



City of Ann Arbor

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

Tuesday, April 17, 2012

7:00 PM

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

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.

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 Wednesdays at 10:00 AM and Sundays at 2:00 PM. Recent meetings can also be streamed online from the CTN Video On Demand page of the City's website (www.a2gov.org).

1 CALL TO ORDER

Chair Mahler called the meeting to order at 7:01 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 Woods, that the Agenda be Approved as presented. On a voice vote, the Chair declared the motion carried.

4 INTRODUCTIONS

None

5 MINUTES OF PREVIOUS MEETING

[12-0552](#)

City Planning Commission Meeting Minutes of March 6, 2012

Moved by Westphal, seconded by Briggs, that the minutes of March 6, 2012 be approved as presented. On a voice vote, the chair declared the minutes

approved.

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

a City Council

Derezinski noted that City Council approved the Tim Hortons site plan at the previous evening's City Council meeting. He reported that proposed rezoning of 1320 South University was denied at first reading, consistent with the Planning Commission recommendaiton. He said that Council moved forward a number of rezonings of annexed township parcels. He said there also was a resolution to set a public hearing for an industrial exemption for SAKTI, a local battery company.

Derezinski reported that the City Administrator gave a presentation on the upcoming FY2013 budget. He said the Council will grapple with budget issues over its next two meetings.

b Planning Manager

Rampson reported that the ZORO [Zoning Ordinance Revisions] draft came to the Planning Division this week, and the department is working to set up some meetings with the Attorney's Office and the Ordinance Revisions Committee in the month of May.

c Planning Commission Officers and Committees

Derezinski said that the City Council approved a moratorium on approval of digital billboards. He said that Council wants to have a full review of these types of signs before moving ahead with any ordinance changes.

d Written Communications and Petitions

[12-0560](#)

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

[12-0553](#)

As part of its annual review, the Planning Commission is seeking comments about the City Master Plan, including elements that should be studied for possible change or new elements that should be added to the master plan. This information is important to the Planning Commission in setting its work program for the upcoming fiscal year. The adopted plan elements can be found on the City's website, www.a2gov.org/planning <<http://www.a2gov.org/planning>>.

FY 2013-2018 Capital Improvements Plan (CIP) - The FY2013-2018 CIP is comprised of updated financial data for FY2013 contained in the approved FY2012-2017 CIP. Upon adoption by the City Planning Commission, the CIP becomes a supporting document for the City's master plan. The CIP is also used as the source document for the City's capital budget planning.

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.

Chalmers Place Parking Lot Rezoning and Site Plan for City Council Approval - A request to rezone this 0.92 acre vacant parcel, located at 2090 Chalmers Place, from R1B (Single-Family Residential) to P (Parking) and construct a 43-space parking lot for employees of Chalmers Place retail center and AATA park and ride users. Access to the lot will be provided through the existing Chalmers Place curb cut onto Chalmers Drive, utilized by the Chalmers Place Shopping Center.

Amendments to Chapter 55 (Zoning Ordinance), Section 5:501.(4) - A proposal to amend the Zoning Ordinance regulations concerning medical marijuana dispensary and cultivation facilities to remove the requirement that these facilities be operated in compliance with the Michigan Medical Marijuana Act.

Chair Mahler read the public hearing notice as published.

9 **UNFINISHED BUSINESS**

12-0559

Shell Station Revised PUD Zoning & Site Plan for City Council Approval - A proposal to construct additions totaling 2,189 sq ft to the existing convenience store at 2679 Ann Arbor-Saline Road, which includes converting the 900 sq ft carwash area to new retail space. The access drive to the carwash will be converted to landscaping and the parking lot will be reconfigured on this 1.44 acre parcel. No changes are proposed to the gas pump islands. New Planned Unit Development [PUD] Supplemental regulations will be created as part of this petition. Staff Recommendation: Approval

Cheng presented the staff report.

PUBLIC HEARING

Brad Cousino, project engineer for the project, noted that the owner and project team was in attendance and would answer any questions the Commission might have.

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

Moved by Pratt, seconded by Westphal, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Shell Service Station/Convenience Store Planned Unit Development (PUD) Zoning and Supplemental Regulations, and PUD Site Plan.

COMMISSION DISCUSSION:

Bona asked the owner to clarify his answer in the staff report about whether or not there will be outdoor sales. She said currently the store has ice and propane displays on the sidewalk, and her interest is in not obstructing these areas along the

outside of the building.

Abe Ajrouch, 2679 Ann Arbor-Saline Road, owner, said they do not plan to have outdoor sales after the addition is built.

Bona asked if the supplemental regulations could state this.

Cheng said the supplemental regulations currently allow for accessory outdoor sales; however, he noted that specific language could be added to clarify the need for unobstructed walkways.

Bona said that her interest is in making sure this site is a gateway, so her concern is mostly with items being sold in the front of the building next to the entrance or obstructing pedestrian walkways around the building.

Ajrouch stated that he has owned and operated the gas station for 15 years during which time he has won several awards for his gas station, and he intends to keep trying his best to keep it in excellent condition.

Briggs asked about the grade changes between this site and the adjacent site, Cranbrook Shopping Center, noting that it would be beneficial for vehicular traffic to access the shopping center parking lot area from the gas station site.

