



**City of Ann Arbor**  
**Formal Minutes - Final**  
**City Planning Commission**

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

---

Tuesday, April 2, 2013

7:00 PM

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

---

**9-a 13-0352**

State Street Center Rezoning and Site Plan for City Council Approval - A proposal to rezone this 1.0 acre parcel at 3945 South State Street from O (Office District) to C3 (Fringe Commercial District), demolish an existing vacant building and construct two one-story retail buildings totaling 8,531 square feet in one phase. A single-lane drive-through is proposed to serve the front (west) building. Staff Recommendation: Approval. Ward 4

*Rampson presented the staff report.*

**PUBLIC HEARING:**

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

**Moved by Woods, seconded by Mahler, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the State Street Center rezoning from O (Office District) to C3 (Fringe Commercial District), and that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the State Street Center Site Plan, subject to the dedication of the 50-foot South State Street right-of-way to the City prior to the issuance of any permits.**

**COMMISSION DISCUSSION:**

*Bona said it would be nice to have a walkway from the Research Park to the proposed Jimmy John's site. She asked the petitioner if that have been considered.*

*Jim Cernuto, 26140 Raine, Oak Park, MI, Project Manager, said that the neighboring parcel behind them belongs to Subaru, and the only available sidewalk is along State Street. He explained that the site is a very difficult site to work with and meet all the City's requirements, since the parcel is very narrow. He reviewed the site map showing that there is a part of the neighboring parcel that has been cut out by the owner, First Martin, for future development. He said when that parcel comes before the Commission for development, it would be appropriate to ask First Martin to consider a connection point to this parcel.*

*Bona suggested that the connection point be written into the record for*

*future retrieval. She requested the petitioner to make their sidewalks inviting so that the neighbors would feel comfortable using them to access their site and Jimmy John's.*

*Rampson said they worked with the petitioner to connect sidewalks from the front sidewalk on S. State Street all the way to the rear of the site.*

*Cernuto thanked the Commission for their hard work on the Commission.*

*Clein said the zoning request seemed consistent, and the Commission should approve the request. He hoped that they could make a viable business on a site that is setback so far from the street. He asked about the north elevation of the plan and screening of the mechanicals.*

*Cernuto explained that the architectural plans are preliminary at this time, and it was the intention to not make the back of the building look like the back of a building. He said they want the building to look nice, and they wanted to make the back of the building look like the front, but the fire regulations will not allow that. He said the mechanicals will be screened.*

*Clein asked staff if there was enough porous pavement proposed on the site, so there is no need for further water detention or retention on site, and if they have confirmed that the soils will accept the infiltrations.*

*Rampson said, yes.*

*Woods asked about fire department access.*

*Rampson said there is enough access in the hammer head area.*

*Westphal said he believes the zoning is appropriate. He asked if there is any follow-up of the porous pavement system.*

*Rampson said we don't have too many examples of porous pavers, but since they are more costly to maintain the petitioner will have to include the additional expenses in their maintenance program. She said the City currently does not have a regular inspection program to monitor these; however, when complaints are received they would investigate them.*

*Briere asked about proposed signage for the retail identification, adding that she had concerns that it wouldn't be visible enough.*

*Cernuto said they have not yet decided on the signage, but they will comply with the City's regulations.*

*Bona asked what types of retail would be allowed in a C3 zoned center. She asked if an office would be allowed.*

*Rampson said uses such as an office, food service, a convenient store, dry cleaners, or wholesalers would be allowed. She explained that C3 is the most inclusive of all zoning designations.*

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

**Yeas:** 8 - Bonnie Bona, Eric A. Mahler, Wendy Woods, Kirk Westphal, Eleanore Adenekan, Kenneth Clein, Tony Derezinski, and Sabra Briere

**Nays:** 0

**Absent:** 1 - Diane Giannola