



# City of Ann Arbor

301 E. Huron St.  
Ann Arbor, MI 48104  
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## Meeting Minutes City Planning Commission

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Tuesday, October 1, 2013

7:00 PM

City Hall, 301 E. Huron Street, 2nd Flr.

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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. 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 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 red envelope on the home page.

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)).

### 1 CALL TO ORDER

*Chair Westphal called the meeting to order at 7:07 p.m.*

### 2 ROLL CALL

*Rampson called the roll.*

**Present** 6 - Bona, Westphal, Giannola, Clein, Briere, and Parekh

**Absent** 3 - Woods, Adenekan, and Peters

### 3 INTRODUCTIONS

### 4 APPROVAL OF AGENDA

**Moved by Clein, seconded by Giannola, that the agenda be approved. On a voice vote, the Chair declared the motion carried.**

### 5 MINUTES OF PREVIOUS MEETING

[13-1121](#)

July 16, 2013 City Planning Commission Meeting Minutes

**Moved by Giannola, seconded by Parekh, that the minutes be approved as submitted.**

Moved by Clein, seconded by Bona, to postpone action on the minutes to the next regular meeting. On a voice vote, the Chair declared the motion carried.

**6 REPORTS FROM CITY ADMINISTRATION, CITY COUNCIL, PLANNING MANAGER, PLANNING COMMISSION OFFICERS AND COMMITTEES, WRITTEN COMMUNICATIONS AND PETITIONS**

**6-a City Council**

*Councilmember Briere reported that Council has not yet met this month.*

**6-b Planning Manager**

*Rampson reviewed the October meeting calendar with the Commission, highlighting the Nixon/Dhu Varren/Green Intersection public meeting on October 9th at 6:30 p.m. at Clague Middle School and the 624 Church Street citizen participation meeting also to be held at 6:30 p.m. at the Pizza House restaurant at 618 Church Street. She noted that she would be presenting about the Redevelopment Ready Certification at the October 14th City Council working session.*

*Rampson also reported that the Downtown Zoning Evaluation project is reaching its culmination with the final public meeting held last week, and the consultant's final report coming to the Planning Commission at their next working session the following Tuesday.*

*Rampson explained that the Traverwood project was deferred from this evening's Commission agenda, since they learned that the owner wishes to donate a portion of the land to the City for parkland. She said they will allow this process to take place since it will require the item to go before the Park's Advisory Commission and City Council, before the item returns to the Commission.*

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

**6-d Written Communications and Petitions**

[13-1184](#)

Various Correspondences to the City Planning Commission

Received and Filed

**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**

[13-1185](#)

Running Fit Addition Site Plan for City Council Approval - Construction of a three-story addition to the Running Fit Building at 121-123 E. Liberty and 220 S. Fourth Avenue. The petition proposes to add 6,015 square feet to an existing 2,515 square foot building on this 0.061 acre site. Retail use is proposed on the ground floor and

residential is proposed on the upper three floors. No on-site parking is proposed. (Ward 1)

Briarwood Restaurants Site Plan and Rezoning for City Council Approval - A petition proposing construction of two new free standing restaurants on the east side of the Macy's building at Briarwood Mall located at 700 Briarwood Circle. One restaurant would be 6,470 square feet, the other 7,068 square feet. The parking lot east of the new restaurants will be reconfigured. This project includes rezoning a portion of the parking lot from P (Parking) to C2B (Business Service) where the restaurants will be located. (Ward 4)

*Chair Westphal read the public hearing notice as published.*

**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](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 [13-1186](#)** Ann Arbor Christian Reformed Church Site Plan for City Council Approval and Special Exception Use for City Planning Commission Approval - A proposal to remove 4 existing modular building structures and construct a 12,850 square feet, two-story education building addition to the rear of the existing church on this 4.3 acres site located at 1717 Broadway Street. Minor changes are proposed to the existing 142-space parking lot, and the capacity of the sanctuary will remain at 126 seats. A special exception use is required to expand this church use in an R1C (Single-Family Dwelling) district. Ward 1. Staff Recommendation: Approval

*Thacher presented the staff report.*

**PUBLIC HEARING**

*Arnie Geldermans, Midwestern Consulting, representing the petitioner, was available to answer the Commission's questions.*

*Noting no further speakers, the Chair declared the hearing closed.*

**Moved by Clein, seconded by Bona, that the Ann Arbor City Planning Commission, after hearing all interested persons and reviewing all relevant information, finds the petition substantially meets the standards in Chapter 55 (Zoning Ordinance), Section 5:104 (Special Exceptions), and approves the Ann Arbor Christian Reformed Church Special Exception Use for a church use with a maximum capacity of 126.**

*COMMISSION DISCUSSION*

*Bona asked about the private school that had moved, and if their Special Exception Use disappeared.*

