



# City of Ann Arbor

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

## Meeting Minutes City Planning Commission

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Tuesday, June 7, 2011

7:00 PM Ann Arbor Municipal Center, 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 5th 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.

### 1 CALL TO ORDER

*Chair Mahler called the meeting to order at 7:12 PM.*

### 2 ROLL CALL

*Rampson called the roll.*

**Present** 8 - Bona, Pratt, Mahler, Carlberg, Woods, Briggs, Westphal, and Giannola

**Absent** 1 - Derezinski

### 3 APPROVAL OF AGENDA

**A motion was made by Briggs, seconded by Giannola, that the Agenda be Approved. On a voice vote, the Chair declared the motion carried.**

### 4 INTRODUCTIONS

*None*

### 5 MINUTES OF PREVIOUS MEETING

5-a [11-0707](#) March 15, 2011 City Planning Commission Meeting Minutes

**A motion was made 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 [11-0708](#) April 5, 2011 City Planning Commission Meeting Minutes

A motion was made 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**

*Rampson reported that City Council approved the City Budget for FY 2011-2012.*

*Rampson reported that at last night's Council meeting, the Medical Marijuana zoning and licensing issues were discussed and further amended.*

*Rampson also reported that the Design Review Board was approved and is now established, with the seven member nominations going before City Council for confirmation at the June 20th meeting.*

*Rampson added that the City Council also approved the Landscape Ordinance revisions at first reading the previous night.*

**6-b      Planning Manager**

*Rampson reviewed the June Calendar with the Commission. She pointed out that the R4C/R4A Advisory Committee will be meeting, with report to be discussed at the next City Planning Commission working session.*

*Rampson reviewed the proposed working session agenda with the Commission.*

**11-0709**

June Meeting Calendar

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

*Carlberg announced that at tomorrow's Downtown Development Authority meeting, there will be a discussion about master planning for the Library Lot, with the meeting open to the public.*

*Westphal said there is an effort underway to schedule a joint meeting with the Environmental, Energy and Planning Commission, for the end of the summer.*

**6-d      Written Communications and Petitions**

**7      AUDIENCE PARTICIPATION**

*None*

**(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.)**

**8 PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING**

*None*

**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 [11-0710](#)** Arbor Hills Crossing Site Plan for City Council Approval - A proposal to demolish three commercial structures and construct a 90,000 sq ft rental/office center containing four buildings and 310 parking spaces on a 7.45 acre site at 3100 Washtenaw Ave located at the southeast corner of Washtenaw Avenue and Platt Road. - Staff Recommendation: Postpone

*Dileo presented the staff report.*

*Tom Covert, Atwell, 4750 Venture Drive, civil engineer for the project, introduced the development team. He noted that they are not anticipating impacts to the wetland, which will be used as a pocket park. He noted that the landmark trees removed will be mitigated. He said that the site has significant grade changes that impacted the design.*

*Covert said they focused on pedestrian access to the site, consolidating curb cuts on Washtenaw, and will restrict exits to right turns only. He said on Platt Road there will be both left and right turns. The documentation for the private easement on the south access drive states that the owner has the option in 15-year intervals to decline or vacate the easement. He noted that distances in the center is similar to that of a city block, so one can park and access all buildings. Safety vehicles will be able to access all buildings. He said unique features include a rain garden between buildings A & B, and all native plantings that will require no irrigation will be used throughout. Covert explained the detention supports both quality and quantity and will overflow to the wetland.*

*Rob Burroughs, architect for the site, noted that Building A was designed to be accessed from both Washtenaw and the parking lot. He said they added a second story to create a prominent treatment to anchor the corner of the lot. He agreed with staff comments that the project was a contemporary building arrangement designed with the pedestrian in mind. He explained that the buildings included projecting canopies and awnings, and unique corner treatments have been added with tall projecting towers that can be seen along Washtenaw Avenue. A combination of regionally-sourced wood and opaque steel will be used along facades to create horizontal dimension and pedestrian scale.*

*Public Hearing closed at 7:45 PM.*

**Motion made by Westphal, seconded by Carlberg that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Arbor Hills Crossing Site Plan and Development Agreement.**

**COMMISSION DISCUSSION:**

*Carlberg said she was concerned about how close the buildings are to the Washtenaw traffic lanes, which puts pedestrians next to the traffic. She added the bus turnout is a plus, but the rest of pedestrian traffic seemed to be right on the street. In addition, she said she wasn't sure there are adequate sidewalk connections between buildings since people have a tendency to cut through parking lots. Carlberg said she's happy to see the site get redeveloped, but the facade along Platt is plain and unwelcoming to customers at the Recreation Center located across the street.*

*Westphal asked staff about P-2 of the Development Agreement and what would happen if the project is only partially constructed or not completed within the timeline.*

*Rampson explained that if the improvements were infrastructure-related, the City could hire a contractor to complete the necessary work and then put a lien on the property.*

*Westphal asked what the recourse would be with unfinished buildings.*

*Rampson responded that partially constructed buildings would be considered a nuisance, and the City could go to court and ask that the matter be abated through civil action.*

