



**City of Ann Arbor**  
**Formal Minutes - Draft**  
**City Planning Commission**

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

---

Tuesday, June 5, 2012

7:00 PM

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

---

**9-a 12-0783**

Maple Cove Apartments and Village Site Plan for City Council Approval - 2.96 acres site at 1649 North Maple Road, between North Maple Road and Calvin Street, north of Miller Road. A Rehearing of a proposal to construct two new 18-unit, 3-story apartment buildings with a 64-space parking lot, and a private street serving 7 new single-family dwellings. Access to the apartment buildings and the private street will be provided separately from North Maple Road. Staff Recommendation: Approval  
*Rampson gave the staff report.*

**PUBLIC HEARING:**

*Minda Hart, 1691 Calvin Street, stated that she is dismayed with the project and the lack of planning and consideration for the residents on Calvin Street. She said their street is unique and unusual in that there are three related family members who live there and have grown up on the street. She said she heard from her neighbor that this development was going to happen. She said she took planning classes at the University of Cincinnati where she learned to plan with people and not just plan with developers as the University of Michigan teaches. She said the project has way too many homes for this amount of area, and it is very upsetting to her that they will be taking down several of the large trees on the site. She said several years ago when they proposed putting up an office building, no one was against that, but this development is a high density project. She said traffic will be touch and go, adding that it is difficult for them to get out from Calvin Street onto Miller Avenue and this project will increase the traffic.*

*Cheryl Sharalia Brown, 1761 Calvin Street, said that she needs to inform the developer that Calvin Street is a private drive and when the family vacates the rented house they will lose egress to Calvin Street. She said there shall be no construction going on, no construction traffic going down Calvin Street, adding that she will be out with her camera, her notebook, taking dates and times and phoning City police. She said she will be asking for help with enforcing trespassing on Calvin Street. She said they take objection to people who will be coming to trespass. She said she is glad that they put the Sheriff and City Police together because it should simplify things for her. She said it would've helped to have a fence to separate the neighborhoods to prevent trespassing.*

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

**Moved by Adenekan, seconded by Derezinski, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Maple Cove Apartments Site Plan and Development Agreement, subject to the combination of parcels and recording of an access easement prior to the issuance of building permits.**

*COMMISSION DISCUSSION:*

*Briggs said she would like to point out to the developer that there is a lot of disapproval for this project, and it is a shame. She said there was a greater need for advance planning, and she suggested that the developer sit down with the neighbors to work out the smaller issues. She said, on the part of Planning Commission, there has been a failure in educating the neighbors about the implications of the zoning that was approved several years ago. She said the Commission needs to look at requirements in Chapter 47, as it is not ideal to allow approval of something that isn't consistent with access guidelines. She said this may be a subject for the Ordinance Revisions Committee.*

*Derezinski said that he agreed with Commissioner Briggs' comments, but noted that there is the option of closing driveways if there becomes a traffic problem. He said that there were many issues that had been resolved in this site plan review process, and the developer has provided a letter saying he was going to be a good neighbor. He said that in terms of the Planning Commission's responsibility, they have no choice but to recommend approval. He said perhaps some ordinances need to be reviewed. He said he visited the sites, and noted the condition of the site could use some improvement and this project will do that.*

*Woods said she continues to be concerned about the access and curb cuts for this project. She said the traffic engineer's statements only increase her concerns. She understands that if something happens, the city has the authority to close a driveway, but said this is not a great way of going about planning something. She said she understands that the developer intends to move forward with the plan as submitted, and appreciates that he sent a letter and reiterated that resources have been spent on the planning phase and that they too are residents of the City. She said there is a doubt in her mind that this is the best arrangement. She encouraged the developer to reconsider the plan, because it makes sense to show a good faith effort to respond to neighbors' concerns. She said that, given the Planning Commission's charge, they have done what they can to research the issue and now must vote on the project. She said that compromise goes a lot further than relying on only what*

*the law requires.*

*Adenekan said that she, too, will recommend approval because the project is in compliance, but she is disappointed that the petitioner decided not to change or listen to the complaints of the surrounding neighborhood. She said that she hopes that in the future there can be cooperation between the homeowners in the area and the petitioner.*

*Mahler agreed, but noted that he was disappointed there was no sidewalk added along the drive. He said the Planning Commission and staff have provided three opportunities for the public to comment on the issue, so they have done what they could to raise the concerns. He said it is a project that does meet code and while it isn't all that it could be, he will support the project.*

**On a roll call, the vote was as follows with the Chair declaring the motion carried.**

**Yeas:** 6 - Eric A. Mahler, Wendy Woods, Tony Derezinski, Erica Briggs, Diane Giannola, and Eleanore Adenekan

**Nays:** 0

**Absent:** 3 - Bonnie Bona, Evan Pratt, and Kirk Westphal