



City of Ann Arbor

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

Thursday, January 23, 2014

7:00 PM

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

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1 CALL TO ORDER

Chair Westphal called the meeting to order at 7:10 pm.

2 ROLL CALL

Present 7 - Bona, Woods, Westphal, Giannola, Adenekan, Parekh, and Peters

Absent 2 - Clein, and Briere

3 INTRODUCTIONS

4 APPROVAL OF AGENDA

COMMISSION DISCUSSION:

Giannola moved to add the following item under New Business: 'Resolution Recommending Planning Commission Representative to the Environmental Commission'. Seconded by Woods.

APPROVAL OF AGENDA

A motion was made by Giannola, seconded by Adenekan, that the Agenda be Approved as amended. On a voice vote, the Chair declared the motion carried.

5 MINUTES OF PREVIOUS MEETING

5-a [14-0028](#) November 19, 2013, City Planning Commission Meeting Minutes

The Minutes were unanimously postponed to the next Planning Commission meeting. 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**

Rampson reported that City Council met on Tuesday this week, with discussion of two very important items from the Planning Commission. The Downtown Zoning Evaluation Recommendation was discussed with Council adding several amendments to the Resolution. She said there was a deadline date of October 20, 2014 to move these items forward to City Council. She reviewed the amendments with the Commission.

The other item discussed at Council was 624 Church Street site plan and development agreement. She noted there was lengthy discussion on the parking in lieu contribution for this project that was for 48 parking spaces in the Fourth Avenue parking structure with 3 five-year parking renewal extensions committed by the DDA for this particular development.

6-b **Planning Manager**

Rampson reported that the regular Planning Commission meeting of February 4th would be a working session.

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

6-d **Written Communications and Petitions**

[14-0029](#) Various Correspondences 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**

9 **UNFINISHED BUSINESS**

[14-0030](#) Public Hearings Scheduled for the February 4, 2014 City Planning Commission Meeting

None

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).)

(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 14-0031

515 Oxford Rezoning and Area Plan for City Council Approval - A proposal to rezone this 0.24 acre parcel from R4A (Multiple-Family Residential District) to R2B (Two-Family and Student Housing Dwelling District) to allow a sorority annex use for 20 residents. The petitioners propose to reconfigure the existing dwelling on the site to meet current setback requirements. A total of four parking spaces would be provided. Ward 2. Staff Recommendation: Approval

Jill Thacher provided the staff report.

PUBLIC HEARING:

Robb Burroughs, OX Studios, 308 1/2 South State Street, Suite 20, Ann Arbor, noted that they held the citizen participation meeting, which included members of the Oxbridge Neighborhood Association, and there was lot of support for the project. He said that they were completely unaware that this was a George Brigham house, adding that it is not currently as elegant from the outside as it once was and with few elements remaining of the original interior. He said since learning it was a George Brigham house they have had formal discussions with the head of A2Modern and done research at the Bentley Museum. He said they are very interested in retaining the original features and will modify the site plan to preserve such. He said they have a hardship that the complete north wing is sequestered in the northern setback, explained that they will most likely request a planned project and rebuild the southern component. He request the Commission move forward with the rezoning to allow the proposed planned changes.

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

A motion was made by Bona, Seconded by Adenekan, that The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 515 Oxford Rezoning from R4A (Multiple-Family Dwelling District) to R2B (Two-Family Dwelling District and Student Housing District) and Area Plan.

COMMISSION DISCUSSION:

Bona asked if the Commission should be concerned about approving an area plan that might be different from a site plan that will come before them in the future.

Thacher said an area plan is conceptual and the petitioner in this situation is starting with an existing building. A site plan with a planned project would not make conditions less conforming or bring the building any closer to the existing lot lines, noting that the existing footprint may not change much.

Rampson explained that an Area Plan does not allow the petitioner to proceed with any type of construction; the City would not allow permits to be issued.

Bona asked if there is any type of allowances in planned projects for giving relief in order to preserve a historic resource.

Thacher said there is language within the planned project designation that reflects preserving neighborhood character.

Bona asked about parking, and if they should be concerned about excess pavement that could be used as additional parking spaces. She asked if they need to be stricter on potential tandem parking in driveways.

Thacher said the space is not large enough to be deemed a parking lot, given that it is under 1,200 square feet and only two spots are out in the open with the other two inside the building. She said it would be easy for more cars to park in this area, and that they haven't had that discussion with the petitioner yet, knowing that there might be changes with the coming site plan. She noted they will not be able to block shared access to other buildings, and if possible she would like to see the existing carport parking space moved to the rear yard.

Bona said from her perspective, she wouldn't mind them utilizing the space for as many cars as needed, but would like for the petitioner to think of ways to reduce the excess pavement, possibly through allowing tandem parking.

Woods asked how the shared driveway acts as a walkway to Oxford Housing.

Thacher noted on the aerial photograph the shared walkway that is not a dedicated sidewalk, and how it is used as a shared space between vehicles and pedestrians.

Woods noted that maintenance for the driveway is shared. She asked about the sidewalk ramp.

Thacher said this ramp is in the sidewalk/public area.

Woods asked whose responsibility it was to clear the ramp.

Thacher said they believe it is the property owner.

Peters said that he is supportive of the change since it is more apt to fit within the surrounding zoning. He said he was pleased to hear from the petitioner that they have been speaking with the A2modern group about preserving as much as possible on this building and he looks forward to seeing the future site plan.

Westphal asked about bicycle parking types and if they load up on better types, can they have less than required.

Thacher said with this type project they would need at least five class A spaces and five class B spaces, and that the petitioner has proposed a total of 15 spaces. She noted a typo in the staff report, but explained that the bicycle parking will be worked out at the site plan stage.

Westphal said he is supportive of the rezoning, and hopes that with the site plan coming to the Commission they can also address issues of the parcel, such as cleaning up the condition of property. He asked if there were recommendations to proactively rezone this parcel earlier.

Thacher said no.

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

Yeas: 7 - Bonnie Bona, Wendy Woods, Kirk Westphal, Diane Giannola, Eleanore Adenekan, Paras Parekh, and Jeremy Peters

Nays: 0

Absent: 2 - Kenneth Clein, and Sabra Briere

NEW BUSINESS

Resolution Recommending Planning Commission Representative to the Environmental Commission

Westphal stepped down as presiding Chair for this agenda item. Wendy Woods, Vice Chair assumed the position of meeting Chair.

COMMISSION DISCUSSION:

None

Motion made by Giannola, Seconded by Adenekan, that the City Planning Commission recommend to City Council that Kirk Westphal be reappointed from the Planning Commission to the Environmental Commission.

Yeas: 6 - Bonnie Bona, Wendy Woods, Diane Giannola, Eleanore Adenekan, Paras Parekh, and Jeremy Peters

Nays: 0

Absent: 2 - Kenneth Clein, and Sabra Briere

Recused: 1 - Kirk Westphal

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

None.

Adenekan noticed young adults in the audience.

They introduced themselves as students from Skyline High School and from The Michigan Daily.

12 COMMISSION PROPOSED BUSINESS

Bona said that in the past, the City Planning Commission has worked closely with the Energy Commission. She said the Energy Commission will be bringing an energy disclosure ordinance to City Council and she would like the Commission to consider a resolution in support of the ordinance. She noted that this would be consistent with the Climate Action Goals and the Sustainability Framework.

13 **ADJOURNMENT**

Adjourned at 8:05 pm.

The meeting was unanimously Adjourned at 8:05 p.m.

Kirk Westphal, Chair
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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*
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