*Westphal asked if there is to be a sidewalk along Platt, since the evaluation doesn't show one.*

*Dileo said yes and pointed out the sidewalk on the site plan.*

*Westphal asked about possible pedestrian crossings from the shopping center across the street.*

*Rampson responded that mid-block crossings had been recommended in the Washtenaw Redevelopment Strategy, and there might be an opportunity for one in the future. She said the traffic engineers are hesitant to add any crosswalks with the current vehicle stacking that occurs at the Huron Parkway intersection. She noted that with the proposed signal at Platt and Washtenaw, it would create a protected pedestrian crossing that currently does not exist.*

*Westphal asked about whether there is a walkway on the north side of the rain garden (from Building A to B).*

Covert said there is not a pedestrian walk, either to the north or south, to get from Building A to B. He added there is a walk from Platt all the way into the site on the south side of the access drive.

Burroughs noted that the parking area is relatively small and doesn't allow for through traffic. Regarding architecture of Building A, he noted they have a limited area of access and visibility due to grade. He said they have doors at the western end which meshes with the intersection grade point at sidewalk level at Platt and Washtenaw.

Westphal asked if there was an active door at the glassed area of the corner, with seating possibility?

Burroughs responded yes, but there is a limited area for dining, but may use operable windows to connect indoors with outdoors.

Westphal said this west elevation will have the most visible part of the site and asked if windows could be added.

Burroughs said that they can consider the request.

Briggs shared Carlberg's concerns about depth of sidewalk and asked about the easement and its relationship with bicycle lanes on Washtenaw Avenue. She asked if the 23 ft easement will provide for ample sidewalk and bicycle lanes.

DiLeo responded that she could follow-up with this concern.

Covert said that the 23 foot wide easement as an integral part of the path on the west and east would be adequate since there is also the tree lawn of 10-12 feet.

Briggs asked if there would be ample space to provide bicycle lanes and sidewalk in the future?

Covert said yes, and that they could provide a bicycle lane between the curb and sidewalk in what is being referred to as the tree lawn.

Briggs noted that this would sacrifice pedestrian experience to do this, in the future.

Briggs asked the petitioner to describe the pocket park.

Covert explained that the west edge has the wetland and woodland preservation, then there is sheet piling at edge to create the retention with a 36-40" high railing with plantings and trees along one side, with the upper edge having paved plaza area and bicycle parking along edge.

Briggs asked if there was a possibility for trails or a bridge to be constructed through the wetland.

Covert said sidewalks would wrap around it, and that the wetland is fairly wet.

Enter Pratt (8:05 pm).

Briggs asked about where ramps are going in along Building A and Building B.

Covert described the connections.

*Briggs asked if there was any possibility to align driveways with the Whole Foods shopping center across the street.*

*Covert explained that they have to deal with conflicts of left turns from each site which resulted in a bit of an offset.*

*Bona asked about the floor area ratio, noting the proposed 28% when 200% is allowed. She expressed disappointment with the low ratio. She shared that the 2010 Census reported that commuters went from 45,000 to 60,000 per day.*

*Tom Stegeman, developer for property, said that feasibility and viability were paramount in this development and related to that is the number of parking spaces that can fit on the site. He added that the viability in current market established the project. He noted that they would not start construction until they have significant preleasing.*

*Bona stated that she would prefer a phased approach to take advantage of increased density, given that this is the most efficient and frequent bus route in the City.*

*Stegeman said that flex space on Building C was their attempt to address this.*

*Bona asked what would it have taken to provide structured parking on the site.*

*Stegeman stated that the expense of the structure, in addition to the market demand wouldn't allow it.*

*Bona asked about the plateau effect and the first floor elevations between buildings.*

*Covert said Building A is at 814 feet elevation, as is Building B. The Washtenaw driveway is at 812 feet with Building D at 808.5 feet. He said Building C and D relate fairly well together.*

*Bona asked that the petitioner consider identifying a location for a future connection [easement] to the east, if and when anything should be developed there.*

*Bona asked how wide the Washtenaw sidewalk would be?*

*Covert said the concrete sidewalk area is 17.5 feet wide and the planting extension is 10-12 feet.*

*Bona said this is generous, but would defer to the Non-Motorized Plan.*

*Bona noted that the west face along Platt is a major elevation and some signage is helpful, and the corner could use something more "signature". For Building B, perpendicular signage might be more effective than the type of signage shown in elevation plans.*

*Giannola asked if the Brownfield Plan anticipated tax credits.*

*Ann Jamison, consultant for the project, said that will not be pursuing tax credits, but will be pursuing tax increment financing.*

*Woods asked about the Platt Road side, next to where the approved school will be situated, whether this is the area where the easement is.*

*Covert said yes.*

Woods noted that given the school activities next door there may be conflict with traffic turning left out of this driveway, at certain times of the day. She asked if the petitioners have talked to the school.

Covert said yes, and there will only be limited trips through this drive, and their peak will be different from the school's. He added that Stegeman continues to meet with the school leadership.

Stegeman said they also want to avoid conflicts and have have several discussions with the school.

