



City of Ann Arbor
Formal Minutes
Planning Commission, City

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

Tuesday, March 15, 2016

7:00 PM

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

10-d 16-0378

Zoller Building Site Plan for City Council Approval - A proposed development of a new 44,000 square foot building of office, warehouse, and garage uses on vacant site at 3900 and 3928 Research Park Drive. The site is adjacent to Mallets Creek and a portion of the site lies in the flood zone. (Ward 4)

Matt Kowalski provided the staff report.

PUBLIC HEARING:

Tim Walter, The Mannik & Smith Group, Inc. 2365 Haggerty Road, Canton, MI 48188, Engineer for the project, was present to respond to enquiries of the Commission.

Noting no further speakers, the Chair closed the public hearing unless the item is postponed.

Moved by Milshteyn, seconded by Franciscus, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Zoller Building Site Plan, subject to 1) a variance for the driveway width being granted by the Zoning Board of Appeals, 2) parcels being combined prior to issuance of Building permits, 3) providing two footing drain disconnects or equivalent prior to issuance of a certificate of occupancy, 4) subject to preliminary plan approval by the Washtenaw County Water Resources Commissioner.

COMMISSION DISCUSSION:

Woods asked what would be taking place in this proposed building.

Alex Zoller, Zoller Properties, LLC, 3753 Plaza Drive, Ann Arbor, said they provide tool software management and measuring machines for the manufacturing industry. He explained that their company was founded in 1945 in Germany; since 1997 they have been here in Ann Arbor in a rented space and they are looking to move to their own facility where they

can support their innovations. He said they make manufacturing companies more productive and their main customers are in the automotive industry, such as FORD and GM. He said they will have big companies come and see their products in their showroom here in Ann Arbor and they are happy to be here.

Briere asked about the two existing curb cuts and if there would be any drive conflicts.

Walter explained that there are no existing curb cuts on the inside curb and the two curb cuts they have on the west side, the one closest to Mallett's Creek is in between two existing curb cuts, and the northerly one is not exactly across from the other one.

Matt reviewed the curb cuts on the site plan.

Briere said her concern was with the need to widen the curb cuts to make them a comfortable turning radius for large vehicles, and she wanted to know if they anticipated use of the drives would block the exits from other businesses.

The Architect said, no, explaining that Research Park Drive is an extremely wide roadway and the curb cuts they are proposing are standard for normal semi-truck traffic for this type of need. He said the reason they are wider is so that they stay on the drive and don't go over landscaping and damage such. He didn't believe there would be any problem with conflicts while exiting their parking lot or the neighbor exiting from across the street. He said truck traffic would be coming in on the southern drive and exiting on the other side. He said the proposed northern drive was designed to keep the pedestrian traffic using the front door and thereby separate from the truck traffic.

Kowalski clarified that the curb cut variances would be for the southern drives.

Briere asked if the northern drive was leading to the surface parking lot. She also asked about covered parking.

The architect said, yes, and noted there are only 3 interior parking spaces.

Gibb-Randall said it was great seeing that storm water management would be integrated throughout the site instead of sticking it in a hole with

a fence around it. She asked if there was another way of handling the surface treatment of Mallett's Creek than through the proposed turf in terms of buffering the watershed and protecting it so it is less lawn as it really takes a hit while moving through town. She said while not required she suggested that they might want a neat 10-foot swath of lawn along the road but that the rest could be a prairie area with more native species that would be another step towards supporting this creek that is suffering as it moves through our City.

The Architect said he believed they could entertain different plantings and seeding as noted in that area.

On a voice vote, the vote was as following, with the Chair declaring the motion carried. VOTE: 8-0

Yeas: 8 - Wendy Woods, Kenneth Clein, Sabra Briere, Sofia Franciscus, Sarah Mills, Bonnie Bona, Alex Milshteyn, and Shannan Gibb-Randall

Nays: 0

Absent: 1 - Jeremy Peters