

MINUTES

ANN ARBOR CITY PLANNING COMMISSION

REGULAR MEETING

7:00 p.m. – November 17, 2009

Time: Chair Bona called the meeting to order at 7:01 p.m.

Place: Council Chamber, Second Floor, 100 North Fifth Avenue, Ann Arbor, Michigan.

ROLL CALL

Members Present: Bona, Briggs, Carlberg, Derezinski, Giannola, Mahler, Pratt, Westphal

Members Absent: None

Members Arriving: Woods

Staff Present: King, Pulcipher

INTRODUCTIONS

None

APPROVAL OF MINUTES

a. Minutes of October 6, 2009.

Moved by Mahler, seconded by Briggs, to approve the minutes as presented.

Enter Woods.

Commissioner Westphal asked that the word “affordable” be removed on page 15, third paragraph, three lines from the bottom. He also asked that in the same sentence “consisting of two bedrooms or fewer” be inserted after the word “housing”. He added that the words “down zoning” be changed to “down zoned” on page 16, seventh paragraph from the bottom.

Commissioner Pratt asked that the word “underlined” be changed to “underlying” on page 14, fourth paragraph, seventh line from the top. He requested that in the same paragraph on line 8 after the word “yet,” the words “the requirement for” be inserted. He asked that “at the level of benefit” be removed on line ten of the same paragraph and insert “to meet the underlying requirements”.

A vote on the motion showed:

YEAS: Bona, Briggs, Carlberg, Derezinski, Giannola, Mahler, Pratt, Westphal,
Woods
NAYS: None

Motion carried unanimously.

b. Minutes of October 20, 2009.

Moved by Carlberg, seconded by Westphal, to approve the minutes as presented.

A vote on the motion showed:

YEAS: Bona, Briggs, Carlberg, Derezinski, Giannola, Mahler, Pratt, Westphal,
Woods
NAYS: None

Motion carried unanimously.

APPROVAL OF AGENDA

Moved by Carlberg, seconded by Pratt, to approve the agenda.

A vote on the motion showed:

YEAS: Bona, Briggs, Carlberg, Derezinski, Giannola, Mahler, Pratt, Westphal,
Woods
NAYS: None

Motion carried unanimously.

REPORTS FROM CITY ADMINISTRATION, CITY COUNCIL,
PLANNING AND DEVELOPMENT SERVICES, PLANNING COMMISSION
OFFICERS AND COMMITTEES, WRITTEN COMMUNICATIONS AND PETITIONS

Derezinski reported on the actions of the November 16 City Council meeting.

Pulcipher reported on the changes at Planning and Development Services. She said there would be new winter hours of operation at the 2000 South Industrial location. She added that the staff on the sixth floor of City Hall would also have winter hours of operation. Both offices would closed for lunch daily from noon to 1 p.m. and she asked the public to schedule appointments to meet with City Planners.

Pulcipher reported that the website is a good place to check for updates to the Ann Arbor Downtown Development project.

Carlberg reported on the R4C/R2A Zoning District Study Committee meeting where the members compiled a list of concerns. She asked staff if the list would be available on the website. She said the committee discussed adding zoning R2B to the study.

Pulcipher said the list would be posted on the website once reviewed by the Committee.

Bona, as a representative from the City Planning Commission, reported on the Downtown Development Authority (DDA) Partnership Committee. She said the Committee had asked that City Council and the City Planning Commission give an update on projects each body was currently working on.

Mahler reported that he had agreed to be a part of the Request for Proposal (RFP) Review Committee for the Library Lot. He stated that there would be a report of the outcome available by the end of the year. He added that the meeting would be open to the public and that he would update the Commission when he received additional information.

AUDIENCE PARTICIPATION

None

PUBLIC HEARINGS SCHEDULED FOR NEXT MEETING

Bona announced the public hearing scheduled for the December 1, 2009 Planning Commission meeting.

REGULAR BUSINESS

a. Public Hearing and Action on Cronin Annexation and Zoning, 1.52 acres, 3612 East Huron River Drive. A request to annex this parcel into the City and zone it for single-family residential use – Staff Recommendation: Approval

Pulcipher explained the proposal.

Noting no speakers, Bona declared the public hearing closed.

Moved by Pratt, seconded by Derezinski, that the City Planning Commission hereby recommends that the Mayor and City Council approve the Cronin annexation and R1A (Single-Family Dwelling District) Zoning.

Derezinski asked if there was currently a housing unit on the site.

Pulcipher replied yes.

Derezinski asked if there was any intention to build an additional dwelling at the site.

Pulcipher said there was not a known intention to build an additional dwelling, but the property could be divided in the future. Pulcipher added that if additional construction was to take place, it would have to meet the 20,000-square foot lot size, setback, and access requirements.

Derezinski asked if, in terms of the square footage, there was enough space for three buildings, but according to the lot requirements only two buildings could be built.

Pulcipher replied yes.

Derezinski asked if the owners had requested to have the property connected to City utilities.

Pulcipher replied yes, but said there are currently no plans in the City's Capital Improvement Plan (CIP) for construction of water service in Woodland Road. She said the sanitary connection could occur and would be required after zoning of the site is complete.

Bona stated that both the road rights-of-way on Woodland Road and Huron River Drive in front of the site were in township property. She asked if the City would request that the rights-of-way be annexed as well.

Pulcipher said yes.

A vote on the motion showed:

YEAS: Bona, Briggs, Carlberg, Derezinski, Giannola, Mahler, Pratt, Westphal,
Woods
NAYS: None

Motion carried unanimously.

AUDIENCE PARTICIPATION

None

COMMISSION PROPOSED BUSINESS

Derezinski stated that at the November 16 Council meeting, the Planning Commission's potential role in any further changes to the Ann Arbor Downtown Development (A2D2) project was discussed. He said one of the issues was at what point would the proposed changes subsequent to the approval be of such significance that the changes would have to come back before the Planning Commission. He said Council also discussed height requirements, which it believed were on the border in terms of whether they were significant enough to come back before the Commission. He added that there were staff

proposals that were not considered at the Council meeting that might be part of the approval process within the next year.

Bona asked if there would be a date at which Council would specifically ask for a response to some of the proposed changes in the resolution from the Commission.

Derezinski replied yes.

ADJOURNMENT

Bona declared the meeting adjourned at 7:38 p.m.

Wendy L. Rampson, Interim Manager
Planning and Development Services

Kirk Westphal, Secretary

Prepared by Carol King
Management Assistant
Planning and Development Services