

City of Ann Arbor

301 E. Huron St.

Ann Arbor, MI 48104

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Meeting Minutes - Final

Tuesday, December 3, 2019

7:00 PM

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

City Planning Commission

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. All persons are encouraged to participate in public meetings. Citizens requiring translation or sign language services or other reasonable accommodations may contact the City Clerk's office at 734.794.6140; via e-mail to: cityclerk@a2gov.org; or by written request addressed and mailed or delivered to: City Clerk's Office, 301 E. Huron St., Ann Arbor, MI 48104. Requests need to be received at least two (2) business days in advance of the meeting. 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 'Subscribe to Updates' envelope on the home page.

1 **CALL TO ORDER**

Chair Alex Milshteyn called the meeting to order at 7:00 p.m.

2 **ROLL CALL**

Others present: City of Ann Arbor City Planner, Jill Thacher

Present 7 - Woods, Briggs, Mills, Milshteyn, Gibb-Randall, Ackerman, and Sauve

Absent 2 - Abrons, and Hammerschmidt

3 **INTRODUCTIONS**

None.

4 **APPROVAL OF AGENDA**

Moved by Mills, seconded by Woods, approved unanimously as presented.

5 **MINUTES OF PREVIOUS MEETING**

[19-2302](#) November 19, 2019 City Planning Commission Meeting Minutes

Moved by Mills, seconded by Gibb-Randall to approve the November 19, 2019 City Planning Commission Minutes.

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

6-a City Council

Councilmember Ackerman reported that site plans 616 E Washington and 212 S State Street site plans were approved.

6-b Planning Manager

City of Ann Arbor City Planner, Jill Thacher reported that there will be community open houses regarding 350 S Fifth and 415 W Washington on December 5th, 6th, 7th, 8th, and 9th, 2019

6-c Planning Commission Officers and Committees

Commissioner Sarah Mills reported that the Ordinance Revision Committee met the previous week and discussed site plan requirements, electric vehicle ordinance and parking, and solar panel related ordinance.

6-d Written Communications and Petitions

19-2300 Various Correspondence to the City 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.)

Seeing no speakers, Chair Milshteyn closed Audience Participation.

8 PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING

19-2301 Public Hearings Scheduled for the December 17, 2019 Planning Commission Meeting

Received and Filed

9 REGULAR BUSINESS – Project Presentation, Staff Report, Public Hearing and Commission Discussion on Each Item

- 9-a [19-2298](#) MSGCU Credit Union Site Plan, Partial Rezoning for City Council Approval and a Special Exception Use for City Planning Commission Approval - A proposal to build a new 3,800 square foot Michigan Schools and Government Credit Union (MSGCU) branch building with three drive-through lanes and 21 parking spaces on this 1.15-acre site located at 2151 West Stadium Boulevard. The west half of the site is proposed to be rezoned from C2B (Business Service) to C3 (Fringe Commercial) to match the east half of the site. A Special Exception Use is requested for the two drive-through teller lanes and one drive-through automated teller machine (ATM) lane. Staff Recommendation for Site Plan and Rezoning: Approval; Recommendation for Special Exception Use: Approval with Conditions
Jon Vitale, Stucky and Vitale Architects, presented the proposed project

Steve Brewer, CFO of the Michigan Schools and Government Credit Union, explained that the credit union is based in Macomb County and has 350 employees. He explained that the credit union is ranked as a top workplace.

Michael Blaneck, Stucky and Vitale Architects, explained that a new 3800 square foot credit union is proposed. He explained that there is one proposed ATM lane and two drive through lanes.

Thacher further explained the proposed project, explaining that staff recommends approval.

PUBLIC HEARING:

Seeing no speakers, Chair Milshteyn closed the Public Hearing.

MOTION I

Moved by Woods, seconded by Gibb-Randall that the Ann Arbor City Planning Commission, after hearing all interested persons and reviewing all relevant information, finds the petition substantially meets the standards in Chapter 55 (Zoning Ordinance), Section 5:104 (Special Exceptions), and therefore approves the Michigan Schools and Government Credit Union Special Exception Use for a maximum of three drive-through lanes as part of a financial services use.

COMMISSION DISCUSSION OF MOTION I

Ackerman discussed concerns with traffic circulation, pedestrian safety, and curb cuts.

Commissioner Erica Briggs discussed other communities prohibiting drive through lanes and explained that she is not in support of drive through lanes.

