



City of Ann Arbor
Formal Minutes - Draft
Planning Commission, City

301 E. Huron St.
Ann Arbor, MI 48104
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Tuesday, December 17, 2013

7:00 PM

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

10-a 13-1544

1643 & 1645 South State Street, Hoffman Rezoning for City Council Approval - A proposal to rezone 2 parcels; 1643 South State Street (0.30 acre) and 1645 South State Street (0.22 acres) from TWP (Township District) to C1 (Local Business District). Ward 4. Staff Recommendation: Approval

Kowalski 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 Hofmann Zoning from Unzoned to C1 (Local Business District).

COMMISSION DISCUSSION:

Bona asked about the uses on the site and whether they were allowed by C1.

Kowalski clarified the uses of the two buildings in the back are auto repair and storage uses, which are considered non-conforming, and there is also a wood shop use at the front of one of the parcels that would be considered a conforming use.

Bona asked if there was a way to allow any non-conforming uses in C1 district through Special Exception Uses.

Kowalski said that there are not special exception use options for these types of uses in the C1 district.

Bona said the storage use does not make a lot of sense in this area where we are trying to create a vital environment, but the wood shop would.

Briere recalled at the earlier discussion of the zoning request, the petitioners expressed a desire to have a large retail operation, as well as manufacturing sausages. She asked whether the C1 designation would

do this better than a C3 designation.

Kowalski said the C1 district is a little more restrictive, with tenant spaces limited to 8,000 sf. He said large-scale processing is not permitted in this district. He noted that the C1 zoning is the best fit with the master plan.

Briere asked what the zoning designation is on the adjacent Produce Station site.

Kowalski said the Produce Station site is zoned C3 and P.

Briere asked if the South State Street plan recommended C1. She noted that she did not see a map of the proposed zonings for the State Street Area land use recommendations at a larger scale in the staff report.

Rampson explained that the South State Street Plan does not have a proposed zoning map. She said that the plan identifies clusters of parcels with area-specific land use recommendations. She noted that this parcel is in Area 1A, which is recommended for a local business service district, which is best suited for C1 zoning.

Westphal asked if these rezonings are an item in the work plan.

Rampson said not at this moment, but the Commission has talked about being proactive about rezonings along the corridor.

Woods said she is supportive of this request, and understands why it was turned down the first time.

Westphal asked if a site plan comes forward for the site, they would look at parking conformance, but in the interim the current parking configuration could continue.

Kowalski said yes.

Parekh asked if the existintg auto repair is a non-conforming use.

Kowalski said yes, but they are allowed to continue.

Parekh asked if this use could remain even if there was a transfer in ownership.

Kowalski said yes.

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

motion carried.

Yeas: 6 - Bonnie Bona, Wendy Woods, Kirk Westphal, Diane Giannola, Sabra Briere, and Paras Parekh

Nays: 0

Absent: 3 - Eleanore Adenekan, Kenneth Clein, and Jeremy Peters