



City of Ann Arbor

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

Tuesday, August 21, 2012

7:00 PM

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

9-b 12-1061

Fiat of Ann Arbor Site Plan for City Council Approval - A request to demolish the existing 2,508 square foot auto service building on this 0.69 acre site and construct a one-story, 3,408 square foot showroom building in its place at 2095 West Stadium Boulevard. The existing parking lot boundaries will remain the same and provide 10 customer parking spaces and 36 vehicle storage spaces. The southern drive opening will be closed. Staff Recommendation: Approval

DiLeo presented the staff report.

PUBLIC HEARING

Stanley Tkacz, representing Suburban Collection, the petitioners, said that their biggest concern was maintaining building design standards, which are dictated by Fiat.

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

Moved by Woods, seconded by Giannola, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Fiat of Ann Arbor Site Plan.

COMMISSION DISCUSSION:

Bona noted that the parking variance was granted in 1995 when there was a 40 foot front setback. She asked staff to explain how a variance is handled in relationship to a site plan.

DiLeo said that variances run with the land, and represent relief from the particulars of the site. She reviewed the plan and said the variance approved originally allowed four parking spaces in the front open space.

Bona said she would probably grant the same variance today.

Clein said that, while the site plan does not promote multi-story use, the design does make good use of a tight site. He asked if the lighting on site meets the standards.

DiLeo said the lighting plan was reviewed, and they meet the maximum, even through there is no need to prevent spillover onto neighboring parcels since they are not residential.

Clein asked if there will be another store in Columbus in maize and blue.

Derezinski asked if there were potential brownfield issues from the former gas station.

Tkacz said that due diligence indicated the site was clean.

Woods said that she assumes this has been reviewed by the Fire Marshal to make sure trucks can get into the site.

DiLeo said the plans were reviewed and recommended for approval by the Fire Department, with their main criteria to have fire hydrant coverage from the front property line. She noted that there is a large parking lot behind this site which would provide good access from the rear.

Woods asked if Fiats only come in scarlet and gray color.

Tkacz showed Fiat's design book, which they must follow. He showed samples of the proposed materials.

Adenekan said she liked the proposed colors.

Giannola asked if this is across the street from the other dealership and whether there will be more turning movements.

Tkacz said they did a traffic study that showed there will be fewer trips than the current arrangement of running vehicles across the street.

Westphal asked about tree requirements and if the variance will impact the landscape requirements?

DiLeo said no, that these requirements are based on total square footage of the vehicular use area. She said the site met the current landscape requirements.

Westphal asked if there were connections investigated to neighboring parcels.

DiLeo said this was not investigated and there may be concern about theft. She said future uses could be connected if there is interest and permission from neighbors.

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

Yeas: 7 - Bonnie Bona, Wendy Woods, Tony Derezinski, Kirk Westphal, Diane Giannola, Eleanore Adenekan, and Kenneth Clein

Nays: 0

Absent: 2 - Evan Pratt, and Eric A. Mahler