



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, March 19, 2013

7:00 PM

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

10-a 13-0303

State Street Center Site Plan for City Council Approval - A proposal to demolish an existing vacant building on this 1.0 acre site located at 3945 South State Street 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: Postponement

DiLeo presented the staff report.

PUBLIC HEARING:

Thomas Partridge, resident of Ann Arbor, said he wants to impress upon the Commission that its policies need to be reformed. He said this body should be scheduling frequent meetings with the Ann Arbor Housing Commission and Human Rights Commission. He said projects should not be forwarded to City Council without the consideration of air quality, affordability, and accessibility. He said you have built a high priced segregated city, on land where the American Indian and slaves lived and worked. He said they need to reform the policies and criteria that the Commission uses to review site plans.

Noting no further speakers, the Chair declared the public hearing closed and to be continued if the agenda item is postponed.

Moved by Giannola, seconded by Adenekan, 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:

Giannola asked if there will be restrictions on signage, since the strip mall will be setback and difficult to see.

DiLeo said the site will be permitted a limited size ground sign, per Chapter 61 of the Zoning Code, where multiple business identifications can be displayed.

Giannola asked if anyone will be able to see the rear lot from the street.

DiLeo said the lot is rather flat, and visibility may be an ongoing challenge.

Giannola asked if there is any connection or grade difference the Tim Horton's lot and this lot.

DiLeo said there is no connection nor grade difference, but a difference between property owners, which is a civil matter.

Westphal asked if staff had worked towards the petitioner getting a connection to the neighboring Tim Horton's lot.

DiLeo explained that staff person, Chris Cheng, had worked rather diligently towards making that happen, but believes that could only happen following a property owner change of one or both parcels.

Rampson clarified that staff regularly works with the petitioner on access management in an attempt to connect commercial sites, and in this case the property owners did not agree. She said without having an access management ordinance in place, they are limited to working with the petitioner.

Adenekan asked which tree will be replaced.

DiLeo clarified using the site plan and site photos, noting that none of the trees will be chopped down, but because the parking lot is going to be located so close to the tree trunk, they are requiring mitigation.

Derezinski asked about the appropriate zoning for this project, and if the rezoning would require more notice to the neighboring parcels.

Rampson clarified that it would not requiring a citizen participation meeting, just the postcard mailing notification to all owners and residents within 1,000 ft of the parcel. She noted that most neighboring parcels are commercial.

Moved by Derezinski, seconded by Briere, to postpone this item to be considered with the rezoning application.

Briere asked if adjacent property owners in Pittsfield Township could also be notified of the rezoning.

Rampson confirmed this.

Woods said when the item returns to the Commission, she would like further information about how vehicles get into the site when going south

and north on South State Street.

Westphal asked that staff review the parcel to see if the rezoning would fit into the zoning, before the South State Street Corridor Plan was created, and if this might be connected to errors elsewhere.

Derezinski asked about the timing for the roundabout.

Rampson said she believed it would be on course for this construction season, but she would get more details from staff on the construction timetable.

On a voice vote, the Chair declared the motion carried and the item postponed.