



City of Ann Arbor

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

Meeting Minutes City Planning Commission

Tuesday, April 2, 2013

7:00 PM

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

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. All persons 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; 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 forty-eight (48) hours 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 red envelope at the top of the home page.

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).

1 CALL TO ORDER

Chair Westphal called the meeting to order at 7:05 pm.

2 ROLL CALL

Rampson called the roll.

Present 8 - Bona, Mahler, Woods, Westphal, Adenekan, Clein, Derezhinski, and Briere

Absent 1 - Giannola

3 APPROVAL OF AGENDA

Moved by Adenekan, seconded by Derezhinski, that the agenda be approved. On a voice vote, the Chair declared the motion carried.

4 INTRODUCTIONS

5 MINUTES OF PREVIOUS MEETING

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

6-a City Council

Briere reported that there were two planning-related items that occurred at the previous night's City Council meeting. 413 E Huron was postponed to April 16 at the request of the developer. She said some have seen the updated plan and is not sure if this is the final set of changes. She thanked Planning staff for working diligently on reviewing the revised plan and having it ready for the Council. She reported on the resolution regarding evaluation of the D1 zoning. Council refined the resolution to ask for CPC to evaluate if the D1 zoning is appropriately located on the north side of Huron Street, between Division Street and South State Street, on the south side of William Street, between South Main and Fourth Avenue, and whether the D1 residential FAR premiums effectively encourage a diverse downtown population and to consider the parcel on the south side of Ann Street, adjacent to City Hall, that is currently zoned D1, and whether it should be rezoned to an appropriate zoning classification. She said they also asked that this be completed by October 1, 2013.

6-b Planning Manager

Rampson reviewed the April meeting calendar with the Commission.

6-c Planning Commission Officers and Committees

Bona reported on the North Main/Huron River Corridor Vision Task force, which met last week. She said annarbor.com had a complete article about the last meeting, with at least 120 comments received about the article. She said they were talking about the draft of their report. She said they will be combining the reports and there will be a public hearing in May and June, with the report going to Council in July. She encouraged the Commissioners to read about the project.

Clein reported that the Citizen Outreach Committee met last week to review the surveys. He said they will meet again and go over the surveys and see if additional revisions are needed.

Rampson reported that the Ordinance Revisions Committee met prior to the Planning Commission meeting to discuss the R4C report evaluation, and they are ready to share it with the full Planning Commission at next week's Working Session and also to hold a public hearing at the April 16th Planning Commission meeting, to get further feedback. She said the Commission would take formal action on the recommendations and report before sending it on City Council.

Derezinski reported a follow up on the Forum on Aging. He said he had spoken with Karen Kafantaris, who was the AARP representative for the forum, and had reported there was lots of enthusiasm to move forward with follow up from this session. He said the next steps will be four webinars that AARP is currently compiling, and they are looking for volunteers to work on these. He said one will be on the profile of the aging population. The video done by CTN is about to be edited for use by groups and they are hopeful to come up with presentations and Powerpoint for people to use. He reiterated that MML emphasized the need for this awakening. He said one piece of feedback was targeting to smaller communities, which is even something New York City had to do in their approach. He said additional feedback stressed the need to keep the momentum going and not allow it to go to waste.

6-d Written Communications and Petitions

[13-0357](#) Various Correspondence 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.)**

None.

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

8-a [13-0351](#) Barton Pump Station Improvements Public Project Review - A proposal to construct electrical improvements and a new storage building on this 1.3 acres site at the Pump Station at 1010 W. Huron River Drive. The existing storage building on the site will be removed.

Higgins Annexation and Zoning for City Council Approval - A request to annex this vacant 0.5 acre parcel, located at 2121 Victoria Circle, from Ann Arbor Township and zone it R1A (Single-Family Dwelling District).

Weller Annexation and Zoning for City Council Approval - A request to annex this vacant 0.5 acre parcel, located at 2119 Victoria Circle, from Ann Arbor Township and zone it R1A (Single-Family Dwelling District)

Chair Westphal read the Public Hearing Notice as published.

9 **UNFINISHED BUSINESS**

9-a [13-0352](#) State Street Center Rezoning and Site Plan for City Council Approval - A proposal to rezone this 1.0 acre parcel at 3945 South State Street from O (Office District) to C3 (Fringe Commercial District), demolish an existing vacant building and construct two one-story retail buildings totaling 8,531 square feet in one phase. A single-lane drive-through is proposed to serve the front (west) building. Staff Recommendation: Approval. Ward 4

Rampson presented the staff report.

PUBLIC HEARING:

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

Moved by Woods, seconded by Mahler, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the State Street Center rezoning from O (Office District) to C3 (Fringe Commercial District), and that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the State Street Center

Site Plan, subject to the dedication of the 50-foot South State Street right-of-way to the City prior to the issuance of any permits.

