



City of Ann Arbor

Meeting Minutes - Final

City Planning Commission

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

Tuesday, October 20, 2020

7:00 PM

Electronic Meeting

This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at a2gov.org/watchCTN

To speak at public comment call 206-337-9723 or 213-338-8477 or Toll Free 877-853-5247 or 888-788-0099 Enter Meeting ID: 941 9314 4858

- 10-a [20-1591](#) Brightdawn Site Plan for City Council Approval - This vacant 8-acre site, located at 2805 Burton Road, is currently zoned R4B (Multiple-Family Dwelling District). The petitioner is requesting to construct four, four-story buildings that include 120 units at market rate with parking garages located beneath each building. A community club house is also proposed on the ground floor of Building #2. Staff Recommendation: Approval

PROJECT PRESENTATION:

Iddo Schwartz and Haim Schwartz (property owners) provided the introduction on their team.

Tom Covert, Ted Hirsch, and Mike Cool, Midwestern Consulting, LLC., 3815 Plaza Drive, Ann Arbor, petitioner's representatives provided the proposed project.

Also available was David Plunkett, Petitioner's Attorney, and Bob Overhiser, Architect for the project.

STAFF REPORT:

Chris Cheng, City Planner, provided the staff report.

PUBLIC HEARING:

Juliet Pressel, 2625 Lillian Road, Ann Arbor, said she is glad to only have 120 units in this development; while not thrilled about the 4-story buildings, she is thrilled that they are using underground parking for which she commends the developers. She expressed concern with the

proposal to open Burton Road to Eli Road, saying it will be too much of a burden on the adjacent neighborhood if it is opened. She said when the up-zoning was done by City Council in 2007 they agreed to keep a pedestrian walkway. Pressel said this is a neighborhood where children walk on the streets, expressing concern with all those extra cars added to the existing neighborhood.

James D'Amour, 2771 Maplewood Avenue, Ann Arbor, echoed what Ms. Pressel said, adding it appears that the last major parcels left to be developed in the City are those corner parcels that are difficult to develop. He stressed the need to limit access to Burton Road to Eli in order to make this project palatable.

Angie Smith, 2803 Lillian, Ann Arbor, said she has lived on Lillian for 20 years, and she is sad to see a loss of affordable housing in their area, but understands what is likely driving up the need and cost of these units will be that they are handicapped accessible units. She said she is surprised the development is proposed to be built so close to the road. Smith said the City's Healthy Streets initiative has been very helpful in their neighborhood. She expressed the need for a traffic study that would include the opening of Eli Road; Smith said the safety of current residents in the area should be a main concern.

Gerald Leckrone, 3616 Eli Road, Ann Arbor, said he has lived across from the pool since 1979 where they've raised their family. He invited the Commission to come look where Eli Road dead ends and where it would be connected, noting that the neighborhood uses that pool, and he is concerned about the safety of children. He said, come to Burton Road and look where these condos are proposed to be built; is this a place where you would want to live or have developed? There will be a huge increase in traffic generated on Eli Road.

Peter Avram, 3630 Terhune Road, Ann Arbor, said he is opposed to the traffic connection to Eli Road, adding the study was done without any analysis of traffic within the subdivision. He said, I request that a new traffic study is conducted that considers more than the trips that this development would create; anyone trying to get to the highway is not going to go to Packard; no data was collected, and nothing was analyzed. Avram said the Healthy Streets initiative has been fantastic in our neighborhood.

Noting no further public speakers, the Chair closed the public hearing.

Moved by Sara Hammerschmidt, Seconded by Lisa Sauve, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Brightdawn Village (2805 Burton Road) Site Plan and Development Agreement, and

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Wetland Use Permit for the Brightdawn Village (2805 Burton Road) development, and

The Ann Arbor City Planning Commission hereby authorizes activity in the natural features open space for the Brightdawn Village (2805 Burton Road) development. Per 5.29.4 of the Unified Development Code (UDC).

COMMISSION DISCUSSION:

The Commission took into consideration the presented petition and discussed the matter. [For a complete record of the discussion, please see available video format]

Zach Ackerman asked about storm drainage from the site, to which Ted Hirsch explained the exceptional draining soils on site as well as the proposed stormwater system to be install with this project, so none of the current stormwater draining onto Burton Road would leave the site.

