

## University Bank

### Citizen's Participation Meeting, May 28th, 2009

University Bank held an informal citizen's participation meeting on Thursday May 28<sup>th</sup>, 2009 at 6:00p.m.

The meeting was held at 2015 Washtenaw Avenue for the purpose of presenting a preliminary proposal for a 24 space parking lot expansion to be located at the north eastern corner of the bank's property location.

Invitations to the meeting were sent out to all residents within 1000 feet of 2015 Washtenaw. In all 276 invitations were sent. A PDF copy of the invitations was also sent to the city of Ann Arbor

The meeting was conducted by Stephen Ranzini and Ken Sprinkles of University Bank, and project engineer Matt Kuehn, with KEM-TEC Engineering, was also in attendance to answer any questions from the public.

Citizen's that signed the attendance sheet included Gerald & Sheryl Serwer, Mike Sorosi, Helmut Ruff, David Decker and Rosann Hamaler. Mr. Sprinkles noted that in total there were 6 individuals from the immediate surrounding neighborhood that were at the meeting.

Mr. Ranzini opened the meeting by stating that University Bank had relocated to its present location in December of 2005, and since that time had been an excellent Steward of the property, preserving its historical aesthetics, maintaining the grounds, and being responsive to neighbors needs. Mr. Ranzini explained that the parking expansion is necessary for the bank to remain at the location for the long term. The fact that the proposal had been modified from the previous meeting was also noted. Mr. Ranzini informed the group that the bank would be requesting a further modification of the PUD from 50 employees to 60.

Mr. Ranzini stated that at present, under a zoned PUD, the bank is allowed 60 spaces (10,800 sq ft /180=60) and has 40 spaces available with five of those on the carriage house property next door and is in the preliminary stages of requesting an additional 24, for a total of 64 spaces. He stated that it was University Bank's goal is to work collectively with the surrounding neighborhood and the City of Ann Arbor in an effort to expand its existing parking lot.

Mr. Ranzini stated that it was very important to garner the feedback of the neighborhood, and invited everyone in attendance to view three perspectives of the parking lot expansion, the preliminary site plan as well as an alternate parking plan. Mr. Ranzini discussed the front, rear and aerial view sketches, and highlighted the site plan data that KEM TEC provided as well.

The feedback from the neighbors centered around five categories; 1) drainage, 2) lighting, 3) landscaping, 4) continuity of the historical preservation of the site and 5) Increase in noise.

In addressing the neighbor's feedback, Mr. Ranzini stated that the bank proposed to use European styled pavers that would actually promote better drainage of the site and would allow grass to grow through the actual parking area adding to the "Green" appeal and sensitivity of developing the parking lot, and also eliminate the need for additional black top pavement within the city limits. Mr. Ranzini noted that the parking lot would be fully enclosed with curbs and

that the flow of any drainage would be directed away from the rear and side of the parking lot to the front of the banks property.

Mr. Ranzini stated that the bank would investigate the code requirements for lighting the parking lot with the view of implementing any number of measures to reduce any unwarranted light during evening hours. Mr. Ranzini outlined directional shading, and Mr. Sprinkles discussed the possibility of timers or photoelectric sensors as also a possibility. Mike Sorosi was concerned about headlights in the winter months and suggested that cars all point away from his home. It was explained that the evergreen shrubs should provide an effective barrier to this as well as the fact that during the banks hours of operation headlight use would be minimal.

Mr. Ranzini stated that it was important to have appropriate landscaping all around the parking lot site, with particular emphasis on aesthetic appeal, appropriate height of either hedges or trees to provide a green/visual barrier and that would also aid in the overall drainage of the site. Mr. Ranzini stated that a certified arborist would be consulted with in regards to trees on the site. Mr. Ranzini also offered to work with a neighbor on there own site with regards to landscape planning.

The concept of radiant heat to remove snow and ice is considered to reduce noise from plow truck in the winter months.

A neighbor suggested that the bank could be designated a historical site. Mr. Ranzini stated that this was not a possibility and had been looked at in the past. Mr. Ranzini stated that the bank is particularly sensitive to the historical preservation of the grounds, and felt that through a combination of the design and use of European pavers, tasteful lighting, aesthetic and functional landscaping, that the addition of the parking lot would add value to the site and not in any way take away from its historical appeal.

Concerns of future uses or changes in the PUD was discussed and it was stated by Mr. Kuehn and Mr. Sprinkles that any further changes would have to follow the same approval process and that public participation would be required. It was also stated that if the site plan was approved any changes (lighting, landscaping, drainage etc.) would have to be approved as well.

The attendees were invited outside to tour the proposed location for the parking lot. The attendees thanked the bank for the opportunity to provide feed back. The meeting ended at 8:00 p.m.

University Bank  
2015 Washtenaw Avenue  
Ann Arbor, MI 48204

May 11, 2009

To: Whom it may concern

Re: Citizen Participation regarding a proposed parking lot expansion at 2015  
Washtenaw Avenue (University Bank)

Dear Property Owners, Residents and Neighborhood Groups:

A petition will be submitted to the City of Ann Arbor for site plan approval to expand the parking area at the University Bank located at 2015 Washtenaw Avenue.

The purpose of this letter is to let you know that we will be available at a special meeting to answer any question you may have regarding this project.

The meeting will be held at 2015 Washtenaw Avenue on Thursday, May 28, 2009 at 6:00 p.m.

Persons with disabilities are encouraged to participate in public meetings. Accommodations, including sign language interpreters, may be arranged by contacting Ken Sprinkles at the number below. Requests need to be received at least 48 hours in advance of the meeting

Sincerely,

Ken Sprinkles  
AVP Asset Management  
University Bank  
734-741-5858  
[ksprinkles@university-bank.com](mailto:ksprinkles@university-bank.com)

5-28-09

<u>NAME</u>	<u>ADDRESS</u>
Sheryl Server	2024 Washburn Ave.
Maki Jones	2109 Thomp
Helmut Puff	2220 Washburn
David Becker	2108 Melrose Ave
Rosanne Hansen	2014 Washburn Ave