



City of Ann Arbor

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

Tuesday, March 6, 2012

7:00 PM

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

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. Accommodations, including sign language interpreters, may be arranged by contacting the City Clerk's Office at 734-794-6140 (V/TDD) at least 24 hours in advance. 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 at the top of 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).

1 CALL TO ORDER

Chair Mahler called the meeting to order at 7:07 pm.

2 ROLL CALL

Rampson called the roll.

Present 9 - Bona, Pratt, Mahler, Woods, Derezinski, Briggs, Westphal, Giannola, and Adenekan

3 APPROVAL OF AGENDA

A motion was made by Pratt, seconded by Adenekan, that the Agenda be approved as presented. On a voice vote, the Chair declared the motion carried.

4 INTRODUCTIONS

None

5 MINUTES OF PREVIOUS MEETING

None.

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

6-a **City Council**

Derezinski reported at the previous evening's City Council meeting, the Council approved a four-party agreement with AATA. He said that this is a major step for the community, and the Council had a robust debate about how to balance the interests of the City of Ann Arbor while moving to a regional approach to transit service and funding. He said there were several amendments, but these will not impact the signing of other communities. He said this agreement sets a framework for a process to go from a City authority to a countywide authority, and provides for the option for communities to back out if their interests are not being served. He said that it was observed that Ann Arbor benefits the most from this agreement.

Woods arrived.

Derezinski said that a resolution was proposed by the Medical Marijuana Licensing Board to suspend enforcement of some of the provisions of the medical marijuana ordinance that was passed last year. He said that some of the Board members felt the City Attorney's Office had been enforcing the ordinance too strictly. He said the resolution was postponed until the next Council meeting.

Derezinski said the City Council approved moving forward with the sale of bonds for the Wastewater Treatment Plant and funds for reconstructing Dexter/Ann Arbor Road. He noted that city funds that had been set aside for the Stadium bridges construction have been freed up to work on local streets.

Derezinski said there was discussion about the R4C/R2A Advisory Committee recommendations in the context of the Chapter 62 amendments. He explained to the Council that the process has taken a long time because many groups wanted to be involved.

6-b **Planning Manager**

Rampson reported that at the Council meeting the previous evening, they had passed the amendments to Chapter 59, Off Street Parking and Chapter 62, Landscape Ordinance, at first reading and will go for a second reading April 2, 2012.

Rampson reported that the City's Systems Planning Unit is getting started on a storm water hydraulic model calibration and analysis, explaining that it will be a three (3) year project that takes the storm water infrastructure data collected over the last several years to create a model.

Rampson reported that the Sustainability Framework project is moving along, with the next forum focusing on 'Climate and Energy', to be held this week at the downtown district library at 7:00 pm. She said the previous meetings were taped and are available via the library's website. She noted that the City's draft sustainability goals will be vetted at a public meeting on March 29.

Rampson updated the Commission on master planning efforts. She noted the Master Plan Revisions Committee will meet this Thursday at 4:00 pm. She said that staff is in the process of compiling the comments from the Non-Motorized Plan meeting and reported that the DDA is asking for participation with the Connecting William through a survey on their website.

Rampson reported that she will be leaving on a two and a half week trip, together with Matt Naud and two other candidates from Florida, to go to Indonesia to be a part of the ICMA Fellows Exchange to learn about their efforts on climate change and land use and transportation. She said she would keep the Commission informed of her trip through the City's Facebook page.

[12-0334](#) March 2012 Meeting Calendar

6-c Planning Commission Officers and Committees

None

6-d Written Communications and Petitions

[12-0244](#) Various Correspondence to the 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.)

None

8 PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING

- 8-a** [12-0335](#) City of Ann Arbor Water Treatment Plant West High Service Pump Station for Planning Commission Approval - A site plan to construct a 3-story pump station (2 floors below grade) totaling 5,114 sq. feet at 919 Sunset Avenue. The service pump station is proposed to be constructed adjacent to the eastern side of the existing administration building. No natural features are proposed to be disturbed on this 10.50 acres site.
- Maple Cove Apartments and Village Site Plan for City Council Approval - A 2.96 acre site at 1649 North Maple Road, between North Maple Road and Calvin Street, north of Miller Road. Any existing buildings left will be demolished and two new 18-unit, 3-story apartment buildings with a 64-space parking lot, and a private street serving 7 new single-family dwellings will be constructed. Access to the apartment buildings and the private street are provided separately from North Maple Road. No access to Calvin Street is proposed.

