



# 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, July 18, 2017

7:00 PM

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

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**1 CALL TO ORDER**

**2 ROLL CALL**

**3 APPROVAL OF AGENDA**

**4 INTRODUCTIONS**

**5 MINUTES OF PREVIOUS MEETING**

**6 REPORTS FROM CITY ADMINISTRATOR, CITY COUNCIL, PLANNING MANAGER,  
PLANNING COMMISSION OFFICERS AND COMMITTEES, WRITTEN  
COMMUNICATIONS AND PETITIONS**

**6-a City Council**

**6-b Planning Manager**

**6-c Planning Commissions Officers and Committees**

**6-d Written Communications and Petitions**

**17-1086**

Various Correspondences to the City Planning Commission

**Attachments:** All communication to CPC as of 7-14-2017 pkt, Email from Bohac.pdf,  
Email from Kennard.pdf, Email from Strassmann.pdf, Email from  
Vanderploeg.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 - Staff Report, Public Hearings and Commission Discussion  
of each Item**

- 9-a     [17-1083](#)     Homewood Suites at 2457 South State Street for City Council Approval - A proposal to demolish an existing building on this 2.04- acre parcel and construct a five-story, 95,723 square foot extended stay hotel with 110 rooms. Access to the site will be provided through a driveway on South State Street. A Planned Project Modification is requested to exceed maximum height of 55 feet. (Ward 4) Staff Recommendation: Approval  
Attachments:   Homewood Suites staff report 7-18-17 with Attachments

- 9-b     [17-1084](#)     Sprint Temporary Cellular Facility (trailer) for City Planning Commission Approval - A proposed temporary cellular tower trailer to be located at 214 E. Madison Street for a three-month period from August 28, 2017 to November 28, 2017. (Ward 4) Staff Recommendation: Approval  
Attachments:   Sprint Temporary Cellular Facility Staff Report w Attachments 7-18-2017

**10     REGULAR BUSINESS - Staff Report, Public Hearings and Commission Discussion of each Item**

- 10-a     [17-1085](#)     Proposed Amendment to Chapter 55 (Zoning Ordinance) For City Council Approval- An amendment to add standards and requirements for ground based Solar Energy Systems (SES) located in single or two family districts or associated with single family uses in the R3 (Townhouse) or R4C (Multiple-Family) Zoning Districts. At this time, all SES are regulated the same as accessory buildings. This ordinance will create a dedicated section with code requirements specifically for SES and related equipment. With this code amendment, a SES will be required to be screened in the front yard and will not be permitted within the required front setback area of a parcel. Staff Recommendation: Approval.  
Attachments:   Staff Report 7-18-17 (Solar Ordinance) with Attachment.pdf

10-b     [17-1092](#)     **Organizational Meeting**

1.   Approval of City Planning Commission/Staff FY2017-2018 Work Program
2.   Review of Bylaws
3.   Vote of Officers

Attachments:   CPC Organizational Actions Memo 7-18-17, CPC 3-30-17 Retreat Notes, CPC Work Program\_ FY 2018\_Final\_07-18-17, Committee Assignments FY17-18 Draft For Adoption, Approved CPC Bylaws 10-20-2014

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

**12     COMMISSION PROPOSED BUSINESS**

**13     ADJOURNMENT**

Ken Klein, Chair

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.