



# City of Ann Arbor

301 E. Huron St.  
Ann Arbor, MI 48104  
<http://a2gov.legistar.com/Calendar.aspx>

## Meeting Minutes City Planning Commission

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Thursday, January 3, 2013

7:00 PM

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

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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 on 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](http://www.a2gov.org)).

### 1 **CALL TO ORDER**

*Chair Westphal called the meeting to order at 7:05 pm.*

### 2 **ROLL CALL**

*Rampson called the roll.*

**Present** 6 - Bona, Westphal, Giannola, Adenekan, Derezhinski, and Briere

**Absent** 3 - Mahler, Woods, and Clein

### 3 **APPROVAL OF AGENDA**

**Moved by Adenekan, seconded by Derezhinski, that the agenda be approved. On a voice vote, the Chair declared the motion carried.**

### 4 **INTRODUCTIONS AND PRESENTATIONS**

### 5 **MINUTES OF PREVIOUS MEETING**

*None.*

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

#### 6-a **City Council**

*Briere reported at last month's budget retreat, City Council decided to focus on infrastructure and rationalizing the budget. She said many issues related to infrastructure are discussed at the Commission, and she will keep them updated about progress.*

**6-b Planning Manager**

*Planning Manager Wendy Rampson reviewed the meeting calendar with the Commission. She brought the Commission's attention to the Sustainable Systems forum, to be held in the downtown library, January 9th at 7:00 pm, as well as other upcoming forums.*

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

*Bona reported there was another meeting of the North Main-Huron River Corridor Vision Task Force the previous evening. She said the Task Force has separated into four subcommittees: Main Street right-of-way, which will look at access in the corridor and through to the river; the Main/Depot/Summit intersection; Riverside amenities; and the Michcon site. She said there will likely be overlap in the topics. She said the meeting dates and times will be posted on the City's website, and each subcommittee will be reporting out. She said the next meeting of the full task force will be on January 23.*

*Bona reported the Ordinance Revisions Committee met last week to talk about how to measure density in the R4C district. She said they have identified additional research for staff to do. She said at the next ORC meeting, they will focus on parking.*

**6-d Written Communications and Petitions**

[12-1672](#)

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.)**

*None.*

**8 PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING**

[12-1677](#)

413 E Huron Site Plan for City Council Approval - A proposal to demolish two single-story commercial buildings and a residential building on this 0.92 acre site and construct a 14-story, 271,855 square foot mixed use building containing 216 apartments with 537 bedrooms, and ground-level retail and lobby space. 139 parking spaces will be provided in two underground levels, to be accessed from East Huron Street. 10 surface parking spaces will be provided at the rear of the building, to be accessed from a driveway on North Division Street.

624 Church Street Apartments Site Plan for City Council Approval - A proposal to demolish the commercial building at 624 Church Street and construct a 83,807 square foot, 13-story addition to the commercial building at 618 Church Street, to contain 76 apartments with 196 bedrooms on this 0.34 acre site. Required parking will be provided off-site through permits in a downtown public parking structure.

Kocher Annexation and Zoning for City Council Approval - A request to annex this vacant 0.66 acre single-family residential parcel located at 2925 Devonshire Road from Ann Arbor Township into the City and zone it R1A (Single-Family Dwelling District).

Calvert and La Salle Land Division - A request to divide this 2.54 acres commercial property at 2196 West Stadium Boulevard into two parcels, one fronting on West Stadium Boulevard and the other fronting on West Liberty Street.

