

MINUTES

**ANN ARBOR CITY PLANNING COMMISSION**

BUSINESS MEETING

7:00 p.m. – December 1, 2009

Time: Chair Bona called the meeting to order at 7:05 p.m.

Place: Council Chamber, Second Floor, 100 North Fifth Avenue, Ann Arbor, Michigan.

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ROLL CALL

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Members Present: Bona, Briggs, Carlberg, Derezinski, Giannola, Mahler, Pratt, Westphal, Woods

Members Absent: None

Staff Present: Pulcipher, Rampson, Thacher

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INTRODUCTIONS

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None.

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APPROVAL OF MINUTES

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a. Minutes of November 17, 2009.

**Moved by Pratt, seconded by Carlberg, to approve the minutes as presented.**

A vote on the motion showed:

YEAS: Bona, Briggs, Carlberg, Derezinski, Giannola, Mahler, Pratt,  
Westphal, Woods

NAYS: None

**Motion carried unanimously.**

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APPROVAL OF AGENDA

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**Moved by Pratt, seconded by Giannola, to approve the agenda.**

A vote on the motion showed:

YEAS: Bona, Briggs, Carlberg, Derezinski, Giannola, Mahler, Pratt,  
Westphal, Woods  
NAYS: None

**Motion carried unanimously.**

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REPORTS FROM CITY ADMINISTRATION, CITY COUNCIL,  
PLANNING AND DEVELOPMENT SERVICES, PLANNING COMMISSION  
OFFICERS AND COMMITTEES, WRITTEN COMMUNICATIONS AND PETITIONS

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Pulcifer reported that a meeting with stakeholders regarding the R4C/R2B Zoning District Study would be held on December 3. The Zoning Ordinance Reorganization project (ZORO) was moving along, she said, with the consultant, Clarion Associates, in town on December 15 and 16 to meet with the Planning Commission and hold public information sessions. She stated that a webpage would be created for this project.

Mahler reported that the Washtenaw Avenue Joint Technical Committee met today to discuss next steps and a plan for next year. He said they discussed putting together a schedule of what they would want to see accomplished in 2010 and items they would like to see funded, such as an improved website. The next meeting would be held on December 21, he said, to discuss action steps. He also reported that the Library Lot RFP Committee would be meeting on December 4 to review the proposals that had been submitted, which were posted on the City's website.

Westphal reported that the Environmental Commission and staff were seeking input to the annual state of the environment report, an annual snapshot of the progress made by the Commission. He stated that additional information could be found on the City's website at [www.a2gov.org/soe](http://www.a2gov.org/soe).

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AUDIENCE PARTICIPATION

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None.

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PUBLIC HEARINGS SCHEDULED FOR NEXT MEETING

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Bona announced the public hearing scheduled for the meeting of December 15, 2009.

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REGULAR BUSINESS

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a. Public Hearing and Action on University of Michigan Soccer Complex Annexation and Zoning, 12.5 Acres, 2323 South Main Street. A request to annex this site into the City and zone it PL (Public Land District) – Staff Recommendation: Approval

Thacher explained the proposal.

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

**Moved by Carlberg, seconded by Derezinski, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the University of Michigan Soccer Complex Annexation and PL (Public Land District) Zoning.**

Woods asked if the surrounding homeowners had been notified of this annexation and zoning.

Thacher replied yes. She said staff heard from the abutting property owner to the north who sought clarification as to why this property was still in the township and questioned whether there would be access to the complex from South Main Street.

Woods asked about access to the complex.

Thacher stated that access to the complex would be through the University's tennis complex on South State Street.

Mahler asked if soccer games would be held in the evening and, if so, the impact they may have on residents.

Jim Kosteva, director of community relations for the University, spoke regarding site access, traffic, scheduling and utilization. He stated that the University held a number of meetings with neighbors to the north and south, providing information on what was to be expected and what would occur through the course of construction. He said they also spoke with Busch's grocery and the adjacent residential complex, noting that they did not want large numbers of soccer patrons using their parking lots, which would take parking away from their patrons and residents. He also pointed out that there was no safe crosswalk for pedestrians on South Main Street. He stated that there would be a gate on the South Main Street side of the complex, but that it would only be used by maintenance personnel. For the residents on Golfview, he said, there would be personnel stationed in that location to turn away people who might want to park and access the complex from Golfview. With regard to scheduling, he said there would be night games, explaining that about 30 – 40 percent of the 15-20 men's and women's games would be held in the evening. He stated that the complex was in its second full year of operation and that there have been night games. Some residents were pleased with the activity in the neighborhood, he said, while others have expressed concerns about lighting and the loss of the natural area. He noted that evening games normally would be finished by 9:00 – 9:30 p.m., thereby eliminating the need for lighting late at night.

Derezinski asked about the project timeline and seating capacity.

