



# City of Ann Arbor

## Formal Minutes

### Planning Commission, City

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

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Tuesday, September 16, 2014

7:00 PM

City Hall, 301 E. Huron St., 2nd Fl.

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Commission public meetings are held the first and third Tuesday of each month. Both of these meetings provide opportunities for the public to address the Commission. Persons with disabilities are encouraged to participate in public meetings. Citizens requiring translation or sign language services or other reasonable accommodations may contact the City Clerk's office at 734.794.6140; via e-mail to: [cityclerk@a2gov.org](mailto:cityclerk@a2gov.org); or by written request addressed and mailed or delivered to: City Clerk's Office, 301 E. Huron St., Ann Arbor, MI 48104. Requests need to be received at least two (2) business days in advance of the meeting. Planning Commission meeting agendas and packets are available from the Legislative Information Center on the City Clerk's page of the City's website (<http://a2gov.legistar.com/Calendar.aspx>) or on the 1st floor of City Hall on the Friday before the meeting. Agendas and packets are also sent to subscribers of the City's email notification service, GovDelivery. You can subscribe to this free service by accessing the City's website and clicking on the 'Subscribe to Updates' envelope on the home page.

#### 1 CALL TO ORDER

*Chair Woods noted that the four Commissioners present did not present a quorum, which would be needed to conduct the public business.*

*Woods said that the Commission would like to hear any public commentary from the public or petitioners who had come to address the Commission. She said the public would be notified if the items on tonight's agenda would be taken up at the next regular Commission meeting or if they would need to call a Special meeting in order to facilitate taking care of the agenda item. She apologized for member who were struggling with illness or were out of town and unable to attend the meeting.*

#### AUDIENCE PARTICIPATION

*Lisa Dusseau, 2740 Lakehurst Lane, Ann Arbor, spoke about the Toll Brother's development on Nixon Road and Dhu Varren. She said she was a member of the Ann Arbor North East Neighborhood Alliance, a group of neighbors in the Traverlakes subdivision, that formed the group after the Toll Brothers had an initial public comment meeting to show what they had come up with for the proposed development. She referenced a 'Position Paper on Nixon Farms Development', which has been attached to the meeting file for record. See attachment for details. In summary they are concerned with the stewardship of Township property that is to be annexed into the City and planned for heavy residential, high density development, and that the US Environmental*

*Protection Agency [EPA] and the US Department of Justice found the Toll Brother's in violation of the Clean Water Act, resulting from discharge of pollutants in stormwater from construction sites, noting there were over 600 violations, covering 370 construction sites in 23 states, including Michigan. She said the proposed site plan shows construction too close to the wetlands and they would like to see the natural features preserved through donation to the City as parkland or through use of Greenbelt funds.*

*Rob TerBush, 2080 West Stadium Blvd. Ann Arbor, Owner of Holiday's Restaurant, said they are looking to put outdoor seating as well as an airlock vestibule addition to the outside of the restaurant, and they were not aware that they would be required to go before the Commission for approval. He said the project is being funded through an Small Business Loan loan through Bank of Ann Arbor that has a 6 month clock. He said it started April 24, 2014 and runs out October 24, 2014, and anything not finished or funded upon inspection goes away. He said this is not a next year, next time situation and if a Special meeting would be possible, he said he would really like to approach that. He said he had lost the original constructor, due to timing issues and the back-up constructor is ready to go when they have everything ready, noting that the project is a one to two week project and they would really not like to have to wait and go on an October docket.*

*Justin Gall, 2930 Lakehurst Court, resident of Ann Arbor since 2000, said he has a lot of interest in Ann Arbor and development going on in the northeast side of town, particularly the densely populated plan that is being proposed for that area. He said he was present because of the ideology and values that Ann Arbor provides, through its parks and recreation, noting that there is not a ton of dense living. He said the proposed development in the northeast corridor is contrary to that and is rapid development that might forget the value we have in living in Ann Arbor and why we decided to have our families here and continue living here. He said he sees a lot of development happening for dense residential areas but doesn't see plans for traditional parks, adding that it could be an oversight when looking at creating the balance between what they have in Ann Arbor and maintaining it. He said he would like the Commission to look at these things when they review the projects and maybe place holds on projects until parks and recreational facilities have been included, he would appreciate it.*

*Rampson said future meetings would be posted to the City's meeting calendar and to please view that calendar to confirm the date of a Special Meeting.*

**Present** 4 - Woods, Westphal, Giannola, and Franciscus

**Absent** 5 - Bona, Adenekan, Clein, Briere, and Peters

**3 INTRODUCTION**

**4 APPROVAL OF AGENDA**

**5 MINUTES OF PREVIOUS MEETING**

**5-a** [14-1387](#) June 17, 2014 City Planning Commission Meeting Minutes

**5-b** [14-1388](#) July 15, 2014 City Planning Commission Meeting Minutes

**6 REPORTS FROM CITY ADMINISTRATION, CITY COUNCIL, PLANNING MANAGER, PLANNING COMMISSION OFFICERS AND COMMITTEES, WRITTEN COMMUNICATIONS AND PETITIONS**

**6-a** City Council

**6-b** Planning Manager

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

**6-d** Written Communications and Petitions

[14-1389](#) Various Correspondences to the City Planning Commission

**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.)**

**8 PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING**

**9 UNFINISHED BUSINESS**

**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](http://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**      **14-1390**      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

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

**12**      **COMMISSION PROPOSED BUSINESS**

**13**      **ADJOURNMENT**

Wendy Woods, Chair  
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These meetings are typically broadcast on Ann Arbor Community Television Network Channel 16 live at 7:00 p.m. on the first and third Tuesdays of the month and replayed the following Wednesdays at 10:00 AM and Sundays at 2:00 PM. Recent meetings can also be streamed online from the CTN Video On Demand page of the City's website ([www.a2gov.org](http://www.a2gov.org)).

The complete record of this meeting is available in video format at [www.a2gov.org/ctn](http://www.a2gov.org/ctn), or is available for a nominal fee by contacting CTN at (734) 794-6150.