COMMISSION DISCUSSION:

Bona said it would be nice to have a walkway from the Research Park to the proposed Jimmy John's site. She asked the petitioner if that have been considered.

Jim Cernuto, 26140 Raine, Oak Park, MI, Project Manager, said that the neighboring parcel behind them belongs to Subaru, and the only available sidewalk is along State Street. He explained that the site is a very difficult site to work with and meet all the City's requirements, since the parcel is very narrow. He reviewed the site map showing that there is a part of the neighboring parcel that has been cut out by the owner, First Martin, for future development. He said when that parcel comes before the Commission for development, it would be appropriate to ask First Martin to consider a connection point to this parcel.

Bona suggested that the connection point be written into the record for future retrieval. She requested the petitioner to make their sidewalks inviting so that the neighbors would feel comfortable using them to access their site and Jimmy John's.

Rampson said they worked with the petitioner to connect sidewalks from the front sidewalk on S. State Street all the way to the rear of the site.

Cernuto thanked the Commission for their hard work on the Commission.

Clein said the zoning request seemed consistent, and the Commission should approve the request. He hoped that they could make a viable business on a site that is setback so far from the street. He asked about the north elevation of the plan and screening of the mechanicals.

Cernuto explained that the architectural plans are preliminary at this time, and it was the intention to not make the back of the building look like the back of a building. He said they want the building to look nice, and they wanted to make the back of the building look like the front, but the fire regulations will not allow that. He said the mechanicals will be screened.

Clein asked staff if there was enough porous pavement proposed on the site, so there is no need for further water detention or retention on site, and if they have confirmed that the soils will accept the infiltrations.

Rampson said, yes.

Woods asked about fire department access.

Rampson said there is enough access in the hammer head area.

Westphal said he believes the zoning is appropriate. He asked if there is any follow-up of the porous pavement system.

Rampson said we don't have too many examples of porous pavers, but since they are more costly to maintain the petitioner will have to include the additional expenses in their maintenance program. She said the City currently does not have a regular inspection program to monitor these; however, when complaints are received they would investigate them.

Briere asked about proposed signage for the retail identification, adding that she had

concerns that it wouldn't be visible enough.

Cernuto said they have not yet decided on the signage, but they will comply with the City's regulations.

Bona asked what types of retail would be allowed in a C3 zoned center. She asked if an office would be allowed.

Rampson said uses such as an office, food service, a convenient store, dry cleaners, or wholesalers would be allowed. She explained that C3 is the most inclusive of all zoning designations.

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

Yeas: 8 - Bonnie Bona, Eric A. Mahler, Wendy Woods, Kirk Westphal, Eleanore Adenekan, Kenneth Clein, Tony Derezinski, and Sabra Briere

Nays: 0

Absent: 1 - Diane Giannola

10 **REGULAR BUSINESS - Staff Report, Public Hearing and Commission Discussion of Each Item**

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

12 **COMMISSION PROPOSED BUSINESS**

Bona reported that she had attended a meeting together with Briere and members of the Energy Commission where ideas were brought forward about implementation of the Climate Action Plan and the Sustainability Framework. She said the group had suggested that each Commission begin thinking about ways to implement the points of the Sustainability Framework before they re-group. She mentioned that discussion had been raised about the possibility of using the Plan and the Framework to review proposals for the former YMCA lot. She proposed that this topic be discussed at a future Planning Commission working session and for the Planning Commission to produce a memo to City Council that would capture the Commission's thoughts on this topic.

Derezinski reminded the Commission of this week-end's upcoming 7th Annual Festifools. He reported on an article by Michigan economist Jeffrey Sacks that stressed the need for long-term planning for cities, and pointed out how important planning is to the development of the City.

Briere, said the City currently has no ordinance in place that addresses blocking of sunlight for solar collectors, and how that might become a problem in the future. She said this had been realized by the Energy Commission, and might be beneficial for the Planning Commission to discuss.

13 **ADJOURNMENT**

Moved by Bona, seconded by Mahler, that the meeting be adjourned at 8:00 pm. On a voice vote, the Chair declared the motion carried.

**COMMISSION WILL RECONVENE TO A WORKING SESSION IMMEDIATELY
FOLLOWING REGULAR MEETING.**

Working Session will be held in the City Hall 1st Floor Conference Room - South

WORKING SESSION AGENDA

[13-0134](#) Update on Reimagine Washtenaw

Kirk Westphal, Chair
mg

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- *Video on Demand: Replay public meetings at your convenience online at www.a2gov.org/government/city_administration/communicationsoffice/ctn/Pages/VideOnDemand.aspx*
- *Cable: Watch CTN Channel 16 public meeting programming via Comcast Cable channel 16.*

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