



City of Ann Arbor

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

Meeting Agenda City Planning Commission

Tuesday, June 16, 2020

7:00 PM

Electronic Meeting

This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at a2gov.org/watchCTN

To speak at public comment call: 877 853 5247 (Toll Free) or 888 788 0099
Meeting ID: 941 3631 2895

1 CALL TO ORDER

2 ROLL CALL

3 INTRODUCTIONS

4 APPROVAL OF AGENDA

5 MINUTES OF PREVIOUS MEETING

5-a [20-0782](#) May 19, 2020 City Planning Commission Meeting Minutes

Attachments: 5-19-2020 CPC Approved Minutes w Links.pdf

5-b [20-0879](#) June 2, 2020 City Planning Commission Meeting Minutes

Attachments: 6-2-2020 CPC Draft Minutes-rev.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

[20-0880](#) Various Communication to the City Planning Commission

Attachments: ecomments_export.pdf

7 AUDIENCE/PUBLIC 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

20-0881 Public Hearings Scheduled for the July 7, 2020 Planning Commission Meeting

Attachments: 7-7-2020 Notice of Public Hearing.pdf

9 UNFINISHED BUSINESS - Project Presentation, Staff Report, Public Hearing and Commission Discussion

9-a **20-0878** 2800 Jackson Road Hotels Rezoning and Site Plan for City Council Approval - A proposal to rezone this 4.48-acre vacant parcel from R5 (Motel-Hotel) to C3 (Fringe Commercial) zoning classification and construct two new hotels with 132,737 square feet of new floor area. One hotel proposes 128 rooms, the other, 107 rooms. A total of 237 parking spaces, storm water improvements, water main construction, and sanitary main construction are proposed as part of the project. Staff Recommendation: Approval

Attachments: Staff Report 6-16-2020 CPC Mtg - 2800 Jackson Road Hotels w Att.pdf

10 REGULAR BUSINESS - Project Presentation, Staff Report, Public Hearing and Commission Discussion on Each Item

10-a **20-0882** Home2 Hotel Site Plan for City Council Approval - A proposal to demolish an existing building and construct a four-story, 71,662-square foot hotel with 115 rooms on this 2.60-acre parcel located at 361 West Eisenhower Parkway. Access to the 115 car parking lot will be provided through two driveways on Signature Boulevard. Staff Recommendation: Approval

Attachments: Staff Report Home2 Hotel-361 W Eisenhower Pky.pdf

10-b **20-0883** City Initiated Annexations: Proposed Zoning for City Council Approval - In November 2019, the State of Michigan's Department of Licensing and Regulatory Affairs approved the City's petitions to annex these 26 vacant Scio Township parcels located within the City's ultimate service boundary. Now that the Scio Township parcels have been annexed, a City zoning designation must be established.

560 Allison Drive, 570 Allison Drive, 404 Barber Avenue, 410 Barber Avenue, 2570 Dexter Road, 2576 Dexter Road, 2582 Dexter Road, 3214 Dexter Road, 2510 Miller Road, 410 Parkwood Street, 2565 Valley Drive, and 2850 Valley Drive are proposed to be rezoned from Township to R1C (Single Family Dwelling) Zoning.

3428 Porter Street, 147 S. Wagner Road, 167 S. Wagner Road, 175 S. Wagner Road, 225 S. Wagner Road, 235 S. Wagner Road, 255 S. Wagner Road, 261 S. Wagner Road, 363 S. Wagner Road, 367 S. Wagner Road, 371 S. Wagner Road, 153 Westover Street, 221 Westover Street, and 260 Westover Street are proposed to be rezoned from Township to R1D (Single Family Dwelling) Zoning. Staff Recommendation: Approval

Attachments: Staff Report Round 2 Zoning w Attachments.pdf

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

- 12** **COMMISSION PROPOSED BUSINESS**

- 13** **ADJOURNMENT**

Alex Milshteyn, Chairperson
/mg

eComments for the Commission may be left via our Legistar calendar page (column to the very right)
<http://a2gov.legistar.com/Calendar.aspx>

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 ; or by written request addressed and mailed 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>). 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.

(If an agenda item is postponed, it will most likely be rescheduled to a future date. If you would like to be notified when a postponed agenda item will appear on a future agenda please contact Planning staff. 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. 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.)

These meetings are typically broadcast on Ann Arbor Community Television Network Comcast 16 / AT&T 99 live at 7:00 p.m. on the first and third Tuesdays of the month and replayed the following Saturdays at 8:00 PM. Recent meetings can also be streamed online from the CTN Video On Demand page of the City's website <https://a2gov.org/watchctn>. The complete record of this meeting is available in video format at <https://a2gov.org/watchctn>, or is available for a nominal fee by contacting CTN at (734) 794-6150.