



# 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, April 7, 2015

7:00 PM

City Hall, 301 E. Huron St., 2nd Fl.

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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 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** **INTRODUCTIONS**

**4** **APPROVAL OF AGENDA**

**5** **MINUTES OF PREVIOUS MEETING**

[15-0408](#) January 21, 2015 City Planning Commission Meeting Minutes

**Attachments:** 1-21-2015 CPC Minutes with Live Links.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

[15-0400](#) Various Correspondences to the City Planning Commission

**Attachments:** Calendar\_Apr15.pdf, Email from Bardwell.pdf, Email from Krans.pdf, Email from DeBord.pdf, Email from Rezmierski.pdf, Email from Woodcreek Homeowners Association.pdf, Letter from White-Black.pdf, Email from Blischke.pdf, Email from Mitchell with attachment.pdf, Email from Chaffers.pdf, Email from Papadopoulos.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**

**15-0402** Public Hearings Scheduled for the April 21, 2015 City Planning Commission Meeting

**Attachments:** 4-21-2015 Public Hearing Notice as Published.pdf

**9 UNFINISHED BUSINESS**

9-a **15-0403** CrossFit TreeTown Special Exception Use - A request to allow an indoor recreation facility located at 815 Wildt Street (crossfit training) as a special exception use in an existing building in the M1 (Light Manufacturing District) on this 0.62-acre site. (Ward 1) Staff Recommendation: Approval

**Attachments:** CrossFit TreeTown SEU Staff Report with Attachments 04-02-15.pdf

9-b **15-0404** South Pond Village Site Condominium Site Plan for City Council Approval - A proposal to develop 73 single-family site condominium lots on this 36.2 acre parcel, zoned R1B (Single-Family Dwelling District). The site will contain public streets and be accessed from Algebe Way and a new public street connection to Chalmers Drive, to be constructed in an undeveloped right-of-way south of Woodcreek Condominiums. (Ward 2) Staff Recommendation: Approval

**Attachments:** South Pond Staff Report 4-07-15 with Attachments.pdf

**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 [15-0405](#) Thurston Pond Restoration Project Site Plan and Westland Use Permit for City Council - A proposal to restore Thurston Pond through sediment dredging, creation of a waterfowl nesting island, and fortification of a berm with clay excavated from the pond. Construction staging is proposed to occur in the natural features open space, off of Yorktown Drive. This project is being conducted by the Ann Arbor Public Schools and the Thurston Nature Center on 4.4 acres located at 2350 Yorktown Drive. A portion of the project will be located on property owned by the Orchard Hills Athletic Club. (Ward 2) Staff Recommendation: Approval  
**Attachments:** Thurston Pond Staff Report with Attachments.pdf
- 10-b [15-0406](#) AutoZone Site Plan for City Council Approval - A proposal to demolish an existing carwash and combine the site with an adjacent vacant site to construct a one-story, 7,381-square foot retail building with 28 parking spaces and a single curb cut at 2151 West Stadium Boulevard on 1.17 acres. (Ward 5) Staff Recommendation: Approval  
**Attachments:** Autozone Staff Report with Attachments 04-07-15.pdf
- 10-c [15-0407](#) Staybridge Suites and Retail Planned Project Site Plan and Rezoning - A request to rezone this 3.56-acre parcel, located at 3850 Research Park Drive, from RE (Research District) to C2B (Business Service District) to redevelop for hotel and retail uses, and a proposal to demolish an existing building and construct a two-story, 9,120-square foot retail building and four-story, 90,198-square foot extended stay hotel with 134 rooms. Access to the site will be provided through a driveway on Research Park Drive. Planned project modification is requested to reduce the front setback along South State Street. (Ward 4) Staff Recommendation: Postponement  
**Attachments:** Staybridge Suites Staff Report with Attachments-Postponed.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.