Kosteva stated that the University was ready to begin construction now, but that annexation and zoning were necessary in order to construct the concession stand and restrooms. He said the grandstand would be located near the existing center field and that there would be capacity for 2,500 patrons on the west side, with additional bleachers on the east side. He stated that the wetland would continue to be

preserved. They anticipated completion of this project before the beginning of the September 2010 season.

Carlberg asked how all of the people visiting this site would be accommodated with parking, wondering if the parking would be expanded.

Kosteva replied that they were not expanding parking in this location. The existing parking in the tennis complex would be used, in addition to the parking available in the park-and-ride lot. He said the University did not anticipate a dramatic increase in the soccer crowd and did not anticipate parking to be a problem.

Carlberg asked if there have been any complaints from neighbors about noise in the evening.

Kosteva replied none; however, he said they were open to suggestions on addressing complaints should they arise. As he previously mentioned, the soccer activity would not be carried on later in the evening and it was their hope that the neighbors would join in and support the teams. They hoped they would not find themselves in the position of having to tamper the crowd noise, he said, adding that there was some flexibility in the scheduling, but that a common feature throughout conference play at the collegiate level was to play a number of night games.

Carlberg expressed concern about excessive noise for the people living to the south having to put children to bed and she hoped the University would stay in touch with that complex and offer choices if noise became a burden.

Westphal asked if the lighting would be enhanced from what currently existed.

Kosteva replied no, stating that there would be no additional changes to lighting except for lights on the building directional lighting for the patrons.

Westphal asked how tall the new structure would be.

Sue Gott, university planner, did not have the actual dimensions of the new building, but referred Commission members to the University's website, which contained the schematic designs. The way the building was designed, she said, the restrooms and concessions would be located at the lowest level, with the bleachers in front.

Bona stated that fields like this required a great deal of care. She asked about the University's standards for caring for the wetlands and dealing with storm water runoff.

Gott stated that they have been working with the Michigan Department of Environmental Quality (DEQ) to make sure the right quantity of storm water was going into the wetlands. Sensitive measures were being used for filtering and fertilizing, she said, stating that they have shared all of this with the DEQ.

Woods wondered if there were a possibility of providing plantings or something to help reduce the amount of noise for neighbors.

Kosteva stated that this was a good suggestion. During construction of the existing fields, he said, they worked with the Lake Village residential complex to come up with a planting design that would be consistent and compatible with Lake Village's landscaping. He stated that there was limited space, but additional landscaping could be an appropriate consideration if noise were to become a problem.

Westphal asked if the recommendation for single-family attached and multiple-family housing contained in the Master Plan was site specific or part of a broader area.

Thacher stated that it was part of a site specific recommendation for an 80-acre parcel of property, not just this individual parcel.

Westphal wondered if the master plan recommendation was made before or after the University purchased this property.

Carlberg stated that the recommendation was part of the South Area Plan, which was done before the University constructed this complex.

Westphal asked if the City's ordinance regulations applied to this proposed development.

Thacher replied no, that University property was not under the jurisdiction of City ordinances and regulations.

Briggs asked what happened when a proposal was contradictory to the master plan.

Thacher stated that since the City did not regulate the University's development, the zoning was reviewed to place the appropriate zoning classification on the property, which, in this case, was PL.

Giannola stated that this property was technically not in the City, so she wondered how it could be said the proposal did not follow the master plan recommendations.

Thacher stated that the master plan covered many township islands that would eventually be annexed into the City.

Carlberg stated that if the City refused this annexation, the University would continue to use the land in the way it chose without access to water and sewer. She stated that the City did not have an opportunity to influence what would happen on this property, adding that refusing the annexation will not give the City what is recommended in the master plan.

Westphal asked if this proposal triggered the requirements of the citizen participation ordinance.

Thacher replied no.

A vote on the motion showed:

YEAS:	Bona, Briggs, Carlberg, Derezinski, Giannola, Mahler, Pratt, Westphal, Woods
NAYS:	None

**Motion carried unanimously.**

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AUDIENCE PARTICIPATION

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Jim Mogenson, 3780 Greenbrier, stated that the University's soccer complex annexation and zoning proposal was an interesting dilemma. He noted that the athletic department's budget was separate from the University's general budget, which may allow exploration of the University's rights in situations like this. He then discussed downtown issues, noting that the A2D2 zoning had recently been adopted by City Council without design guidelines. He believed it was important to consider this in terms of larger projects that could now be proposed without going through the PUD process, which previously served, to a certain degree, as ad hoc design guidelines.

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COMMISSION PROPOSED BUSINESS

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None.

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ADJOURNMENT

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Bona declared the meeting adjourned at 8:55 p.m.

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Wendy L. Rampson, Interim Manager  
Planning and Development Services

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Kirk Westphal, Secretary

Prepared by Laurie Foondle  
Community Services Area