



# City of Ann Arbor

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

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Thursday, January 19, 2012

7:00 PM

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

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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.

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### 1 CALL TO ORDER

*Chair Mahler called the meeting to order at 7:05 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 Adenekan, seconded by Pratt, that the Agenda be approved. On a voice vote, the Chair declared the motion carried.**

### 4 INTRODUCTIONS

### 5 MINUTES OF PREVIOUS MEETING

#### 5-a [12-0078](#)

City Planning Commission Meeting Minutes of December 6, 2011

**A motion was made by Derezinski, seconded by Briggs, that the Minutes be approved by the Commission and forwarded to the City Council. On a voice vote, the Chair declared the motion carried.**

5-b [12-0079](#) City Planning Commission Minutes of December 20, 2011

A motion was made by Derezinski, seconded by Briggs, that the Minutes be approved by the Commission and forwarded to the City Council. On a voice vote, the Chair declared the motion carried.

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

6-a **City Council**

*Derezinski reported that City Council discussed the Idling Ordinance at the previous night's working session. He said the Council was particularly interested in enforcement issues and reviewed the experience of 35 other communities that have implemented similar requirements. He said they discussed the possibility of a pilot program, with more information from staff forthcoming.*

*Derezinski said City Council also discussed the issuance of bonds for improvements to the Wastewater Treatment Plant. He said that Ann Arbor has a good wastewater system, but the plant needs to be updated and modernized. He said the Council previously passed a resolution of intent to issue bonds for the project, adding that the City is currently in the process of reviewing bids from interested construction firms.*

6-b **Planning Manager**

*Rampson reported that three staff persons from the Planning Division had attended a very informative seminar last week on sign ordinances, taught by Mark Wyckoff, from the Planning and Zoning Center. She said staff would be getting back to the Commission with more information after they have some time to debrief on the subject.*

6-c **Planning Commission Officers and Committees**

*Briggs reported that she attended a portion of Sustainability Committee meeting. She said that Jamie Kidwell has pulled together sustainability goals and grouped them for the Commissions' review.*

*Rampson added that the next step will be for the four Commissions to review and agree on the main goals before taking them to the public and then on to City Council for adoption. She thanked the Commissioners involved for their great progress on the issue.*

6-d **Written Communications and Petitions**

[12-0083](#) 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**

*Rampson said that there will be a Public Hearing scheduled for the February 7th meeting, for 1320 South University Rezoning and Area Plan for City Council Approval. She explained that it was a request to rezone the 0.81 acre parcel from D2 (Downtown Interface) to D1 (Downtown Core) with conditions. The petitioner has submitted an area plan in support of the rezoning request showing that a 145 ft tall, 148,876 sq ft mixed retail and residential building with surface and below grade parking could be built with the proposed zoning.*

**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 12-0080** Society of Les Voyageurs PUD Zoning and Site Plan for City Council Approval - A request to rezone this parcel at 411 Longshore Drive to Planned Unit Development District to allow continued use of the building as headquarters and residence for Society of Les Voyageurs members. PUD [Planned Unit Development] site plan approval is requested to construct additions totaling 472 square feet to the rear (east) of the existing building on this 0.19 acre parcel. Staff Recommendation: Approval

*Dileo presented the staff report.*

**PUBLIC HEARING:**

*Jim McNair and Mark Doman, members of the Society of Les Voyageurs Alumni Association, said that staff adequately summarized the petition. He said that staff has been very supportive in working through the issues with them. They also complemented the Commission on their review process, including the working session discussion.*

*John Russell, 415 Longshore and a Les Voyageurs Alumni member, said he fully supports the proposal.*

*Noting no further speakers, the Chair declared the public hearing closed at 7:25 pm.*

**Moved by Giannola, seconded by Woods, that the Ann Arbor City Planning**

**Commission hereby recommends that the Mayor and City Council approve the Society of Les Voyageurs Planned Unit Development (PUD) Zoning District and Supplemental Regulations, and PUD Site Plan.**

