



# 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, May 2, 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**

**[17-0683](#)**

Various Correspondences to the City Planning Commission

**Attachments:** Calendar-May 2017.pdf, Email from Crawford & Berenson .pdf, Email from Garrett.pdf, Email from Kaylor & Rauch.pdf, Email from Reinsmith.pdf, Email from Schloff.pdf, Email from Tatum.pdf, Email from Terrell.pdf, Email from Van Hoek.pdf, Email from Vielmetti.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**

8-a [17-0684](#) Public Hearings Scheduled for the May 16, 2017 City Planning Commission Meeting

**Attachments:** 5-16-2017 Public Hearing Notice as Published.pdf

**9 UNFINISHED BUSINESS - Staff Report, Public Hearing and Commission Discussion of Each Item**

9-a [17-0685](#) Circle K Gas Station Site Plan for City Council Approval - A proposal to demolish the existing 2,360-square foot gas station/convenience store building, relocate the gas station pump island and construct a new 4,000-square foot retail building and pump island canopy on this 0.86 acre parcel. Two curb cuts are proposed to be removed: one on Packard and one on Stadium. A Landscape Modification is being requested to allow some of the existing landscaping to remain. Variances are being requested from the required rear setback, landscape buffer width and driveway widths. (Ward 4) Staff Recommendation: Approval

**Attachments:** Circle K Staff Report with Attachments-05-2-17.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 [17-0686](#) 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 with Attachments-5-2-2017.pdf

10-b [17-0687](#)

**Grace Bible Church Landscape Modification for City Planning Commission Approval** - A Landscape Modification for Planning Commission Approval is being requested along the north property line. The request is associated with an Administrative Amendment to the site plan to add a 2,858-square foot addition to the front of the existing church, located on this 35.42-acre site at 1300 South Maple Road, is being reviewed by staff. Impervious surface will be removed and a storm sewer will need to be re-routed. (Ward 5) Staff Recommendation: Approval

**Attachments:** 1300 S Maple Rd Landscape Modification Staff Report with Attachments 5-2-17.pdf

10-c [17-0688](#)

**Geddes Lake Site Plan and Landscape Modification for City Planning Commission Approval** - A proposal to construct 55 new parking spaces along Skynob and Watersedge Drives, provide a new infiltration basin, restore Lakehaven Drain, raise the top of South Pond embankment, extend water main with hydrant to serve office and community center at Geddes Lake Condominiums, located on this 62.45-acre site at 3000 Lakehaven Drive. (Ward 2) Staff Recommendation: Approval

**Attachments:** Geddes Lake Site Plan and LM Staff Report with Attachments-5-2-2017.pdf

10-d [17-0689](#)

**Approval of the 2017-2018 Planning Commission Meeting Calendar**

**Attachments:** 2017-2018 CPC Mtg Schedule-DRAFT.BL.pdf

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

**12 COMMISSION PROPOSED BUSINESS**

**13 ADJOURNMENT**

Ken Klein, 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.