Chair Mahler read the public hearing notice as published.

9 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.)

(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.)

- 9-a [12-0242](#) AAA Ann Arbor Branch Office Rezoning and Site Plan for City Council Approval - A proposal to construct a new 5,443 square foot building on a parcel north of the existing AAA office at 1200 South Main and demolish the existing building upon completion of the new office to accommodate parking. Rezoning of a portion of the 1200 S. Main Street parcel from "O" Office District to "P" Parking District is requested to allow a principal use of the parking on this 1.55 acres parcel. Staff Recommendation: Approval

Dileo presented the staff report.

PUBLIC HEARING:

Chris Arnold, NSA Architects, representative for the petitioner, said that the entire project team is in attendance to answer questions. He said they had done a study, early on, of the building to see if it could be remodeled. He explained that the bottom line is that the existing facility does not meet the current need, noting that the building is too large and the entire lower level is not handicap accessible, and the building is not energy efficient. He mentioned that AAA has a new branding for their buildings and offices. He said they are aiming for LEED certification, and will be reducing total parking from 95 existing spaces to 35 spaces, which will also be reducing the total impervious area approximately 40%, adding storm water pretreatment and detention to the site and eliminating the curb cuts on Main Street.

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

Moved by Giannola, seconded by Derezinski, that the The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the AAA Ann Arbor Branch Site Plan (1100 South Main Street), subject to the combination of parcels prior to issuance of building permits.

and

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the AAA Ann Arbor Branch Rezoning (1200 South Main Street) to P Parking District.

and

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the AAA Ann Arbor Branch Site Plan (1200 South Main Street), subject to approval of the P zoning designation by City Council.

COMMISSION DISCUSSION:

Westphal asked if other potential ways had been considered so that the parcel in

question wouldn't have to be rezoned.

DiLeo responded that they had discussed various options with the petitioner. She said originally they were going to seek a variance for additional parking spaces for the new building. She said a Planned Project wasn't an option because that only allows modifications to setbacks and height.

Rampson added that the Zoning Board of Appeals doesn't have the authority to approve a new use, such as the parking for this project, which left the petitioner no option but to request rezoning.

Westphal asked if it would be possible to move forward with the site plan but hold off on the rezoning until the petitioner was ready for Phase II.

DiLeo said yes, but the number of parking spaces for Phase I would have to be equal to or less than the maximum permitted.

Briggs asked about the maximum number of required spaces for Phase I.

DiLeo said it was between sixteen (16) and twenty (23) for Phase I. She said with the building of Phase II, they would have to cross the block for additional parking.

Derezinski asked about the sequencing of Phase I and Phase II, and if it would require any closure of Main Street, given the added pressure with the Stadium bridge being out.

DiLeo said that the beginning construction for Phase I, pending approval, would be late summer/early fall.

John Chamberlain, General Chairperson for AAA Michigan, said that they currently do not have a specific start date for Phase II. He said that they are phasing it because of their need for additional parking for customers as well as staff. He said that he wasn't aware of any need to close Main Street.

Bona asked about possible parking on the neighborhood streets in the area, and if the large AAA meetings could occur during evenings, instead of the daytime.

DiLeo said that the three (3) side streets nearby all allow for on-street parking on one or both sides of the street.

Chamberlain responded that special events are flexible and depend on what promotions they are offering at the time, and they adjust the timing to their clientele.

Bona asked about available bus routes in the area.

DiLeo said there are two (2) bus routes that serve that area and run every half hour.

Giannola asked if the total square footage took into consideration the employees or just the customers.

DiLeo responded that typically in an Office zoned district there are not a lot of customers, so parking would mainly be for employees. She said in Retail districts the parking counts would be higher than in Office districts.

Giannola said that she felt they needed to look at the parking needs for employees as well as customers when reviewing their parking needs.