*Pratt asked if Section 4: PUD Regulations, (A) Permitted principal uses, would lock in the use of the parcel specifically to the Society of Les Voyageurs and couldn't be sold or used by others. He questioned if this specification was necessary.*

*DiLeo responded that she believed that if the parcel would be sold then there would need to be a zoning amendment.*

*Briggs said she was fully understanding of the need for an expansion to the cabin, but asked why a PUD was chosen for this project since she felt it undermined the first intent of the PUD zoning requirements. She asked what benefit this project could offer to the City. She asked why another zoning classification wasn't chosen.*

*DiLeo explained the issue that arose was that a residential zoning district, such as the R4C, would have been problematic to work with, given the existing conditions of the site, and the area, height, and placement characteristics. She noted that there would have been the need for multiple variance and modifications along with the site plan process, as well as a special exception use to allow them to operate as an organization.*

*DiLeo further explained that a club headquarters would be allowed in a multi-family zoning district, but it prohibits lodging. She explained that after much research and not being able to find a zoning classification that the petition would fit into, they decided to recommend a custom zoning classification through the use of a PUD.*

*Derezinski added that it helps to put the request into perspective that the request is for a 220 sq ft addition and it wouldn't make sense to have the petitioner go through all those processes for such a minor addition. He felt that a PUD was a very creative approach to the requested petition. Derezinski said that he thought it interesting that over 1,000 invitations to the citizen participation meeting were sent out and only one person, whom was in favor of the project, showed up.*

*Westphal commented on Briggs' question stating that he felt it was partly a fairness issue, since the records showed some City transcription errors in the zoning classification and it would not be fair to make the petitioner pay the expense of the site plan process to correct that issue. He also noted that the PUD recommendation followed the first standards for a PUD district in that it will provide for the continued use [reuse] of an existing site as a unique organization in the area.*

**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-b**      [12-0081](#)

3645 Waldenwood Special Exception Use for City Planning Commission Approval - A request for approval of a 596 square feet accessory apartment addition to this owner-occupied single-family home for occupancy by relatives of the owner on this 0.37 acre parcel in an R1B Zoning District. Staff Recommendation: Approval

*Kowalski presented the staff report.*

**PUBLIC HEARING:**

*Mike Nicklowitz, architect for the petitioner, and Laura Damschroder, petitioner, introduced themselves and indicated they would be available for Commissioner questions.*

*Noting no further speakers, the Chair declared the public hearing closed at 7:40 pm.*

**Moved by Derezinski, seconded by Giannola, that the Ann Arbor City Planning Commission, after hearing all interested persons and reviewing all relevant information, finds the petition to substantially meet the standards contained in Chapter 55 (Zoning Ordinance), Section 5:104 (Special Exceptions), and, therefore, approves the 3645 Waldenwood Special Exception Use for an Accessory Apartment, subject to maintaining all of the standards of Chapter 55, Section 5:10.2(3)(e).**

*COMMISSION DISCUSSION:*

*Woods asked if this unit will have separate furnace and utility sources.*

*Nicklowitz said there will be a separate furnace, but water, sanitary and gas will be shared with the main unit.*

*Adenekan asked if the surrounding houses are about the same size.*

*Kowalski said yes, they are similar.*

*Adenekan asked if the new residents are entering from the garage or the house.*

*Kowalski said there are entrances from both, and from the deck and side yard, too.*

*Giannola said that there looked like there is an entry door next to the garage door.*

*Nicklowitz explained that they provided a doorwall to a new courtyard in this area.*

*Westphal asked when the ordinance allowing accessory apartments as a special exception use was adopted.*

*Rampson replied 1983.*

*Westphal asked how many had been approved since its adoption and if there were many of these units throughout the City.*

*Kowalski said there had been one previous application approved by the Planning Commission. He said there were not many accessory apartments in the City.*

*Rampson clarified that there are not many in the more recently developed residential areas, but research from 10 years ago showed that there are a number of non-conforming accessory apartments in the older neighborhoods of the city.*

*Westphal said he appreciated this owner going through the process.*

*Briggs said she hoped to see more of these units in the future.*

*Woods agreed that it is good to bring this through the process. She asked what happens when this house goes through a sale.*

*Kowalski said this property will be flagged as approved for an accessory dwelling*

unit. If it is sold, the allowable use would continue. He said it is not likely to turn into a rental.

