

# **City of Ann Arbor**

*301 E. Huron St.  
Ann Arbor, MI 48104  
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## **Formal Minutes - Draft**

**Thursday, January 19, 2012**

**7:00 PM**

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

**City Planning Commission**

- 9-a 12-0080** Society of Les Voyageurs PUD Zoning and Site Plan for City Council Approval - A request to rezone this parcel at 411 Longshore Drive to Planned Unit Development District to allow continued use of the building as headquarters and residence for Society of Les Voyageurs members. PUD [Planned Unit Development] site plan approval is requested to construct additions totaling 472 square feet to the rear (east) of the existing building on this 0.19 acre parcel. Staff Recommendation: Approval

*Dileo presented the staff report.*

**PUBLIC HEARING:**

*Jim McNair and Mark Doman, members of the Society of Les Voyageurs Alumni Association, said that staff adequately summarized the petition. He said that staff has been very supportive in working through the issues with them. They also complemented the Commission on their review process, including the working session discussion.*

*John Russell, 415 Longshore and a Les Voyageurs Alumni member, said he fully supports the proposal.*

*Noting no further speakers, the Chair declared the public hearing closed at 7:25 pm.*

**Moved by Giannola, seconded by Woods, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Society of Les Voyageurs Planned Unit Development (PUD) Zoning District and Supplemental Regulations, and PUD Site Plan.**

*Pratt asked if Section 4: PUD Regulations, (A) Permitted principal uses, would lock in the use of the parcel specifically to the Society of Les Voyageurs and couldn't be sold or used by others. He questioned if this specification was necessary.*

*DiLeo responded that she believed that if the parcel would be sold then there would need to be a zoning amendment.*

*Briggs said she was fully understanding of the need for an expansion to the cabin, but asked why a PUD was chosen for this project since she felt it undermined the first intent of the PUD zoning requirements. She asked what benefit this project could offer to the City. She asked why another zoning classification wasn't chosen.*

*DiLeo explained the issue that arose was that a residential zoning district, such as the R4C, would have been problematic to work with, given the existing conditions of the site, and the area, height, and placement characteristics. She noted that there would have been the need for multiple variance and modifications along with the site plan process, as well as a special exception use to allow them to operate as an organization.*

*DiLeo further explained that a club headquarters would be allowed in a multi-family zoning district, but it prohibits lodging. She explained that after much research and not being able to find a zoning classification that the petition would fit into, they decided to recommend a custom zoning classification through the use of a PUD.*

*Derezinski added that it helps to put the request into perspective that the request is for a 220 sq ft addition and it wouldn't make sense to have the petitioner go through all those processes for such a minor addition. He felt that a PUD was a very creative approach to the requested petition. Derezinski said that he thought it interesting that over 1,000 invitations to the citizen participation meeting were sent out and only one person, whom was in favor of the project, showed up.*

*Westphal commented on Briggs' question stating that he felt it was partly a fairness issue, since the records showed some City transcription errors in the zoning classification and it would not be fair to make the petitioner pay the expense of the site plan process to correct that issue. He also noted that the PUD recommendation followed the first standards for a PUD district in that it will provide for the continued use [reuse] of an existing site as a unique organization in the area.*

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

**Yeas:** 9 - Bonnie Bona, Evan Pratt, Eric A. Mahler, Wendy Woods, Tony Derezinski, Erica Briggs, Kirk Westphal, Diane Giannola, and Eleanore Adenekan

**Nays:** 0