



City of Ann Arbor

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

Meeting Agenda Planning Commission, City

Tuesday, March 1, 2016

7:00 PM

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

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 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

[16-0270](#)

Various Correspondences to the City Planning Commission
(Planning and Development Services)

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**

[16-0271](#) Public Hearings Scheduled for March 15, 2016 Planning Commission Meeting

(Planning and Development Services)

Attachments: 3-15-2016 Public Hearing Notice as Published.pdf

9 **UNFINISHED BUSINESS**

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.)

(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 [16-0272](#) **Sun Baths Site Plan for City Council Approval** - A proposal to combine 319 and 323 North Main Street in order to construct a new 2-story, 12,300-square foot community bath including common and private areas. The site is located west side of North Main Street between Miller Avenue and West Kingsley Street and is currently vacant. The combined lot would total 8,184-square feet. Ward 1. Staff Recommendation: Approval

(Planning and Development Services)

Attachments: Sun Baths Attachments.pdf

10-b [16-0273](#) **603 East Huron Street Site Plan for City Council Approval** - A proposed site plan to construct a 12-story, 124-unit apartment building, with 85 parking spaces underneath the building and 31 spaces in the rear, on a 25,833-square foot (0.59 acre) site in the D1 (Downtown Core) and East Huron 1 zoning districts. Ward 1. Staff Recommendation: Approval

(Planning and Development Services)

Attachments: 603 E Huron Attachments.pdf

- 10-c** **16-0274** **Kingsley Condominiums (221 Felch St) Planned Project Site Plan for City Council Approval** - A proposal to redevelop the site by demolishing all existing structures except for the building at 214 W. Kingsley and constructing a 51-unit, 5-story building with covered and surface parking, along with a request to rezone the property from M1 (Limited Industrial) to R4D (Multiple-Family Dwelling District). Planned project modifications are requested to reduce the west side setback. The site is 63,466 sq ft and is in a 100-year floodplain. Staff Recommendation: Denial

(Planning and Development Services)

Attachments: Kingsley Condo Attachments.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).

The complete record of this meeting is available in video format at www.a2gov.org/ctn, or is available for a nominal fee by contacting CTN at (734) 794-6150.