



City of Ann Arbor

Formal Minutes

Planning Commission, City

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

Monday, September 22, 2014

7:00 PM

Larcom City Hall,
301 E Huron St, Second Floor,
City Council chambers

SPECIAL MEETING

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1 CALL TO ORDER

Chair Woods called the meeting to order at 7:06 p.m.

2 ROLL CALL

Rampson called the roll.

Present 6 - Woods, Westphal, Adenekan, Clein, Briere, and Franciscus

Absent 3 - Bona, Giannola, and Peters

3 APPROVAL OF AGENDA

Moved by Councilmember Briere, seconded by Westphal, that the agenda be approved as presented. On a voice vote, the Chair declared the motion carried.

4 **SPECIAL BUSINESS - Staff Report, Public Hearing and Commission Discussion of Item**

- 4-a** **14-1423** Holiday's Restaurant Landscape Modification - A request to allow existing landscaping to remain as part of proposed site improvements at 2080 West Stadium Blvd. The modifications would retain an existing parking lot landscape island instead of creating a new bio-retention island, and allow the existing vegetation screen along the rear property line to satisfy the Conflicting Land Use Buffer requirement. (Ward 5)
Staff Recommendation: Approval

Wendy Rampson presented the staff report.

PUBLIC HEARING:

Rob TerBush, 2080 West Stadium Blvd., petitioner and owner, thanked the Commission for holding a special meeting to hear his request. He was available to respond to the Commission's enquiries.

Moved by Adenekan, seconded by Clein, that the Ann Arbor City Planning Commission hereby approves the proposed landscape modifications in order to eliminate the requirement for depressed bioretention area in parking lot and allow the petitioner to utilize the existing planting screen to satisfy the requirement for the Conflicting Land Use Buffer along the eastern property line.

COMMISSION DISCUSSION:

Briere asked about an impact statement from the residential neighbors.

Rampson said that neighbors had been notified of the project and public hearing via a postcard notice, and there were no responses to the notice.

Briere asked about the soil stockpiling shown on the site plan.

Chris Nordstrom, The Johnson Hill Land Ethics Studio, 516 East Washington Street, Ann Arbor, Landscape Architect, said the location is mainly just to hold the soil on site, while the construction is going on. He said they will put a soil erosion screen around the work area and it will be a temporary holding area while they dig out the patio paving area, and the area will then be graded with a berm along the edge where some of the soil will be used and any soil in excess will be trucked off site.

Briere asked if the berm will be planted.

Nordstrom said yes, and while they haven't worked out a planting layout yet, it meets the current City code.

Briere said her concern was with encouraging people to be out on the sidewalks, a steep slope will lead to ice on the sidewalk.

Nordstrom said it shouldn't given that they are keeping it at a 3 to 1 slope and going back per City requirement and he did not foresee any issues with it.

Adenekan asked about the location of the proposed patio and parking spaces.

Nordstrom explained the location of the patio and said there are 42 parking spaces on the site.

Adenekan asked if the landscaped islands will be cleaned up.

Terbush said they did not do as much planting in that area in the past since they weren't sure if it would need to become a bioswale. He said they have grown herbs for the restaurant in that area, but it is in their best interest to tidy it up.

Westphal asked about Image 2 and the existing landscape buffer. He said he had concerns that the good trees might become choked out and there wouldn't be anything left for screening in the winter.

Terbush said that until they knew what was going to happen with their request, they have left it, but assured the Commission that there would be a fall clean-up of any vines and trimming of the sycamore tree so the healthy evergreens can continue to flourish.

Clein asked about the berm and how tall the proposed planting would be.

Terbush said they are proposing to have as many vegetables as possible on the berm, so they are looking at a berm with a bedding area on top where the vegetables would be planted.

Clein complimented the petitioner on their attempts to grow their own vegetables for use in the restaurant.

Terbush said this year they had about 100 tomato plants and another 100 vegetable plants.

Clein said he understood that the Commission was not approving the

placement of the walk-in cooler that was shown on the plan as Phase II.

Nordstrom said it was included in the proposal and intended to give notice that it would be something at a later date, and didn't believe it had any impact on the current request.

Rampson said staff would clarify the issue, noting that with Administrative Amendments staff would make sure there is no added impervious surface to a site, and if the cooler could be approved with the request it would be and if not the petitioner would be notified that they would have to bring back the request at a later date.

Woods asked about pedestrian crosswalk that is located near the restaurant, and if they have had success in making the vehicles stop for them and their customers, noting that the City is trying to make Stadium Boulevard pedestrian friendly. She said it is important for the Commission to receive feedback whether these crosswalks are functioning as intended.

Terbush said that he felt there was inconsistency across the City with the signage and blinking lights on crosswalks and that there is confusion due to that inconsistency. He said sometimes cars stop and other times they don't.

Nordstrom commented that the vegetation in the landscape island in this particular location is a little too high and that the City might consider looking into a lower ground cover.

Terbush added that it might be difficult to pick out a 4-5 foot tall person standing in the 3-4 foot tall vegetation.

Rampson stated that the pedestrian island in question is the only one being maintained by an adjoining property owner [Ace Hardware], and while they have done a really good job on the plantings, the ornamental grasses need to be tempered. She said one day she noticed a person in a wheelchair that was using the crosswalk and one could barely see their head through the taller ornamental grasses. She said she would follow-up on the issue.

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

Yeas: 6 - Wendy Woods, Kirk Westphal, Eleanore Adenekan, Kenneth Clein, Sabra Briere, and Sofia Franciscus

Nays: 0

Absent: 3 - Bonnie Bona, Diane Giannola, and Jeremy Peters

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

6 ADJOURNMENT

Moved by Westphal, seconded by Clein, that the meeting be Adjourned at 7:28 p.m. On a voice vote, the Chair declared the motion carried.

Wendy Woods,
Chairperson of the City Planning Commission

Mia Gale
Recording Secretary

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