*Chair Westphal read the Public Hearing Notice as published.*

## 9 UNFINISHED BUSINESS

- 9-a [12-1673](#) The Summit Townhouses Site Plan for City Council Approval - A proposal to zone it R3 (Townhouse Dwelling District) and construct a 24-unit multiple-family residential development with 48 parking spaces and one access driveway on this 3.3 acre parcel, located at 2081 East Ellsworth Road. Staff Recommendation: Postponement

*Rampson presented the staff report.*

*PUBLIC HEARING:*

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

**Moved by Briere, seconded by Giannola, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Summit Townhomes Site Plan and Development Agreement, subject to 1) preliminary plan approval by the Washtenaw County Water Resources Commissioner; 2) revising the landscape plan to provide required interior landscaping; and 3) revising the utility plan to extend water main to the northern parcel boundary prior to City Council consideration of the site plan.**

*COMMISSION DISCUSSION:*

*Bona said, when this gets reviewed for a building permit, handrails or landscaping are needed to make sure pedestrians are protected from falling off the sidewalk edge. She said a landscaping barrier would be preferable.*

*Derezinski asked if this item would not be scheduled until the conditions in the motion are addressed.*

*Rampson said, this is correct.*

*Briere asked how families who live in this development get to the elementary school.*

*Rampson said there is perimeter sidewalk available, and the petitioner was asked to explore a connection to the school-owned parcel to the north.*

*Leonard Michaels, representative for the petitioner, said they will provide a connection with the school site.*

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

**Yeas:** 6 - Bonnie Bona, Kirk Westphal, Diane Giannola, Eleanore Adenekan, Tony Derezinski, and Sabra Briere

**Nays:** 0

**Absent:** 3 - Eric A. Mahler, Wendy Woods, and Kenneth Clein

*Enter Mahler.*

**Present** 7 - Bona, Mahler, Westphal, Giannola, Adenekan, Derezinski, and Briere

**Absent** 2 - Woods, and Clein

**9-b**      [12-1674](#)

515 N. Fifth Ave Apartments Site Plan for City Council Approval - A proposal to demolish the existing structure and construct a 2-1/2 story, four-unit multiple family dwelling with 6 parking spaces on this 0.20 acre parcel. Staff Recommendation: Approval

*Thacher presented the staff report.*

**PUBLIC HEARING**

*Scott Bowers, architect for the petitioner, said the petition was postponed at the previous meeting to provide additional illustration of the context. He pointed out on a display board the view of the front of the house from the street.*

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

**Moved by Giannola, seconded by Derezinski, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 515 North Fifth Site Plan and Development Agreement, subject to a variance for the Conflicting Land Use buffer being granted by the Zoning Board of Appeals.**

**COMMISSION DISCUSSION:**

*Bona said that, looking at the new elevation drawing of the context, she sees the contour of the site. She reiterated her concern about drainage. She asked staff to pay particular attention to this situation at the construction stage so it doesn't create a problem for the neighbors.*

*Briere said she was concerned about accessibility of these units. She asked what units need to be accessed by stairs.*

*Bowers said the front two apartments require stairs, and the bottom two units have an 8 inch rise at the entry.*

*Briere asked if the condominium association would require removal of any ramp upon sale of the unit.*

*Bowers said no.*

*Briere asked about bathroom accessibility.*

*Bowers said one of the first floor bathrooms will be fully accessible. He said the owners also have the option for adding an elevator in the future.*

*Briere said that a true front porch opens on to the street, and not the driveway. She said, looking at the drawings, she has no clue about where the front entrance is. She said she hopes future development will take into this account.*

*Westphal asked about master plan recommendations relating to front porches.*

*Rampson said the original design didn't have a front entrance at all, and after receiving comments, the petitioners created a different approach and added an entry and porch-like entrance in the front. She said a front porch is not a code requirement and there are no design review requirements in this part of the City that dictate porches on the front of buildings. She said that if the Commission felt strongly about this, then they might want to incorporate a requirement for porches into the code.*

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

**Yeas:** 6 - Bonnie Bona, Kirk Westphal, Diane Giannola, Eleanore Adenekan, Tony Derezinski, and Sabra Briere

**Nays:** 0

**Absent:** 3 - Eric A. Mahler, Wendy Woods, and Kenneth Clein

**9-c**      [12-1675](#)

Master Plan Amendment: 2012 Sustainability Framework - A proposal to adopt a framework of 16 overarching sustainability goals as a new city-wide element of the City Master Plan. Staff Recommendation: Adoption