*Thacher said that this Special Exception Use before the Commission would replace the one that had lapsed.*

*Bona asked what the classrooms will be used for if not for the school.*

*Geldermans explained that the school moved out and the church bought the modules and has been using them for church activities. He said this new addition is replacing the modules that have been there for 20 years and have reached the end of their useful life.*

*Bona commented that the addition seemed like a lot of square footage for one day a week activities in the church.*

*Geldermans said there are a lot of activities going on at the church; four to five days a week, so it is a heavily used facility.*

*Bona asked about the proposed administrative offices.*

*Bob Overhiser, architect for the project, showed boards of the floor plans and explained the renovations of the lower level staff offices with the addition of barrier free bathroom facilities, new entryway to classrooms and a new elevator.*

*Bona clarified that making more use of the building would be a good thing and encouraged additional uses, such as a school to get back into the location, if the opportunity would arise in the future.*

*Clein commented that the proposed project seems very consistent with what he has seen in other religious organizations when they make renovations and upgrades to their facilities.*

*Westphal asked if there was any discussion about utilization of current parking and deferring parking.*

*Thacher said they will be using current pavement, and not adding additional, so there is no need for a deferral. She said the applicant would like to keep the parking capacity for large events, because there is no spillover parking available nearby or on Broadway if they needed.*

*Geldermans said Sundays they have two services, with the parking approximately at 90% capacity, but on special events they parking lot will be full.*

*Briere said she was very familiar with the location and had not heard any concerns*

*about parking. She said she would like to explore whether the lower parking lot spaces could be made permeable.*

*Geldermans said they are rearranging the parking spaces, but not taking away any. He explained that they plan on re-grading areas, since the parking lot is quite sloped and currently does not meet ADA requirements. He said he they could explore the option of permeable pavers, but he was concerned with aesthetic given that the specific location would be in the middle of the parking lot.*

*Briere said that anything that can be done to encourage infiltration would benefit the entire system.*

*Geldermans said the site is very sandy and drains well, and he would rather not lose any parking spots.*

**On a roll call, the vote was as follows with the Chair declaring the motion carried.**

**Yeas:** 6 - Bonnie Bona, Kirk Westphal, Diane Giannola, Kenneth Clein, Sabra Briere, and Paras Parekh

**Nays:** 0

**Absent:** 3 - Wendy Woods, Eleanore Adenekan, and Jeremy Peters

**Moved by Bona, seconded by Briere, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Ann Arbor Christian Reformed Church Site Plan, subject to satisfaction of all code requirements prior to issuance of building permits.**

*Bona asked about clarification in motion language. She asked which trees were being planted for the mitigation.*

*Discussion ensued regarding the landscaping with clarification that there was no mitigation required.*

*Westphal noted that the words "and mitigated" should be stricken from the motion.*

*Clein asked about site lighting.*

*Geldermans said the upper parking lot has existing lighting and the lower parking lot would have added lighting.*

*Clein asked if it met the code.*

*Rampson said the code offered more flexibility to church parking lots since they can turn them off earlier, and that the proposed lighting met the code.*

**On a roll call, the vote was as follows with the Chair declaring the motion carried.**

**Yeas:** 6 - Bonnie Bona, Kirk Westphal, Diane Giannola, Kenneth Clein, Sabra Briere, and Paras Parekh

**Nays:** 0

**Absent:** 3 - Wendy Woods, Eleanore Adenekan, and Jeremy Peters

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

*None*

*Clein asked about the audience.*

*The class represented themselves as three pews worth of students from the Masters in Urban Planning Program at U of M; Theory and Law classes.*

**12      COMMISSION PROPOSED BUSINESS**

**13      ADJOURNMENT**

**The meeting was unanimously adjourned at 7:55 p.m.**

Kirk Westphal, Chair  
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*Community Television Network Channel 16 live televised public meetings are also available to watch live online from CTN's website, [www.a2gov.org/ctn](http://www.a2gov.org/ctn), on "The Meeting Place" page (<http://www.a2gov.org/livemeetings>).*

*Live Web streaming is one more way, in addition to these listed below, to stay in touch with Ann Arbor City Council and board and commission actions and deliberations.*

- *Video on Demand: Replay public meetings at your convenience online at [www.a2gov.org/government/city\\_administration/communicationsoffice/ctn/Pages/Vid eoOnDemand.aspx](http://www.a2gov.org/government/city_administration/communicationsoffice/ctn/Pages/Vid eoOnDemand.aspx)*
- *Cable: Watch CTN Channel 16 public meeting programming via Comcast Cable channel 16.*

*The complete record of this meeting is available in video format at [www.a2gov.org/ctn](http://www.a2gov.org/ctn), on "The Meeting Place" page (<http://www.a2gov.org/livemeetings>), or is available for a nominal fee by contacting CTN at (734) 794-6150.*