



City of Ann Arbor

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

Tuesday, December 20, 2011

7:00 PM

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

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 7:00 PM.

2 ROLL CALL

Jeff Kahan called the roll.

Present 5 - Bona, Pratt, Mahler, Derezinski, and Giannola

Absent 4 - Woods, Briggs, Westphal, and Adenekan

3 APPROVAL OF AGENDA

A motion was made by Pratt, seconded by Giannola, 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

11-1500

City Planning Commission Meeting Minutes of October 18, 2011

A motion was made by Bona, seconded by Pratt, 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**

Derezinski reported that at the previous meeting, City Council considered and approved the Planned United Development Ordinance and the Site Plan for the Hoover Mansion, University Bank petition. He said that all parties had an opportunity to express their situations in the process and the final result was a compromise where it seemed that everyone left with 3/4 of their wishes fulfilled.

Derezinski reported that City Council approved changes to the traffic code regarding pedestrian crossings. He said that the subject had been very controversial with several amendments offered to the code before Council passed it.

Derezinski said that a resolution that was discussed, but didn't pass, was one that would prohibit the Mayor from appointing City staff to various Boards and Commissions. He noted that those supporting the resolution felt that there could be an appearance of a conflict of interest with such appointments, as well as the need to open up positions to the public sector. He said it was explained that City staff had vast experience and therefore were able to bring a wealth of knowledge to the various Boards and Commissions.

6-b **Planning Manager**

Jeff Kahan reported that there was a public meeting that would take place at the Ann Arbor District Library, on January 12th at 7:00 PM. The subject would be a forum on Sustainability Resources Management.

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

Derezinski reported that, as an adjunct delegate to the Southeast Michigan Council of Governments on behalf of the City, he had attended a meeting held by SEMCOG at the Mallett's Creek Library where they presented statistics on the County, and southeast Michigan, in terms of how it has developed. He said the data was also available on SEMCOG's website.

6-d **Written Communications and Petitions**

11-1551 Parkway Place Land Division - A request to divide this 2.8 acres parcel at 500 Huron Parkway into two parcels. Access to both parcels is to be provided via a shared driveway from Huron Parkway.

Chair Mahler read the Public Notice as published in the newspaper.

Received and Filed

11-1586 Communication 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**

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.)

- 11-1550** Traver Village Site Plan for City Planning Commission Approval - A proposal to construct a new 25-space parking lot in front of the retail building at the southwest corner of the site at 2601 Plymouth Rd; remove 14,021 sq ft of parking and driveway at the northwest corner of the site (Huron Parkway) and restore to lawn area; and add covered bicycle parking throughout the center. A landscape ordinance modification is requested to retain crushed brick mulch in landscape islands on the 16.98 acres parcel. Staff Recommendation: Approval

Kahan gave the staff report, and explained that staff recommends approval of the petition since they have addressed previous staff concerns, requests and comments.

PUBLIC HEARING:

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

A motion was made by Councilmember Derezinski, seconded by Giannola, that The Ann Arbor City Planning Commission hereby approves the Traver Village Site Plan for Planning Commission Approval.

COMMISSION DISCUSSION:

Bona asked about the proposed street trees that would be located between the street

and the sidewalk, noting that there were 5 trees shown on the building side of the sidewalk and 4 trees in the lawn extension that weren't shown on the site plan.

Kahan explained that the trees weren't shown on the presented site plan, however, the petitioner had indicated their willingness to show them on the landscaping plan between the parking lot and the sidewalk. He said the City's Forester was interested to see the street trees planted on the northern side due to the powerlines along the lawn extension.

Bona referenced the concept of the City's Complete Streets, noting that they prefer to see trees between the sidewalk and the street because it makes people feel more comfortable using the sidewalk. She said it was unfortunate that having utilities in this area, making compliance with the Complete Streets concept impossible, and was something that she hoped they could learn from.

Derezinski commented on the Citizen Participation Notification process noting that 750 notices were mailed without any being returned. He was curious to know why none of his constituents in the Second Ward showed up with either praise or comments on the proposed petition.

Earl Ophoff, from Midwestern Consulting, Planner and Engineer for the petitioner, said that they had received approximately 30 notices returned to them for various reasons.

Derezinski asked about the location of the northern entrance and if it came close to the round-about.

Ophoff responded that there is an existing entrance off of Nixon Road that is fairly close to the round-about. He said the parking that is being proposed to be moved is on the northern end of the building and won't affect the parking since it wasn't utilized.

Giannola asked where the new bicycle parking would be located.

Ophoff said it is spread out along the eastern and southeastern frontage of the shopping center.

On a roll call, the vote was as follows with the Chair declaring the motion carried.

Yeas: 5 - Bonnie Bona, Evan Pratt, Eric A. Mahler, Tony Derezinski, and Diane Giannola

Nays: 0

Absent: 4 - Wendy Woods, Erica Briggs, Kirk Westphal, and Eleanore Adenekan

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

None

11 COMMISSION PROPOSED BUSINESS

None.

12 ADJOURNMENT

A motion was made by Councilmember Derezinski, seconded by Pratt, that the meeting be Adjourned. On a voice vote, the Chair declared the motion carried. Meeting Adjourned at 7:24 PM.

**Eric Mahler, Chair
mg**

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Live Web streaming is one more way, in addition to these listed below, to stay in touch with Ann Arbor City Council and board and commission actions and deliberations.

- 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.