

City of Ann Arbor

301 E. Huron St.
Ann Arbor, MI 48104
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Formal Minutes - Final

Thursday, September 8, 2011

7:00 PM

Ann Arbor Municipal Center, 301 E. Huron Street, 2nd Flr.

City Planning Commission

- 9-a 11-1115** University Bank Planned Unit Development (PUD) Supplemental Regulations Revision and PUD Site Plan - A request to revise the approved PUD supplemental regulations to increase the total number of employees and parking spaces allowed and a proposal to construct 14 additional parking spaces at the southeast corner of the site on the 2.10 acres at 2015 Washtenaw Avenue.

Cheng presented the staff report.

PUBLIC HEARING:

Dana Dever, attorney for the Serwers, neighbors of the project, said he was in favor of the recommendation to adjourn. He said he would like to review the signage plan on the revised drawings to make sure the "No Parking" restriction on the driveway will be enforced. He said that he believed that the petitioners were making progress in addressing the neighbors' concerns.

Ken Sprinkles, representative for University Bank, introduced himself and thanked staff for their work on this project. He noted a question about the draft Supplemental Regulations indicating a requirement of 10 Class C bicycles spaces.

Cheng clarified that 10 bicycle parking spaces equals five hoops.

Sprinkles clarified that they had their engineers working on the revisions, but were unable to complete them more quickly due to the holiday.

Steve Ranzini, president of University Bank, said that this request was postponed a year ago because three neighbors who never communicated before raised their concerns at the Planning Commission hearing. He said that since the project was originally tabled, he tried ten times to resolve the issues with the neighbors. He said that the delay in approving the proposed parking lot meant that he had to relocate one of the two divisions previously located in the Hoover Mansion to Farmington Hills. He said that in the last month, he has hired five people. He encouraged the Commission to move forward expeditiously with the proposal. He noted that he would not be at the next meeting, so the Commission should please ask questions of him this evening if they had any.

Gerald Serwer, resident of 2021 Washtenaw Avenue, said that he is grateful to Ken Sprinkles for working with them to address their concerns. He said he is concerned about adequate screening of his side yard and that the value of property is not reduced. He said the details should be explicitly laid out about location of trees and walls. He

said he wants to make sure that it is clear that parking should not occur on the driveway, based on the existing easement language. He noted that parking on the driveway has become a major impediment to get service vehicles to their house.

A motion was made by Derezsinski, seconded by Giannola, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the University Bank Planned Unit Development (PUD) Supplemental Regulations, and further, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the University Bank Planned Unit Development (PUD) Site Plan, subject to the petitioner submitting revised plans showing relocation of the proposed parking lot and revised woodland and landmark tree mitigation calculations prior to Council action.

COMMISSION DISCUSSION:

Derezsinski noted that it appears that we are very close to resolution of the issues. He said the delay this evening is because the site plan was not completed in time for review. He said he understands the need for written agreements to describe accommodations that have been reached.

Derezsinski moved to postpone taking action, pending receipt of necessary documents and allowing for staff time to review submittals. Seconded by Giannola. On a roll call, the vote was as follows with the Chair declaring the motion carried.

Yeas: 7 - Evan Pratt, Eric A. Mahler, Wendy Woods, Tony Derezsinski, Kirk Westphal, Diane Giannola, and Eleanore Adenekan

Nays: 0

Absent: 2 - Bonnie Bona, and Erica Briggs