Woods asked the petitioner if the presented figures from the parking consultants were measured at this specific AAA site.

Arnold responded, yes, that they had done a study for 3 days that indicated, that in order to function, they would need 35 parking spaces to accommodate their twenty (21) employees and additional customers.

Woods asked if there was any parking restriction to parking in the lot after 6:00 pm.

Chamberlain said, no.

Woods asked about the proposed lot upgrade.

Arnold said the remaining portion, 55-60 percent, of the south lot will not be used for parking, but will be turf/grass with perimeter landscaping including trees to meet the screening requirements.

Pratt asked what kind of soils are on the site, because the plan shows bioswales as well as underground detention storage.

Steve Sorenson, Professional Engineering Associates, said he didn't have a copy of the soil report with him, but he believed it wasn't sand, but rather clay. He said they are showing underground drains under the bio swales so they are not going to stagnate the flow.

Pratt suggested they look at the option of porous pavement. He said he liked the addition of detention without the looks of added detention and that curb cuts would be removed from Main Street. He said he was trying to figure how they could get by without having a parking lot directly across from the Stadium.

DiLeo added that the soil type is Miami Loam.

Westphal echoed that there is available parking on the streets around the site and the park and ride lot is only 5-7 minutes away, which made him feel better about the need for additional parking for Phase II.

Briggs agreed and said it was hard to see the need to rezone the parcel to Parking.

Westphal asked about parking requirements in Office districts.

DiLeo responded that the off-street parking requirements in Chapter 59 are not based on zoning district, but on land use. She said they had used the professional office use as the best fit for this specific use since there is not a specific "travel club" land use, while there was a separate one for medical/dental office use.

Westphal asked if it would be possible to separate the rezoning to parking request, while leaving everything else the same, if that would create logistical difficulties with moving the site plan along.

DiLeo said that the part that takes the longest is the rezoning because it requires two (2) readings before City Council. She said if they were to postpone the rezoning tonight then the site plan, as currently presented, couldn't move along without the rezoning.

Rampson added that the Commission could take separate action on the items before

them, and if they were in favor of the Phase I, but not the rezoning of the lot, then the most expeditious way would be to recommend approval of Phase I, so the petitioner could move on to City Council with that part of their project, while realizing that the petitioner wouldn't have enough parking for Phase II.

Adenekan asked if there is an entrance to the site from Keech Ave.

DiLeo said that currently there is a curb cut to the north, to Keech Ave, and one to the south, to Potter.

Derezinski asked the Commission what issues would change the Commission's mind on the parking lot, and what negative impacts could occur with the parking on the second Phase.

Westphal said his main concern in that Phase II is not initiated at this time and we would end up, unnecessarily, rezoning a parcel along Main Street to Parking. He said he didn't have an issue with the rezoning if Phase II would be built or initiated as well.

Giannola said with the decreased parking it would be more of a win-win situation.

Briggs agreed that it would be an improvement over what is currently there, but she didn't see the current need for additional parking. She added that if Phase II would be initiated then they would have the right to ask for more parking at that time. She asked if the discrepancy was over four (4) parking spaces.

Rampson explained that the designation would have to be Parking whether the need was for one (1) or thirty (30) parking spaces for that portion of the 1200 S. Main Street site, as long as there was no building on that parcel.

Bona asked if another option was to leave the building and parking and just not use the 1200 block. She asked if they could demolish the building and leave it vacant.

DiLeo said, yes.

She asked if they could demolish the building and leave it with grass and have the other parking lot.

DiLeo responded, no, because it would make the parking the principal use. She said the building would have to remain. She said they could leave the building unoccupied and use the parking lot, but they couldn't demolish it because it would promote the parking lot to principal use.

Bona said if they didn't approve the parking, they wouldn't necessarily end up with a green site.

Derezinski asked the petitioner what the timeline was for the completion of the entire project and given the Commission debate, what preferences they had for the outcome of their recommendation.

Chamberlain said he unfortunately didn't have specifics on Phase II, but he noted that the rate of expansion of the Automobile Group continues to grow. He explained that Phase II would be for a AAA bank branch for the Ann Arbor area but they do not have a business plan in place yet to determine the appropriateness of such a branch at that location. He said their plans are flexible at this time.