Commissioner Wendy Woods and Thacher discussed the drive through lane use as it relates to a special exception use. Wood also expressed concern for traffic at the site. She inquired about drive through lanes at other branch locations.

Blanek answered that all other branch locations have drive through components.

Commissioner Sarah Mills discussed the south connection, pedestrian safety concerns, connectivity, and drive through locations.

Chair Milshteyn inquired about drive through trends within financial institutions.

Brewer answered that the successful business model supports drive through lanes.

Commissioner Shannon Gibb Randall discussed setting expectations for applicants early in the project process.

Chair Milshteyn and Councilmember Ackerman discussed postponing decision on the item.

Woods expressed support for postponement.

Commissioner Lisa Sauve discussed traffic and safety concerns, as well as proposed paved areas.

Commissioner Mills further discussed pedestrian safety.

Chair Milshteyn discussed other ATM locations.

Moved by Mills, seconded by Woods to postpone decision on MOTION I to a date uncertain.

Approved unanimously.

MOTION II

Moved by Sauve, seconded by Mills that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Michigan Schools and Government Credit Union Rezoning Petition to C3 (Fringe Commercial District) based on the proposed zoning and recommended commercial land use designation.

and that

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Michigan Schools and Government Credit Union Site Plan.

COMMISSION DISCUSSION OF MOTION II

Mills inquired about parking at the site and discussed deferring parking.

Blanek explained that there are 21 parking spaces proposed and that 10 spaces will be used for staff, leaving 11 spaces for members. He also expressed support for limiting imperviousness.

Commissioner Briggs inquired about tree species and pedestrian patterns at the site, and discussed alternative locations for trees.

Eric Williams, Civil Engineer, answered that the tree species is a crab apple tree.

Commissioner Gibb Randall discussed landscaping at the site.

Commissioner Sauve discussed the setback and circulation at the site.

Chair Milshteyn discussed potential easements with the neighborhood properties.

Commissioner Gibb-Randall discussed the uplighting proposed and suggested removing it and replacing with downlighting.

Moved by Mills, seconded by Gibb-Randall to postpone decision on

MOTION II to a date uncertain.

Motion to postpone approved unanimously.

Yeas: 7 - Wendy Woods, Erica Briggs, Sarah Mills, Alex Milshteyn, Shannan Gibb-Randall, Zachary Ackerman, and Elizabeth Sauve

Nays: 0

Absent: 2 - Ellie Abrons, and Sara Hammerschmidt

9-b [19-2299](#) Oakwoods Nature Area Addition Rezoning, 3200 Green Road - Rezoning a 25-acre addition to Oakwoods Nature Area from R4A (Multiple-Family Dwelling) to PL (Public Land). This land was part of the adjacent Owl Creek development and was added to the nature area in 2016. Staff Recommendation: Approval

Thacher presented the Staff Report.

PUBLIC HEARING

Seeing no speakers, Chair Milshteyn closed the Public Hearing.

Moved by Sauve, seconded by Mills, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Oakwoods Nature Area Addition rezoning from R4A (Multiple-Family Dwelling) to PL (Public Land).

COMMISSION DISCUSSION

None.

On a roll call vote, the vote was as follows with the Chair declaring the motion passed. VOTE: 7-0

Yeas: 7 - Wendy Woods, Erica Briggs, Sarah Mills, Alex Milshteyn, Shannan Gibb-Randall, Zachary Ackerman, and Elizabeth Sauve

Nays: 0

Absent: 2 - Ellie Abrons, and Sara Hammerschmidt

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

Seeing no speakers, Chair Milshteyn closed Audience Participation.

11 COMMISSION PROPOSED BUSINESS

Commissioner Mills discussed reviewing the districts where drive through lanes are allowed.

12 ADJOURNMENT

Moved by Sauve, seconded by Gibb-Randall to adjourn the meeting at 8:18 p.m.

Unanimously Adjourned.

Alex Milshteyn, Chairperson
/kvl

(If an agenda item is postponed, it will most likely be rescheduled to a future date. If you would like to be notified when a postponed 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.)

These meetings are typically broadcast on Ann Arbor Community Television Network Channel 16 live at 7:00 p.m. on the first and third Tuesdays of the month and replayed the following Thursdays at 8:00 AM and Saturdays at 8:00 PM. Recent meetings can also be streamed online from the CTN Video On Demand page of the City's website <https://a2ctn.viebit.com>.

The complete record of this meeting is available in video format at <https://a2ctn.viebit.com>, or is available for a nominal fee by contacting CTN at (734) 794-6150.