certificate of Appropriateness from the Historic District Commission. (Ward 5) Staff Recommendation: Approval

**Attachments:** 315-317 S Main Staff Report with Attachments-031517.pdf

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

**11** **COMMISSION PROPOSED BUSINESS**

**12** **ADJOURNMENT**

Ken Clein, 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 Thursdays at 8:00 AM and Saturdays at 8:00 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.