Bona said she wasn't sure how a bank would fit into an office district.

DiLeo said that in terms of land use, financial institutions are allowed in office districts, but have a higher parking requirement than professional offices.

Woods stated that she was having issues with the fairness of denying the petitioner's parking request and telling them to use the street, which tends to spill into the neighborhoods with its own issues. Another issue she felt was inevitable on the 1200 S. Main parcel, was that eventually there would be a parking lot and an office building; and she didn't see the rationale behind stopping the project just because they didn't want to see parking along Main Street.

Westphal said he wasn't in favor of holding up Phase I of the project, but he felt with the uncertainty of Phase II, it would be premature to rezone the lot at this time.

Giannola agreed with Woods, adding that it's unfair to require them to use the street for parking, when they have the space for parking and they are improving the site at the same time. She referenced Kerrytown and all the students that park on the streets. She felt it was unnecessary to mandate them to use the commuter parking lot when they had the space available for a parking lot. She recognized the need for adequate parking for customers as well as employees.

Derezinski echoed Giannola, adding that the proposed building was very nice and favorable in that location. He expressed his desire to approve the project as a whole and allow it to move forward, rather than have the petitioner return at a later date, noting that it would be more expensive and time consuming for the petitioner.

Briggs commented that since it is a part of the City's goals to encourage non-motorized transportation she felt they should limit the parking to the current needs and when Phase II is ready to proceed the petitioner could return for the additional parking need.

The Commission agreed to separate the motion into three motions, starting with the rezoning motion.

Moved by Giannola, seconded by Derezinski, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the AAA Ann Arbor Branch Rezoning (1200 South Main Street) to P Parking District. On a roll call, the vote was as follows with the Chair declaring the motion carried.

Yeas: 6 - Evan Pratt, Eric A. Mahler, Wendy Woods, Tony Derezinski, Diane Giannola, and Eleanore Adenekan

Nays: 3 - Bonnie Bona, Erica Briggs, and Kirk Westphal

Moved by Giannola, seconded by Derezinski, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the AAA Ann Arbor Branch Site Plan (1100 South Main Street), subject to the combination of parcels prior to issuance of building permits. 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

Moved by Giannola, seconded by Derezinski, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the

AAA Ann Arbor Branch Site Plan (1200 South Main Street), subject to approval of the P zoning designation by City Council. On a roll call, the vote was as follows with the Chair declaring the motion carried.

Yeas: 6 - Evan Pratt, Eric A. Mahler, Wendy Woods, Tony Derezinski, Diane Giannola, and Eleanore Adenekan

Nays: 3 - Bonnie Bona, Erica Briggs, and Kirk Westphal

9-b [12-0243](#)

Noodles Restaurant Site Plan for City Council Approval - A Proposal to demolish the existing restaurant building and construct a new 2,679 square foot restaurant building at 2161 West Stadium Boulevard, reconfigure the existing parking lot, and provide additional landscaping on this 1.15 acres parcel. Staff Recommendation: Approval

Dileo presented the staff report.

PUBLIC HEARING:

Todd Quattro, T.S. Quattro Company, Representative for the petitioner, said that they will be demolishing the existing restaurant and constructing a new building. He said the site will be improved by adding a fire hydrant, storm water detention, and landscaping.

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

Moved by Adenekan, seconded by Pratt, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Noodles and Company Site Plan, subject to approval of the associated land division and recording of a permanent off-site access easement prior to issuance of building permits.

COMMISSION DISCUSSION:

Giannola asked if it is typical to have two zonings on one property.

Dileo said that it is not typical, but it does occur.

Woods asked if the driveway for the carwash will be widened and repaved, since it is rough.

Quattro said that the drive will be improved and widened to 24 feet with 18 feet along the building.

Woods asked about landscaping in the rear.

Quattro said that they tried to keep as much of the construction on the Noodles site, rather than the carwash site.

Woods said aesthetically, the site at the rear is rough.

Quattro said that the owner will be the same as the Big M carwash, and he will be cleaning up the site, including some contamination on the site.

