



# 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, December 15, 2015

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, SENIOR ASSOCIATE PLANNER, PLANNING COMMISSION OFFICERS AND COMMITTEES, WRITTEN COMMUNICATIONS AND PETITIONS**

**6-a City Council**

**6-b Senior Associate Planner**

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

**6-d Written Communications and Petitions**

**15-1476**

Various Correspondences to the City Planning Commission

**Attachments:** Handout from Garrett Scott re 1420 E Stadium Circle K proposed project.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**

9-a [15-1472](#) 2300 & 2310 East Stadium Blvd Special Exception Use and Plot Plan for Planning Commission Approval - An existing workout facility is proposing to expand into an adjacent office building. Personal training facilities require special exception use in the Office Zoning District. No changes are proposed to either site. (Ward 5) Staff Recommendation: Approval

**Attachments:** 2300 and 2310 e stadium SEU dec 15 staff report with Attachments.pdf

9-b [15-1473](#) Hyatt Place Site Plan for City Council Approval - This is also known as the recently approved Rockbridge Hotel located at 3201 South State St. The request is to increase building floor area of the hotel by 1,000 square feet (86,500 sq ft to 87,500 sq ft). The number of rooms will increase from 140 to 142. The hotel main entry has moved to the southwest for improved vehicular movement and visitor drop-off and relocation of parking spaces on this 2.48 acres site. (Ward 4) Staff Recommendation: Approval

**Attachments:** Hyatt Place Staff Report with Attachments12-15-2015.pdf

9-c [15-1474](#) NorthSky Development Rezoning and Site Plan for City Council Approval - A request to rezone this 31.7 acre site located at 2701 Pontiac Trail from R4A (Multiple-Family Dwelling District) to R1D & R1E (Single-Family Dwelling District) and R4B (Multiple Family Dwelling District) to allow development of 139 site condominium lots for single-family detached homes and a four-story, 56-unit building at the southeast corner of the site. Ward 1. Staff Recommendation: Approval

**Attachments:** Northsky SPZ SR 121515 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**    [15-1475](#)    FY 2017-2022 Capital Improvements Plan (CIP) - The FY2017-2022 CIP is comprised of updated financial data for FY2017 projects contained in the approved FY2016-2021 CIP, in addition to changes to project schedules. Upon adoption by the City Planning Commission, the CIP becomes a supporting document for the City's master plan. The CIP is also used as the source document for the City's capital budget planning. Staff Recommendation: Approval

**Attachments:**    CIP Staff\_Report\_to\_CPC\_11-30-2015.pdf, FY2017-2022CIP SummaryFinal.pdf, Project Revenues Summary By CategoryFinal.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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