Cheng said that there is a severe grade change between the sites that prevents both vehicular and pedestrian access. He said an additional challenge was the need to amend the site plan for the adjacent commercial center, for such changes to be possible.

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

REGULAR BUSINESS - Staff Report, Public Hearing and Commission

Discussion of Each Item

- 10-a** [12-0554](#) Allen Creek Preschool Special Exception Use for Planning Commission Approval and Site Plan for City Council Approval - A proposal to construct a 929 sq ft, one-story classroom addition to the west side of the existing preschool building and increase enrollment from 25 students to 50 students. No changes are proposed to the existing parking lot on this 0.49 acre parcel at 2350 Miller Avenue. Staff Recommendation: Approval

Cheng presented the staff report.

PUBLIC HEARING

Mark Pascoe, Design Engineer for the project from Stantec and Andrew Boschma, Allen Creek Preschool Treasurer, were available to answer any questions.

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

Moved by Adenekan, seconded by Derezinski, 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 in Chapter 55 (Zoning Ordinance), Section 5:104 (Special Exceptions), and, therefore, approves the Allen Creek Preschool Special Exception Use for a child care center use, subject to (1) a limit of the size of the building to a maximum of 4,400 square feet; (2) a limit of the hours of operation from 7:00 am to 5:00 pm Monday through Friday; and (3) a limit of the occupancy of the building to no more than 50 children.

COMMISSION DISCUSSION:

Derezinski asked about the location of the abandoned gas station in relationship to this site and if it poses any danger to the children.

Cheng said it is to the west of the preschool site, and there is no anticipated pollution impact on the school.

Derezinski asked if there is any separation between the gas station and the preschool site.

Cheng responded that there is a chain link fence between the sites, as well as around the entire preschool parcel.

Derezinski asked about the status of the gas station.

Rampson said that Speedway has submitted a site plan for demolishing the existing building and construction of a new gas station and canopy. She noted that there is a path on the Speedway side that currently is zoned Public Land, but is still in private ownership. She said staff is working with Parks to determine the best connection of this pathway and noted it will likely be rezoned, since it is more of an easement.

Bona asked about the doubling of the occupancy with no additional parking.

Cheng said that the school enrollment is expected to be 42 children. He said the request for a maximum enrollment of 50 students will give them flexibility for future situations. He noted that, while the enrollment would increase, the school uses staggers drop-off and pick-up times, in addition to having street parking on Miller Avenue and Franklin Street and parking arrangements at the nearby Korean church, which are available outside of the spaces in the lot.

Bona asked if the parking requirements for daycare uses have changed in the last few years.

Cheng said they have not.

Giannola asked about the starting time.

Andrew Boschma said that no children are currently in the building before 9 am. He said most of the school's programs are in the morning, with the current classes ending at 1:15 pm, although they recently scheduled an art enrichment program from 4-4:45 pm once a week.

Woods asked about the PL zoning to the east of the site.

Cheng explained that it is a pocket park.

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

Moved by Adenekan, seconded by Derezinski, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Allen Creek Preschool Site Plan.

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-b [12-0555](#)

Sigma Phi Epsilon Fraternity Special Exception Use Modification for City Planning Commission Approval - Request to increase previously approved Special Exception Use (44 bed fraternity occupancy) by one (1) bed to a total of 45 bed capacity to allow a separate bedroom for the required resident manager, on this 0.51 acre parcel located at 730 Tappan Street. Staff Recommendation: Approval

Cheng presented the staff report.

PUBLIC HEARING

Jonathon Kucera, architect representing the owner, said at the time of the original special exception use approval, it was unclear that the required resident manager was part of the 44 person occupancy approved. He said they were able to reconfigure the interior of the building to provide for a separate bedroom for the resident manager and are now requesting approval of one additional occupant to include this position in the total occupancy.

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

Moved by Woods, seconded by Adenekan, 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 Sigma Phi Epsilon Special Exception Use Modification for a fraternity with not more than 45 occupants.

COMMISSION DISCUSSION:

None

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-c [12-0558](#)

July 2012 - June 2013 Planning Commission Meeting Schedule

Rampson said that staff had attempted to create a calendar that avoided rescheduled City Council meetings, election days and recommended religious holidays.

Woods asked about holding a meeting on July 3, the day before a holiday.

Mahler suggested the Commission monitor the situation and decide later whether to move or cancel the July 3 meeting.

On a voice vote, the Chair declared the motion carried and the schedule approved.

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

None.

12 COMMISSION PROPOSED BUSINESS

None.

13 ADJOURNMENT

The meeting was adjourned at 7:45 pm.

A motion was made by Bona, seconded by Vice Chair Westphal, that the meeting be Adjourned. On a voice vote, the Chair declared the motion carried.

**Eric Mahler, Chair
mg**

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- *Video on Demand: Replay public meetings at your convenience online at www.a2gov.org/government/city_administration/communicationsoffice/ctn/Pages/VideoOnDemand.aspx*
- *Cable: Watch CTN Channel 16 public meeting programming via Comcast Cable channel 16.*

The complete record of this meeting is available in video format at www.a2gov.org/ctn, on "The Meeting Place" page (<http://www.a2gov.org/livemeetings>), or is available for a nominal fee by contacting CTN at (734) 794-6150.