Bona asked if the easement to the north will remain, adding that it might attract parking in an area where parking wasn't intended. She asked staff if they were concerned about possible parking in that area?

Quattro said that drainage comes from north, and they have to accept it, and they

can't go into the easement area without permission from the neighbor. He hopes to be able to work something out with the property owner to the north.

Bona asked if staff can work something out.

Quattro said they would rather have parking along the north, but only have small easement and are unable to access that area without going onto the neighbors property.

Bona had concerns with cars parking in the small area with their car tails into the driveway.

Rampson said she was hopeful that the petitioner and the neighboring property owner could have a beneficial discussion next week.

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

9-c [12-0332](#)

Tim Horton's Restaurant Site Plan for City Council Approval - A proposal to demolish the former restaurant at 3965 South State Street and redevelop a 1,950 square foot restaurant with outdoor seating and a drive-thru service window on this 1.36 acre parcel. Staff Recommendation: Approval

Cheng presented the staff report.

PUBLIC HEARING:

Mark Kellenberger, representing the petitioner, Tim Horton's, said he has been working with property owner for several years to put together this project, and they are happy to move forward. He said this will be the first freestanding Tim Horton's restaurant within the City of Ann Arbor. He said that the design team came up with a plan that meets all City requirements. He noted that they looked at the ability to do above-ground storm water detention, rather than underground. He said that they have discussed the 20-inch maple tree, which is in very bad shape, as called out in the staff report, and are currently waiting for an arborist's report.

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

Moved by Adenekan, seconded by Westphal, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Tim Hortons Site Plan, subject to the submission of a Tree Health Evaluation form and approval of a land division prior to issuance of any permits for construction of the new building.

COMMISSION DISCUSSION:

Westphal asked about a raised pedestrian access at the drive-through. He asked if the approach and exit could be gentle enough that it would not spill coffee.

Kellenberger said that they are limited by the patio, and the lane is only thirteen (13) feet wide, so pedestrians won't be at a safety risk. He said that once they leave the window, they would immediately be queuing into the driveway. He added that they are open to striping or using different material.

Westphal noted there is a Starbucks on Washtenaw that has a raised sidewalk. He said the raised sidewalk acts as more of an invitation to the pedestrian to the site than as a speedbump intended to slow the traffic.

Bona recommended that the petitioner take a look at the driveway at Starbucks, adding that the Commission thought it looked pretty good. She said she believed it was a brick sidewalk. She asked for something textural, like brick or stamped concrete/asphalt. She said the goal is to change the perception and invite the pedestrians, instead of having pedestrians walk across streets.

Derezinski asked whether there was any possibility that the ingress and egress patterns could interfere with the circulation of the proposed roundabout.

Dave Dykman, Project Management Unit, said they were looking at this issue with their design team, particularly onto State Street. He said that they are considering restricting exiting traffic to right turns only and adding crossovers in the median on State Street north of the site.

Derezinski said he is happy to see this site being developed and looking forward to having a Tim Hortons in the area. He asked about other possible Tim Hortons sites, including the one at Huron Parkway and Washtenaw Avenue.

Kellenberger said that they don't want to build this site to be functionally obsolete after the roundabout comes. He said they are trying to react to the design to keep it functional. Regarding the other sites, he said they may have been premature. He said the timeframe for construction for this site is early May, with an August opening.

Derezinski asked regarding hours.

Kellenberger said they will be open 24 hours.

Woods commented that she was disappointed that they weren't building a store near Westgate. She said she was curious about the maximum queue of eleven (11) cars, and if people are willing to wait this long?

Kellenberger said this varies from site to site. He said that they provide fast service, and the wait may only be a couple of minutes.

Woods asked if the staking could have an impact on the roundabout.

Kellenberger said it should not affect, and should improve the flow at the intersection.

Woods asked staff about the construction timing of the roundabout.

Dykman said the project would be bid out in the fall, with construction next spring and completion in late 2012. He said there is utility work that will be involved, too.

Woods said that she hopes that the construction can be coordinated between the City and Tim Hortons.

Giannola asked if the southbound left turn would allow access into the State Street entrance.

Dykman said yes.

Giannola asked if it is usual to have buildings at a roundabout.