Bona said that it might be helpful for staff to explain to the Commission the difference between an accessory apartment and a second unit.

Kowalski said the biggest differences for accessory apartments are that no rent can be charged; it must be owner-occupied and occupants must be related to the owners.

Bona said these are key differences.

**On a roll call, the vote was as follows with the Chair declaring the motion carried and the special exception use approved.**

**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**      [12-0082](#)

618 South Main Planned Project Site Plan for City Council Approval - A proposal to demolish two existing structures and construct a 7-story residential building containing 190 apartment units, 121 underground parking spaces and 65 bicycle parking spaces on this 1 acre parcel. Planned project approval is requested to modify the building height limit of 60 feet to allow a portion of the building to be 85 feet from average grade. Staff Recommendation: Approval

*Kahan presented the staff report.*

**PUBLIC HEARING:**

*Andrew Lineberry, 116 East Hoover, expressed his dismay about another tall building going up in Ann Arbor. He said it will block the sun and create shadows. He said that he doesn't believe people will want to live in highrises.*

*Barbara Murphy, 507 Second Street, Vice-President of the Old West Side Association, noted that the Old West Side Association board provided a letter of support to the Commission. She said the development will provide life to the area and increase density, which will lead to increased retail demand for the South Main market, and clean up a brownfield site. She said they are pleased that there are so many parking spaces included and noted the neighborhood has a residential permit parking program. She said she strongly encourages the city to develop a plan for redevelopment of South Main Street between Mosley and Ashley Mews, working with the DDA to provide the streetscape. She said in the case of this project, the review process worked. She noted the developer held several meetings, and the Association sent out flyer that resulted in a meeting attendance of 40 people. She acknowledged that there have been a few negative comments from neighbors, but there is a general feeling that this would be a good addition to our neighborhood.*

*Dan Ketelaar, 225 S. Ashley, Petitioner, introduced Mike Siegel, Shannon Gibb-Randall and Bob Wanty. He showed an image of the location of the site with five-minute walking areas identified. He noted the site has two different characters: on the east side, commercial and on the west side the historic district. He said the original design had two buildings, but they didn't like the massing. He said the project isn't in the floodplain, isn't a student housing project, rather specifically designed for young professionals and contains common areas for interaction. He said they went through an elaborate design process, with a half dozen community meetings that resulted in alterations. He said the Design Review Board review was very helpful.*

*He said this project will incorporate sustainability with a storm water bioretention system and they are looking at possible solar hot water heaters. He said they come as a Planned Project specifically for the height limitation because they have moved the mass of the building from the west side to the east side.*

*Mike Siegel, VOA Associates, Chicago, IL., Architect for the petitioner, said this design process has been inclusive and interactive. He showed diagrams representing Scheme "P" after the initial plan with two buildings. They had concerns about the massing, and conversation with staff provided four key initiatives; more parking beyond zoning requirements, continuous connection of residential use of the building to the street, enhancement of the pedestrian experience, and more sensitive massing distribution specifically towards the OWS neighborhood. He said they took a series of options to the Design Review Board and the community, that resulted in the current one-building design with recessed penthouse with underground parking. This pushes the project above the allowable height, but provides significant public benefit. He said they listened to the Design Review Board to strengthen the corner of Mosley and Main Street by adding tower to Main Street.*