Woods asked what the time frame was for the signal installation, noting that timing would be crucial to avoid potential problems.

Mahler noted that P-17 of the Development Agreement calls for an agreement with MDOT. He asked about the status of discussions with MDOT and the City's System Planning Unit.

Covert said that they have submitted plans to MDOT, which were previously approved with an earlier project. He said they are being reviewing by MDOT, and since reducing traffic from previous proposal they are supportive. He said they have spoken with City staff and AATA about traffic study and the bus turn-out.

Pratt noted that there are good things that this project will provide. He said that he wasn't clear about architectural elements from looking at the elevations.

Burroughs said that the corner will have metal armature with lattice elements or punched metal panel.

Pratt asked that these elements be better identified on the elevations. He said it would be helpful to know the percentage of transparency on the Washtenaw frontage, adding that he would appreciate them 'dressing up' that side.

Mahler asked staff what the outstanding issues are for postponement.

DiLeo said they are 1) Washtenaw County Water Resources Commission approval, 2) resolve instrument and parties involved for public access easement along Washtenaw, 3) formal approval from MDOT on the proposed signal.

Mahler asked if the Commission had additional issues they wanted added.

Bona asked about consistency with the Non-motorized Plan for this section of Washtenaw Ave.

Briggs asked about potential access and connections through the wetland area. She also would like a specific answer to why the intersections can't be lined up on Washtenaw. She asked if the greenspace between the road and sidewalk is adequate for making a pleasant pedestrian experience.

Carlberg suggested that, if the bike lanes are to be added later, she would be interested in seeing an alternative plan for tree placement.

Westphal asked to evaluate future connection to the lot on the east; labeling of materials; more signature element on Building A (signage and increased transparency); number of footing drain disconnects.

*Dileo clarified that P-20 of the Development Agreement will be deleted, since it was shown that sanitary upsizing is not necessary, but P19 will remain and the number of footing drain disconnects will be identified.*

*Bona asked for east elevation of Building C, and asked the petitioner to revisit the architectural elements.*

*Westphal asked if the lack of fenestration on Building D is due to adjacent building.*

*Burroughs said this building is close to the property line, so they have a fire rating issue. In addition when looking at the west elevation, which is the front door, and in retail settings, this is back door to tenant spaces. He said they can enliven with architectural treatments and materials but there wasn't an opportunity for transparency on this elevation.*

*Bona added that when the site next door becomes developed much of that elevation won't be visible.*

*Westphal suggested that he would like to see possible corner treatments where elevation meets Washtenaw Ave..*

*Pratt asked if there are opportunities for storm water infiltration.*

*Covert responded that given the site conditions this is not desirable due to soil contamination issues.*

*Mahler asked when the Commission could expect the item to return before them.*

*Rampson responded as soon as the outstanding items have been satisfactorily addressed.*

**A motion was made by Carlberg, seconded by Vice Chair Westphal, that the Resolution/Public Hearing be Postponed Indefinitely. On a roll call, the vote was as follows with the Chair declaring the motion carried.**

**Yeas:** 8 - Bonnie Bona, Evan Pratt, Eric A. Mahler, Jean Carlberg, Wendy Woods, Erica Briggs, Kirk Westphal, and Diane Giannola

**Nays:** 0

**Absent:** 1 - Tony Derezinski

**9-b**      [11-0711](#)

Comments on Pittsfield Charter Township Master Plan

*Rampson said the Master Plan Review Committee met a few weeks back, where they reviewed the Pittsfield Charter Township Master Plan and together with staff compiled their comments. She noted that the township's deadline was fast approaching and they needed to get the comments back to them within a week.*

**COMMISSION DISCUSSION:**

*Pratt added that the Commission had had additional discussions specifically relating to where the multi-use zoning is concentrated within the City and how it is often higher in density in comparison to less densely concentration in the township that have the same zoning.*

*Rampson said that staff had incorporated these comments on pg 2 in the section*



*regarding 'horizontal mixed use vs vertical mixed use'.*

*Rampson asked if the Commission felt that it was appropriate to include item 9 of the summary.*

*Briggs felt it was relevant.*

*Woods asked if the City Council would also be weighing in with their comments.*

*Rampson responded that the State Enabling Act specifically requires these reviews to be from Planning Commissions*

*Woods said that the comments were truthful and since the Planning Commission wasn't political they could be honest and direct with their comments.*

*Gianolla added that she believed the comments needed to be said.*

*Bona suggested adding verbiage to the extent that the Commission was also interested in current and future cooperation with the neighboring jurisdictions.*

*Pratt added that the goal of regional cooperation isn't to say one is better than your neighbor, and it shouldn't matter if they are speaking of Manchester or their neighbor, Ann Arbor.*

*Mahler, suggested adding reference to specific regional planning efforts such as the Washtenaw Corridor Improvement efforts.*

*Comments unanimously approved by Commission and forwarded to Pittsfield Charter Township.*

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

*None*

**11     COMMISSION PROPOSED BUSINESS**

*None*

**12     ADJOURNMENT**

*Meeting unanimously adjourned at 9:00 PM.*

**Approved**

**Eric Mahler, Chair  
mg**

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