

# **City of Ann Arbor**

*301 E. Huron St.*

*Ann Arbor, MI 48104*

*<http://a2gov.legistar.com/Calendar.aspx>*



## **Meeting Minutes - Draft**

**Tuesday, October 1, 2019**

**7:00 PM**

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

**City Planning Commission**

- 9-a**      **19-1867**      Hideaway Lane Planned Project Site Plan for City Council Approval - A planned project site plan for Council to revise the 17 unbuilt homes from single family to two-family dwellings at 2000 Traver Road. This 4.6-acre site currently contains a 9-unit apartment building and one single family house, as well as one partially built single family house and foundations for two single family houses; the proposal increases the total number of dwellings on the site plan from 29 to 45. No change to the site layout or an increase in number of buildings is proposed. Each of the new homes will have attached garages. Storm water will be detained on site. Access will be from Traver Road. Zoned R4A (Multiple-Family Dwelling). Staff Recommendation: Approval

*PRESENTATION BY PETITIONER*

*Michael Powell, Design Engineer for the project, explained the proposed project highlighting the following items:*

- current proposal has 17 duplexes and 1 single family home*
- no proposed zoning changes*
- existing conditions of the site*
- parking*
- stormwater*

*City Planner Jeff Kahan presented the staff report.*

*PUBLIC HEARING*

*Ethell Potts, 1014 Elder Boulevard, Ann Arbor, discussed the creek and erosion concerns relating to the proposed project.*

*Mike Gustatson, 1709 Hideaway Lane Drive, Ann Arbor, expressed opposition for and encouraged the Commission to deny the proposed project.*

*Joseph Pratt 3092 Wolverine Drive, Ann Arbor, expressed opposition for and encouraged the Commission to deny the proposed project.*

*Seeing no further speakers, Chair Milshteyn closed the Public Hearing.*

**MAIN MOTION**

**Moved by Sauve, seconded by Gibb-Randall that he Ann Arbor City Planning Commission hereby recommends that the Mayor and City**

**Council approve the Hideaway Lane Planned Project Site Plan and Development Agreement.**

*COMMISSION DISCUSSION ON MAIN MOTION*

*Commissioner Gibb Randall inquired about stormwater at the site, and expressed concern for erosion. She also discussed about water at the site generally*

*Powell explained the proposed stormwater system at the site.*

*Tony Randazzo, applicant, explained the usage of sump pumps.*

*Councilmember Ackerman inquired about finding groundwater and trees at the site, as well as emergency access.*

*Kahan explained that the applicant would have to work with the building department to find a permitted solution and that proposing an amendment to the site plan is also a possibility.*

*Randazzo answered that the trees planted are healthy and that he does not expect any tree health issues.*

*Powell explained the proposed areas for emergency response access space.*

*Commissioner Erica Briggs inquired about trees on the site.*

*Kahan explained that trees approved on a site plan are required to be there, and if a tree is not there the Planning Department can respond to complaints.*

*Commissioner Lisa Sauve discussed signage at the site for emergency response and wetland mitigation at the site.*

*James Gray, Landscape Architect, explained that the prior wetland mitigation failed and will be reimplemented.*

*Commissioner Sara Hammerschmidt inquired about the condition of the land for building and railroad track proximity.*

*Lenart further explained that development would have to meet building code requirements.*

*Powell explained that there is one building on the proposed plan is 20 feet from the property line, and the property line is 50 feet from the railroad tracks.*

*Commissioner Ellie Abrons inquired about the traffic analysis.*

*Powell explained that all proposed plans have been reviewed by the City's traffic engineers.*

*Chair Milshteyn inquired about the Condominium Association will be structured.*

*Randazzo explained that there will likely be a separate association for the proposed development.*

*Briggs inquired about bicycle parking at the site.*

*Randazzo explained that he is open to adding additional bike parking.*

*Ackerman discussed amending the motion to address Planning Commission concerns.*

**AMENDMENT I TO MAIN MOTION:**

**Moved by Ackerman, seconded by Gibb-Randall, that the main motion include the following:**

**Petitioner and City staff explore alternative or additional locations for bike parking.**

**COMMISSION DISCUSSION ON AMENDMENT I TO MAIN MOTION**

*None.*

**On a voice vote, the vote was as follows with the Chair declaring the amendment approved.**

**Yeas:** 6 - Alex Milshteyn, Shannan Gibb-Randall, Zachary Ackerman, Elizabeth Sauve, Ellie Abrons, and Sara Hammerschmidt

**Nays:** 0

**Absent:** 3 - Wendy Woods, Erica Briggs, and Sarah Mills

**AMENDMENT II TO MAIN MOTION**

**Moved by Ackerman, seconded by Hammerschmidt that the following be included in the main motion:**

**Petitioner and City staff collaborate on potential signage and/or traffic calming approaches on and near the site.**

*COMMISSION DISCUSSION ON AMENDMENT II TO MAIN MOTION:*

*None.*

**VOTE ON AMENDMENT II TO MAIN MOTION**

**On a voice vote, the vote was as follows with the Chair declaring Amendment II approved.**

*COMMISSION DISCUSSION ON MAIN MOTION:*

*None.*

**VOTE ON MAIN MOTION:**

**On a roll call vote, the vote was as follows with the Chair declaring the Main Motion Approved as amended.**

**Yeas:** 6 - Alex Milshteyn, Shannan Gibb-Randall, Zachary Ackerman, Elizabeth Sauve, Ellie Abrons, and Sara Hammerschmidt

**Nays:** 0

**Absent:** 3 - Wendy Woods, Erica Briggs, and Sarah Mills