Brett Lennart explained how the City is currently working with new developments to upgrading its' over-all wastewater/stormwater infrastructure throughout the City.

Ackerman said he's become very familiar with this neighborhood over his past 5 years as their Council representative, and he knows that traffic and pedestrian safety in this area, and along Packard Road and Washtenaw Avenue, is a chronic issue and he understands why the neighborhood is concerned with the proposed connection of Eli Road to Burton Road. He requested that Staff look at possible alternatives, such as controlled access, while he puts his energy into making Eli as safe as possible to pedestrians and residents. Ackerman said he supports the project because it is a 'by-right development' and meets all requirements of the City code and he doesn't believe that an additional traffic study would change the 'by-right' status of this project.

Erica Briggs thanked Ackerman for his work and involvement in trying to

keep pedestrians and residents safe. She asked about the responsibility of keeping streets safe in the City.

Lennart responded that the public right-of-way improvements that would be components of the site plan, while being partially undertaken by this particular development, ultimately the City is going to be the arbiter of the adequacy of those designs and methods of how that connection would be realized, or any other City road or improvements, through the City's civil plan review process, as they relate to new developments.

Briggs said she encouraged the neighborhood to work towards getting traffic calming measures added to the area that will help if be safe and friendly to pedestrians, children, and bicyclists. She suggested the developer think about air pollution when they design their heating and air conditioning system, given their proximity to a highway. She said she appreciated the developer thinking about noise pollution as well.

Shannan Gibb-Randall asked about proposed sidewalk and their connections, to which Tom Covert explained they will be adding sidewalks in front of the development on Burton Road and beyond, to connect to Packard Road as well as Eli Road sidewalks. Gibb-Randall said connecting sidewalks beyond their development is beyond 'by-right' to her, and kids will no longer need to walk or bike on the street. She said as someone who walks and bikes a lot she likes to have connected neighborhoods and there will be huge changes when this vacant land is developed; however she noted that people can already use Yost Street and Brandywine as cut-throughs, so she felt the Eli connection would need to be well designed in order to slow down traffic.

Lisa Sauv  said she was glad to hear about the benefits of the Healthy Streets Initiative. She asked about the possibility of deferring parking or reducing parking spots, to which Tom Covert said they could look at deferring parking, that they had added as a response to the neighborhood concern of cars parking on the street. Sauv  said it was hard for her to reconcile barrier free housing units with eight parking spots to which Covert explained the underground parking spots would be considered for residents needing barrier free parking while the exterior parking spots would be considered for visitors needing barrier free parking.

Sara Hammerschmidt said she appreciated the discussion about the streets, and she supports the connection of streets she asked that the developer look at adding as many energy saving measures as possible,

such as friendly stairwells, and healthy building principles. She asked about windows to which Bob Overhiser responded, there are windows in the end elevations and they could add windows to the stairwells as well. Hammerschmidt said she was glad for the new units this development would bring to the City.

Sarah Mills agreed with the comments of the Commission, asking about the City's Green Streets requirement, to which Covert explained it deals with how stormwater is dealt with and conveyed with the street they improve, such as Burton Road that is a gravel road. Covert said many streets in Ann Arbor have stormwater that is collected but not conveyed into a retention or detention system that filtrates that water on their site. Covert said they will be taking care of the entirety of Burton Road, beyond their project. Mills said she felt this would be beneficial to the whole area. Mills said with the City anticipating the passage of the Electric Vehicle (EV) ordinance shortly, she wanted to let the developer know that the parking spaces needed to be built with this EV requirement of the future, in mind. She said this added improvement cost might help them to decide to defer some of the current shown parking or through adding solar panels to their development. She said another possibility is to use electrification of the project, such as all-electric appliances. She appreciated the developer looking at all possible sustainability options available to them.

On a roll call vote, the Chair declared the motion carried unanimously. Vote: 7 - 0

Yeas: 7 - Erica Briggs, Sarah Mills, Shannan Gibb-Randall, Zachary Ackerman, Elizabeth Sauve, Ellie Abrons, and Sara Hammerschmidt

Nays: 0

Absent: 1 - Alex Milshteyn