*Shannon Gibb-Randall, InSite Design, Landscape Architect for petitioner, said the Main Street right-of-way is narrow, so they moved the building back 5 feet to provide for a planting area for salt tolerant plants, creating a beautiful experience. She said they reduced the wall height along Ashley, and added nooks with seating for pedestrian to enjoy. The courtyard will be for residents complete with a pool, garden beds, and a "backyard" for residents of the new building. She explained that the storm water will be directed to rain gardens that will capture 100% of the run-off, taking them "off line" from Allen Creek. She said that currently 990,000 gallons of water each year, from this site, runs into the Allen Creek drain.*

*Ray Detter, Downtown Citizens Advisory Committee, stated they are strongly in support of this project. He said he attended four public meetings on the project and listened to the Design Review Board and neighborhood comments. He said the project will add 180 studio apartments in an area where people are crying out for housing. He said that the Planned Project allows for this project to improve on the D2 zoning. Detter said he likes the proposed water filtration system and that at the request of the Design Review Board, they added an entry and tower to reinforce the gateway. He said the project will be adding taxes, which could be used to improve walking conditions from the site into the downtown area. He said he hopes that the Commission will feel comfortable discussing the Design Review Board comments. He said the Design Review Board process had been better than with The Varsity project, and will continue to improve. He said everyone agrees this has been a good process and it is a good design.*

*Noting no further speakers the Chair closed the public hearing at 8:29 pm.*

**Moved by Pratt, seconded by Derezinski, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 618 South Main Planned Project Site Plan and Development Agreement.**

**COMMISSION DISCUSSION:**

*Bona said that in response to Mr. Detter's comment, there was a distinct intent that Commission would not discuss design. She said the public conversation is very important for the developers to hear the input and get better. She said that while talking about the design is good, the City Planning Commission doesn't have the ability to deny a project as a result of design.*

*Bona said it was helpful to see drawings of the original design as explanation for the Planned Project. She said the D2 zoning district stops at this site, and the height*

*shadows primarily to the north, so the height does not bother her from that perspective. She asked about the Ashley Street wall, which seems a little scary, making it look like a gated community.*

*Gibb-Randall said they are rethinking the wall. She noted there is a significant grade change from the courtyard to the sidewalk and they were thinking about the wall height from the resident perspective and not from the pedestrian perspective. She said when one is on the south side of the courtyard you are 4 feet higher than the sidewalk and on the north side you are 7 feet higher than the sidewalk. She said the plan will be revised to reduce the wall height, but that the wall will have to be solid for rainwater containment.*

*Bona said in theory, the lowest would be two feet.*

*Gibb-Randall said they are happy to work with staff and the community to rework this issue.*

*Bona said that whatever is above the wall should be kept transparent.*

*Westphal asked for before and after drawings addressing the Design Review Board's input.*

*Siegel said that the drawings are not available this evening, but he described the changes. He explained that pre-Design Review Board meetings, the low 3 story masonry wall turned the corner along Main and Mosley Street and the DRB thought the urban corner should be reinforced to make a potential shoulder on that corner. He said they took that street wall and pulled it up to the full height of the building and while doing that they also took the setback on 4, 5, and 6, and averaged it out along the street wall. He said they added a little tower halfway down, along Main Street, to emphasize the entry point and break up that street wall. He said along the lower bay, they added landscape planting beds and stepback parking bays with residential balconies setback 5 feet, which helps create a very soft and porous street facade.*

*Westphal asked if there was a gap in the South Main facade.*

*Siegel responded, No.*

*Westphal asked for the distance from the entrance to the north part of the building.*

*Siegel answered it is 290 feet long and the tower is in the middle of the whole length along Main Street.*

*Westphal asked if parking spaces will be part of the rent?*

*Siegel said they will be separate.*

*Westphal asked if this had ever been written into a development agreement.*

*Kahan said no.*

*Ketelaar said that they would prefer to do a project without cars but that is unrealistic, but they are looking at Zip Cars and ways to get people out of their cars. He said it's expensive to build underground parking, but wanted to keep the courtyard. He said that as you go down Main Street, the grade goes up 7 feet from south to north, but people will be right next to the street, which enlivens the streetscape experience.*