*Thacher presented the staff report.*

*PUBLIC HEARING:*

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

**Moved by Mahler, seconded by Adenekan, that the Ann Arbor City Planning Commission hereby adopts the Sustainability Framework, as revised, as a citywide element of the City of Ann Arbor Master Plan,**

**and**

**Moved by Mahler, seconded by Adenekan, that the Ann Arbor City Planning Commission hereby recommends that the City Council adopt the Sustainability Framework, as revised, as a city-wide element of the City of Ann Arbor Master Plan.**

*COMMISSION DISCUSSION:*

*Bona said the language for "Sustainable Buildings" is a great improvement. She said she had suggested moving the term "community context" out of the goal, but seeing it here wraps all the concepts together. She supports a motion to revise the draft plan.*

*Mahler said he believes the Commission can vote on the main motion without making an amendment.*

*Westphal said he was happy to see this change. He said the language gets at what people were thinking about and is a great improvement.*

**On a roll call, the vote was as follows, with the Chair declaring the motions carried and the plan adopted.**

**Yeas:** 7 - Bonnie Bona, Eric A. Mahler, Kirk Westphal, Diane Giannola, Eleanore Adenekan, Tony Derezinski, and Sabra Briere

**Nays:** 0

**Absent:** 2 - Wendy Woods, and Kenneth Clein

**10**     **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](http://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.)

**10-a**     **[12-1676](#)**     **South State Street Corridor Plan Distribution - Staff Recommendation: Approval**

*Rampson introduced the State Street Corridor Plan.*

**Moved by Bona, seconded by Adenekan, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council authorize distribution of the draft Master Plan Amendment: South State Street Corridor Plan to adjoining jurisdictions and stakeholders in accordance with the Michigan Municipal Planning Act (PA-33 of 2008) and Chapter 8 of the Ann Arbor Code of Ordinances.**

*COMMISSION DISCUSSION:*

*Bona asked about if the railroads are notified of the plan.*

Rampson explained that all the railroad companies in Ann Arbor will be notified.

Westphal asked if the plan will be shared with stakeholders.

Rampson said yes.

Derezinski commended the staff on an excellent report. He compared the efforts with the Reimagining Washtenaw efforts. He said it's important that the neighboring townships are aware of what we're doing, and he is happy to send out the plan.

Giannola asked about the site specific recommendation for Site 1C.

Rampson said the discussion was because this was a historic use in the corridor, there was a sense of keeping some section of the corridor that would still allow for historic industrial and repair uses to remain.

Briere asked for review of rezonings that have not been approved in anticipation of the completed plan. She asked staff to refresh her memory about rezonings that were turned down.

Rampson said there are three specific sites, one of which is currently postponed at the Planning Commission level.

Westphal complemented staff on a great effort.

Rampson credited Kristin Baja, whom she noted had done the lion's share of the work, and has since moved on to the City of Baltimore, MD.

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

**Yeas:** 7 - Bonnie Bona, Eric A. Mahler, Kirk Westphal, Diane Giannola, Eleanore Adenekan, Tony Derezinski, and Sabra Briere

**Nays:** 0

**Absent:** 2 - Wendy Woods, and Kenneth Clein

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

None.

**12 COMMISSION PROPOSED BUSINESS**

Derezinski said the Commission has to think good thoughts as Terri Blackmore leaves Ann Arbor to go to Colorado, adding that she contributed greatly to this community.

**13 ADJOURNMENT**

**Moved by Mahler, seconded by Bona, that the meeting be adjourned at 8:00 pm. On a voice vote, the Chair declared the motion carried.**

Kirk Westphal, 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](http://www.a2gov.org/government/city_administration/communicationsoffice/ctn/Pages/VideoOnDemand.aspx)*
- *Cable: Watch CTN Channel 16 public meeting programming via Comcast Cable channel 16.*

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