

City of Ann Arbor

301 E. Huron St.

Ann Arbor, MI 48104

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Meeting Minutes - Final

Wednesday, September 4, 2019

7:00 PM

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

City Planning Commission

- 9-a** **19-1676** Hideaway Lane Planned Project Site Plan for City Council Approval - A planned project site plan for Council to revise the 17 unbuilt homes from single family to two-family dwellings at 2000 Traver Road. This 4.6-acre site currently contains a 9-unit apartment building and one single family house, as well as one partially built single family house and foundations for two single family houses; the proposal increases the total number of dwellings on the site plan from 29 to 45. No change to the site layout or an increase in number of buildings is proposed. Each of the new homes will have attached garages. Storm water will be detained on site. Access will be from Traver Road. Zoned R4A (Multiple-Family Dwelling). Staff Recommendation: Postponement

Michael Powell, Design Engineer for the project explained the proposed project. Explaining the history of the project, and the request for the proposed 17 individual buildings to be converted into duplexes. He discussed a revised traffic study, explaining that the plan changes result in few additional trips.

City Planner, Jeff Kahan presented the Staff Report.

PUBLIC HEARING:

Patricia Hall, 1790 Hideaway Lane, Ann Arbor, also representing 2000 Traver Road, Ann Arbor, expressed opposition for the proposed project.

David Favor, 1791 Hideaway Lane, Ann Arbor, expressed opposition for the proposed project.

Craig Wagner, 1793 Hideaway Lane, Ann Arbor, expressed opposition for the proposed project and urged the Planning Commission to recommend denial.

Joseph Pratt, 1790 Hideaway Lane, Ann Arbor expressed opposition for the proposed project and expressed concern for the stormwater systems in the area.

Seeing no further speakers, Chair Milshteyn closed the Public Hearing.

Moved by Mills, seconded by Ackerman that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Hideaway Lane Planned Project Site Plan and Development Agreement.

COMMISSION DISCUSSION

Ackerman expressed concern about fencing on the site, traffic, parking, building quality, and impacts to green space.

Commissioner Erica Briggs expressed discussed the need for public engagement in the area of the proposed development and inquired about structural integrity of the existing structures.

Commissioner Sarah Mills discussed a Planned Project as it relates to the proposed project.

Commissioner Wendy Woods inquired about the railroad track areas.

Moved by Ackerman, seconded by Mills to postpone the Hideaway Lane Planned Project Site Plan for City Council Approval to a date uncertain.

On a roll call vote, the vote was as follows with the Chair declaring the motion to postpone approved.

Yeas: 9 - Wendy Woods, Erica Briggs, Sarah Mills, Alex Milshteyn, Shannan Gibb-Randall, Zachary Ackerman, Elizabeth Sauve, Ellie Abrons, and Sara Hammerschmidt

Nays: 0