



City of Ann Arbor

Formal Minutes - Draft

Planning Commission, City

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

Tuesday, June 3, 2014

7:00 PM

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

10-f 14-0893

Dusty's Collision Site Plan - A proposal to construct a one-story, 30,537 square feet automobile collision repair facility on this 3.16 acres parcel, located at 2310 South Industrial Highway. The former building on this site was demolished in 2013. Proposed site improvements include a revised parking lot, lighting and landscaping, and two driveways in the approximate location of the existing curb cuts. (Ward 4) Staff Recommendation: Approval

Staff was available to answer questions regarding the staff report.

PUBLIC HEARING:

Rich Henes, Cornerstone Design, 310 Depot Street, Suite 2, was available to answer any questions from the Commission.

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

Moved by Peters, seconded by Giannola, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Dusty's Collision Site Plan, subject to providing one footing drain disconnect prior to issuance of a certificate of occupancy.

COMMISSION DISCUSSION:

Bona asked about pedestrian access to and from the site.

Henes pointed out there is pedestrian access from the public sidewalk at the northeast corner.

Bona asked about customer parking.

Henes said there would be three drive-up lanes with everything happening inside the building, protected from the elements.

Peters asked about internal drainage and any mitigation to collect unintended hazardous run-off from collision vehicles.

Henes said they have internal trench drains that will all be contained, drained and disposed of legally.

Clein asked about required vegetation around the parking lot and if it met City requirements.

Kahan said yes.

Peters asked about comments from Mallett's Creek Coordinating Committee regarding design of the detention basin; he asked if the petitioner had plans to address the comments separately. He also had concerns about potential run-off from the parking lot into the nearby detention basin.

Henes said he believed the Mallett's Creek Coordinating Committee's concerns were related to the existing swale on the north east side of the property; that they were trying to get them to have it drain to the center-front landscape strip between the parking areas through the installation of a pipe. He said due to the water table being so high, that request would be useless, due to the infiltration rate being so low. They currently plan on collecting everything in the pond and from there the pond will do what it is supposed to do with the water.

Rampson noted that this project is being reviewed under the current Water Resource Commissioner's rules since their proposed changes are not in effect yet, adding that this project does comply.

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, Kenneth Clein, and Jeremy Peters

Nays: 0

Absent: 2 - Sabra Briere, and Paras Parekh

The complete record of this meeting is available in video format at www.a2gov.org/ctn, on "The Meeting Place" page (<http://www.a2gov.org/livemeetings>), or is available for a nominal fee by contacting CTN at (734) 794-6150.