Dykman said not locally, but throughout the country, and it is possible to provide access to the buildings.

Briggs asked what businesses were currently located on the corner at South State and Ellsworth.

Cheng said there is an oil change business.

Briggs asked about pedestrian access to the site.

Cheng said there is a sidewalk on South State, but not directly connecting from South State into the Tim Hortons site; however, there was a pedestrian walk leading into the seating area from Ellsworth.

Kellenberger said they would walk down the long driveway from State Street.

Briggs asked if there were possibilities to provide separation.

Kellenberger said he was not sure how this would affect landscaping and that it would just spill out into the parking lot.

Adenekan asked about elevations.

Rampson noted that there is ongoing discussions between the design team and the petitioner about gaining an easement for pedestrian purposes on the Ellsworth frontage, and they are hopeful that they will be able to maintain the landscape buffer as required, between the sidewalk and the drivethru. She informed the Commission that the right-of-way might run into the need to encroach into the buffer area.

Westphal asked if things could be shifted to the north to provide the buffer.

Cheng said that they are working with the Project Management Unit as well as the petitioner to explore how much of a buffer they can get in to screen it from Ellsworth. He said the plans are currently fluid, but they are hopeful that they can get as much of a buffer as possible.

Dykman said that they are looking at shifting the path to the northerly curb line, adding that the roundabout is still at the conceptual plan level and they are looking at revisions that could enhance this site with the landscape buffer.

Woods asked about speed limits in roundabouts.

Dykman said 18-20 mph in approaches to a roundabout, with 15-18 mph in a circulating roundabout.

Pratt said he understands that this is fluid. He said he would rather get the sidewalk as far away from the road as possible. He said it is preferable to have as much landscaping along the road as possible.

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

9-d [12-0333](#)

Shell Station Revised PUD Zoning & Site Plan for City Council Approval - A proposal to construct additions totaling 2,189 sq ft to the existing convenient store at 2679 Ann Arbor-Saline Road, which includes converting the 900 sq ft carwash area to new retail space. The access drive to the carwash will be converted to landscaping and the parking lot will be reconfigured on this 1.44 acre parcel. No changes are proposed to the gas pump islands. New Planned Unit Development [PUD] Supplemental regulations will be created as part of this petition. Staff Recommendation: Postponement

Cheng presented the staff report.

PUBLIC HEARING:

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

Moved by Derezinski, seconded by Pratt, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Shell Service Station/Convenience Store Planned Unit Development (PUD) Zoning, Supplemental Regulations and Site Plan.

COMMISSION DISCUSSION:

Pratt asked if the petitioner had moved in the direction of the Commission's earlier suggestions given at a working session.

Rampson said that staff had drafted some design guidelines included in the PUD.

Bona asked that the propane tanks be blocked from the sidewalks and that the PUD plan show these accommodations.

Briggs asked about why the connection to Cranbrook Shopping Center is not possible.

Cheng said that there is a substantial slope.

Briggs asked if there could be a pedestrian access.

Cheng said he would explore this option.

Moved by Derezinski, seconded by Pratt, that this petition be postponed until staff comments are addressed. 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

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

None

11 **COMMISSION PROPOSED BUSINESS**

Derezinski said the Arts Commission is discussing treatment of asphalt and concrete. He said they are looking at exploring decorative sidewalk crossings such as they have seen in Plymouth.

Derezinski said that the Liquor Committee reviews zoning on the requests. He added that there were two that they will have to set hearings because of zoning and other issues involved.

Mahler asked Commission members to indicate if they were attending Thursday's Sustainability Forum.

12 ADJOURNMENT

The meeting was adjourned at 9:40 pm.

A motion was made by Pratt, seconded by Giannola, that the meeting be adjourned. On a voice vote, the Chair declared the motion carried.

**Eric Mahler, Chair
mg**

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- *Video on Demand: Replay public meetings at your convenience online at www.a2gov.org/government/city_administration/communicationsoffice/ctn/Pages/VideoOnDemand.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, on "The Meeting Place" page (<http://www.a2gov.org/livemeetings>), or is available for a nominal fee by contacting CTN at (734) 794-6150.