*Westphal said there is always a struggle between providing more parking, then tenants end up subsidizing parking through rental rates.*

*Westphal said that the D2 zoning requires 66 foot maximum module articulation. In his opinion, there is no articulation and questioned how it passed the requirement.*

*Kahan explained that this is a new D2 zoning requirement. He said that the code isn't very clear on what is a module, noting that it can be created with surface plane changes, materials, and texture. He said when staff first viewed this project, they determined that the columns from the third floor to the street provided this break, since they were using materials to delineate the column at one end of the module and the other column would be the other end of the module and in between would be glazing or windows which would break up the façade. He said he can understand concerns and added that staff could do additional work on clarifying the language as to what module length refers to because staff wants code to be clear on this issue.*

*Westphal said he enjoys industrial aesthetics, but doesn't want to create a precedent through giving this project a pass because of the brickwork and stepback bays of the design.*

*Pratt said that he likes the high percent of transparency, so it doesn't seem so repetitive. He agreed with the need to revisit the code language and clarify. He appreciated knowing what changed in the design and that the process is working well. He said it is great to incorporate infiltration systems on site and said it appears that soil capacity is appropriate. He added that the public benefits are strong in multiple areas for Planned Project justification. He said he still doesn't understand the brick wall, but sees the goal is to respond to public comments. He said it may look goofy from both sides, which is good for Ann Arbor!*

*Woods asked about access from Ashley and if the entrance provided public access to the pool area or if there would be a way to keep children out of the courtyard.*

*Ketelaar said the wall will keep non-residents out. He described the entrance to the community rain gardens.*

*Woods asked about the two entrances to the parking levels.*

*Ketelaar said that the entrance on Ashley Street goes down to the below grade parking, with a roof above with gardens on top. The two garages are not connected. The upper level garage is served off of Main Street on the north east corner of the property. He said both provide entrance and exit, with the Main Street exit limited to right turns only.*

*Woods asked about the traffic study.*

*Kahan said the petitioner has provided the information, with the only proposed modification being a revised signal timing at Main and Madison streets.*

*Woods said that if they charge too much for parking, people will start parking on the street. She asked if the neighborhood has parking restrictions?*

*Kahan said yes, this is a residential permit parking area, with parking restricted on one side of the street.*

*Woods asked if residents would be able to purchase permits.*

*Kahan said that staff could look into the issue.*

*Derezinski noted that there is a potential for a brownfield designation and asked if it was contingent.*

*Ketelaar said that it is an essential element to their financing. He added that staff has asked them to look at clean up of the Armen Cleaners site located across the street.*

*Derezinski complimented the development team and staff. He said it is rare on any project to get almost unanimous support, adding that the site is being utilized fully with a creative design.*

*Ketelaar said that the Old West Side community had specific concerns, but they were reasonable concerns, which allowed them to be responsive. He noted that regarding the articulation the columns are 4-5 feet wide with 16-20 feet between them, which breaks up the massing.*

*Briggs said that she is glad that this process has worked well. She asked if the sidewalk on Mosley Street is narrow.*

*Gibb-Randall said it is the standard width of 5 feet, in contrast with Main Street, which is 9 feet.*

*Briggs wanted to echo concern about the wall on Ashley, to keep the project from being blocked off.*

*Giannola said that her only concern is guest parking and asked how it would be addressed.*

*Ketelaar said they have not thought this through.*

*Giannola said this will be important to residents and if residents are able to buy permits, that would help. She asked if one of the parking decks could be converted to something else if not used.*

*Ketelaar said if they end up not being used they could lease them to community members.*

