



City of Ann Arbor

Formal Minutes

Planning Commission, City

301 E. Huron St.
Ann Arbor, MI 48104
[http://a2gov.legistar.com/
Calendar.aspx](http://a2gov.legistar.com/Calendar.aspx)

Wednesday, August 3, 2016

7:00 PM

Larcom City Hall, 301 E Huron St, Second
floor, City Council Chambers

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. 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 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 Ken Clein called the meeting to order at 7:06 p.m.

2 ROLL CALL

Planning Manager Ben Carlisle called the roll.

Present 6 - Woods, Clein, Briere, Mills, Trudeau, and Weatherbee

Absent 2 - Milshteyn, and Gibb-Randall

3 APPROVAL OF AGENDA

Moved by Mills, seconded by Trudeau, that the Agenda be Approved as presented. On a voice vote, the Chair declared the motion carried.

4 INTRODUCTIONS

5 MINUTES OF PREVIOUS MEETING

5-a 16-1141 July 12, 2016 City Planning Commission Meeting Minutes

A motion was made by Mills, seconded by Chair Woods, that the Minutes be Approved by the Commission and forwarded to the City Council. On a voice vote, the Chair declared the motion carried.

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

6-a City Council

Councilperson Briere reported that City Council will convene tomorrow due to the Primary Election and will discuss the accessory dwelling unit ordinance amendments, Kingsley Condominiums, and the Farmers Market enclosure. She added that they will also discuss a measure to put a vote on the ballot to dedicate the Library Lot as civic space.

6-b Planning Manager

Ben Carlisle gave an overview of the August calendar of upcoming meetings.

6-c Planning Commission Officers and Committees

6-d Written Communications and Petitions

16-1142 Various Correspondences to the City Planning Commission
Received and Filed

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

16-1143 Public Hearings Scheduled for the August 16, 2016 City Planning Commission Meeting
Chair Clein read the public hearing notice as published.

9 UNFINISHED 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.)

(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.)

- 9-a 16-1144** 2250 Ann Arbor-Saline Road Condominiums Zoning, Site Plan and Wetland Use Permit for City Council Approval - A proposal to zone this, recently annexed, vacant 5.34-acre parcel, R4B (Multiple-Family Dwelling District) and construct one building containing 75 dwelling units, exercise room, community room and indoor pool. The units will be a mix a one (20), two (53) and three (2) bedroom units. The proposal includes constructing 84 exterior parking spaces and 70 parking spaces under the structure. A storm water detention basin will be located in the rear of the site. The basin will be oversized to accommodate additional offsite water runoff from the north. This request includes a wetland use permit. (Ward 4) Staff Recommendation: Approval

Matthew Kowalski presented the staff report.

The Chair read the public hearing notice as published.

PUBLIC HEARING:

Barry Gates, 2017 Marra Drive, Ann Arbor, spoke in support.

Paula Uche, 482 Village Oaks Court, Ann Arbor, spoke against the project.

Janet Wolfe, 2167 Mershon Drive, Ann Arbor, spoke against the project.

Andres Calvachi, 468 Village Oaks Court, Ann Arbor, spoke against the project.

Scott Betzoldt, Midwestern Consulting, civil engineer on the development team, addressed the concerns of the public speakers.

Brad Moore, J. Bradley Moore & Associates, architect of the petitioner, addressed concerns of the public speakers.

Noting no further public speakers, the Chair closed the public hearing unless the item is postponed.

Moved by Woods, seconded by Mills, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 2250 Ann Arbor-Saline Road, R4B Multiple-Family Dwelling Zoning, Site Plan and Development Agreement, and

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 2250 Ann Arbor Saline Road Wetland Use Permit, to remove up to 1,728 square feet of wetland area, and mitigation plan, including construction of at least 2,735 square feet of new wetland, restoration and monitoring of the remaining wetland area.

COMMISSION DISCUSSION:

The Commission took into consideration the presented petition and discussed the matter.

On a voice vote, the Chair declared the motion carried unanimously.

Vote: 6-0

Yeas: 6 - Wendy Woods, Kenneth Clein, Sabra Briere, Sarah Mills, Scott Trudeau, and Julie Weatherbee

Nays: 0

Absent: 2 - Alex Milshteyn, and Shannan Gibb-Randall

10 REGULAR BUSINESS

- 10-a 16-1145** Maple Shoppes Building 2 Planned Project Site Plan for Council Approval - A proposal to develop a 7,750-square foot retail building at the northeast corner of North Maple Road and Dexter Avenue, the second building of the Maple Shoppes retail center. Planned project modifications are requested to reduce the required front setback on Dexter Avenue to 8 feet (normally

10 feet minimum). All other required improvements - such as parking, storm water management, are already in place. Proposed Building 2 on outlot is 0.8 acre; the entire retail center site is 2.6 acres and zoned C3 (Fringe Commercial). (Ward 5) Staff Recommendation: Approval

Matthew Kowalski presented the staff report.

The Chair read the public hearing notice as published.

PUBLIC HEARING:

Kathy Keinath, Perimeter Engineering, engineer of the petitioner, stated that she was available to answer any questions the Commission may have.

Noting no further public speakers, the Chair closed the public hearing unless the item is postponed.

Moved by Briere, seconded by Mills, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Maple Shoppes Building 2 Planned Project Site Plan, subject to providing an arrangement of buildings that promotes transit access and pedestrian orientation, and reduces the need for infrastructure.

COMMISSION DISCUSSION:

The Commission took into consideration the presented petition and discussed the matter.

On a voice vote, the Chair declared the motion carried unanimously.

Vote: 6-0

Yeas: 6 - Wendy Woods, Kenneth Clein, Sabra Briere, Sarah Mills, Scott Trudeau, and Julie Weatherbee

Nays: 0

Absent: 2 - Alex Milshteyn, and Shannan Gibb-Randall

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

12 COMMISSION PROPOSED BUSINESS

13 ADJOURNMENT

Moved by Woods, seconded by Mills, to adjourn the meeting at 8:15 p.m. On a voice vote, the Chair declared the motion carried unanimously.

Ken Clein, 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 Thursdays at 8:00 AM and Saturdays at 8:00 PM. Recent meetings can also be streamed online from the CTN Video On Demand page of the City's website (www.a2gov.org).

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