*Westphal asked about the LEED requirements.*

*Kahan said that this will be added to the draft development agreement.*

*Westphal said this is the ideal use of the Planned Project, to move height away from the residential area. He commended the petitioner for working diligently on the issue. He said the water is handled more elegantly than just dealing with the 100 year storm and will provide educational value to the residential neighborhood.*

*Pratt emphasized that the parking is only for the premium floor area. He noted that in the A2D2 process, they found that the market had provided 1 space per unit. He pointed out that this project has less than that. He said he thinks they are responding to what they've heard from the community and he appreciates that they are not just following what everyone else is doing.*

*Bona said that she hopes this project cannot get a residential parking permit, since it is a D2 zoned site. She said that the parks contribution should be used to improve the pedestrian experience along Main Street. She would like to see the park's*

*contribution put toward the streetscape and perhaps language to that end should be included in the development agreement. She said she will let staff take care of the specifics.*

*Kahan said staff is evaluating whether this contribution can be applied to streetscape improvements.*

*Bona appreciates that this isn't actually a park, but this may be an opportunity for Council to direct the money to street improvements and along the Allen Creek Greenway.*

*Briggs said she supports Commissioner Bona's recommendations as improving downtown.*

*Woods said she disagrees that these residents should be excluded from the residential permit parking. She said these residents will become a part of the Old West Side neighborhood, as was stated in the letter from the Old West Side neighborhood group.*

*Pratt agrees that the parks contribution should be allocated to whatever makes sense. He said he is uncomfortable recommending one designation over another without feedback from Parks staff. He feels it makes sense to make Main Street more parklike.*

*Mahler shared Woods' concern about northbound Main Street traffic making a left turn onto the parking deck and how this will impact traffic. He asked staff if they could explain the traffic study conclusions, since he felt there would be traffic conflict with left turns made at E. Madison.*

*Kahan said that Planning staff does not review the Traffic Impact Study; this is reviewed by traffic engineer. He said this study looked at all intersections; with a 60-car parking lot on Main and a 60-car lot on Ashley, and that during peak periods they determined that they can accommodate turning movements. He added that all along this corridor there are vehicles turning left and that this additional volume would not substantially impact the traffic.*

*Mahler said this mid-block has not seen this amount of traffic. He stressed that streetscape improvements will increase pedestrians, so he hopes the developer does whatever it takes to protect the pedestrians at the parking lot entrances. He said he hoped this could be addressed before going to City Council.*

**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.)**

*Don Wortman, 605 S Main, Ann Arbor, said he welcomes the new development and likes the design but has concerns with the height of the project. He said 25 feet above the normally allowed height is excessive. He said he looks at it in the context of the overall neighborhood and the buildings that are around there, noting that the*

*largest building in the neighborhood is the U of M building at 105 E. Madison which is 3 stories. He said if they could do what they propose to do with a 60 ft building it would be better.*

*Wortman said he also had concerns with the traffic issues, especially with the ingress/egress on the northeast corner. He said it becomes a choke point at the intersection with cars turning left onto Main Street from E. Madison. He echoed Chair Mahler's concerns with safety issues for the pedestrians as well. He stated that he believed there would be a serious issue with parking and believed that tenants would be using their parking lot at the South Main Market because there wasn't enough parking provided. He said that they already have parking issues and have been forced to lease parking from Fingerle Lumber because people are currently using their parking and walking to the U of M. He said he hopes the City Council will examine the parking issue very closely.*

*Ketelaar said that parking will need to be enforced with having vehicles towed, if it becomes a problem. He said that they will work with South Main Market and be good neighbors.*

## 11 COMMISSION PROPOSED BUSINESS

*Briggs asked staff about correspondence in their packet.*

*Rampson explained there was a staff response to the enquiry included in the packet.*

*Mahler said he would like the Commission to acknowledge and congratulate Bona on being the recipient of the distinguished Community Service Award from the American Institute of Architects of Huron Valley.*

## 12 ADJOURNMENT

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

**Meeting adjourned at 9:35 pm.**

**Eric Mahler, Chair  
mg**

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