



City of Ann Arbor

100 N. Fifth Avenue
Ann Arbor, MI 48104
<http://a2gov.legistar.com/Calendar.aspx>

Action Minutes City Planning Commission

Tuesday, March 2, 2010

7:00 PM

G. C. Larcom, Jr. Municipal Bldg. 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. Accommodations, including sign language interpreters, may be arranged by contacting the City Clerk's Office at 794-794-6140 (V/TDD) at least 24 hours in advance. 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 6th 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).

CALL TO ORDER

Chair Bona called the meeting to order at 7:03 p.m. in the Guy C. Larcom Jr., Municipal Building, 2nd Floor Council Chambers, 100 N. Fifth Avenue.

1 ROLL CALL

Present 6 - Bona, Mahler, Derezhinski, Briggs, Westphal, and Giannola

Absent 3 - Pratt, Carlberg, and Woods

Staff present: Cheng, Rampson

2 INTRODUCTIONS

None.

3 MINUTES OF PREVIOUS MEETING

None.

4 APPROVAL OF AGENDA

A motion was made by Councilmember Derezinski, seconded by Westphal, that the agenda be Approved.

Yeas: 6 - Bona, Mahler, Derezinski, Briggs, Westphal, and Giannola

Nays: 0

Absent: 3 - Pratt, Carlberg, and Woods

Motion carried.

5 REPORTS FROM CITY ADMINISTRATION, CITY COUNCIL, PLANNING MANAGER, PLANNING COMMISSION OFFICERS AND COMMITTEES, WRITTEN COMMUNICATIONS AND PETITIONS**a City Administration****b City Council**

Derezinski reported on the actions of the March 1, 2010 City Council meeting.

c Planning Manager

Rampson announced that the meeting packet included a preliminary report of the Proposed Fourth and Fifth Avenue Historic District Study. She said the report would be available for public comment for 60 days. The report could be put on a future agenda of a Planning Commission meeting and Commissioners could comment as individuals or collectively as the Planning Commission, she said. After the 60 days, she said, there would be a public hearing scheduled sometime in May. The study committee would then take a look at comments to decide if they would like to make any changes to the report, she said. The committee expects to take the recommendation before City Council by the end of June, at which point, she said, City Council would then determine whether or not to approve an historic district and which properties would be protected.

Bona said she would like for the Planning Commission to discuss the Proposed Fourth and Fifth Avenue Historic District Study at a working session by April to compile their comments for City Council.

- c-1 10-0202** (1) Memorandum regarding Proposed Fourth and Fifth Avenues Historic District - Distribute.

d Planning Commission Officers and Committees

Mahler reported that the Library Lot Review Committee met to observe the public presentations of the six potential developers that submitted proposals for the Request

for Proposals (RFP) for the Library Lot. He said of the six proposals, the Committee had narrowed their selection to two proposals to opt from, Acquest Realty Advisors Inc. and the Valiant Partners LLC. He noted that both developers had followed up with letters in response to the Committee's comments, questions and concerns. He said the Committee planned to hire a consultant that has no connection with the City or either of the remaining Developers, who would provide the Committee with an assessment of the financial viability of the proposals, if there is a market demand and which proposal should move forward. Once the Consultant is hired, the Committee would then define the scope of the Consultant's responsibilities, he said, and the Committee would use the Consultant's findings to formulate a recommendation within the next couple of months to submit to City Council.

Briggs reported that the Parks, Recreation and Open Space Plan Committee would be working on developing a survey and focus groups in the upcoming months. She stated that the Parks, Recreation and Open Space Plan would be an agenda item up for discussion before the Planning Commission in the early fall.

e Written Communications and Petitions

6 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.)

Brad Micus, resident who lives on Stone School Road, believed that the Planning Commission should be more involved in the Fourth and Fifth Avenue Historic District process, stating that the location is a significant location downtown. He believed that adding more historic districts would greatly affect the City's property tax revenue. He was concerned that there would not be any land to develop within a 1-mile radius of downtown.

7 PUBLIC HEARINGS SCHEDULED FOR NEXT MEETING

7-1 10-0203 Public Hearings Scheduled for Next Meeting

Bona announced the public hearings scheduled for the March 16, 2010 Planning Commission meeting.

- 8 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).)**

(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.)

- 8-1 10-0204** a. Public Hearing and Action on Michigan Islamic Academy Site Plan, 2.95 acres, 2301 Plymouth Road. A proposal to remove the existing classroom trailer and construct a new 10,500-square foot three-story classroom building - Staff Recommendation: Approval

Cheng explained the proposal and showed photos of the property.

Noting no speakers, Bona declared the public hearing closed.

Moved by Mahler, seconded by Briggs, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Michigan Islamic Academy Site Plan and Development Agreement, subject to disconnection of two footing drains.

Mahler asked if the placement of the additional lighting had been determined. He was concerned that the lighting may affect the neighbors.

David Kubiske, the owner of David Arthur Consultants, said based on the photometric analysis conducted, no light would be leaving the site.

Mahler asked if the relocation of the trailer would affect any other component of the site.

Kubiske replied no.

Mahler asked the petitioner if there would be any changes to the underground storm water detention system.

Kubiske stated that, based on the plan submitted, there would be no changes to the storm water detention system.

Mahler said according to the comparison chart the plan was to build a three-story addition, and asked if the petitioner had planned for the addition to be 40 feet.

Kubiske explained that the site sloped downhill, but the building at its tallest would not exceed the 40 foot requirement of the ordinance.

Derezinski said the staff report noted that 14 parking spaces would be deferred and asked the petitioner for an explanation of the deferred parking spaces.

Kubiske said the deferred parking spaces referred to bicycle parking which would not be provided unless the demand for parking increased.

Derezinski asked about the project timeline.

Kubiske said the project would be constructed within two years.

Derezinski asked when construction would begin.

Tariq Nawawi, member of the Board of The Islamic Academy School, said once the project is approved they would begin the finance process, which would include fundraising. The Board would then identify a construction company and architect to do the work, he said.

Westphal asked if the petitioner planned to address the poor condition of the evergreen trees between the parking lot and Plymouth Road.

Nawawi said he would provide landscaping to address the concern.

Briggs asked if the petitioner planned to provide covered bicycle parking in the future.

Nawawi said neither staff nor students used bicycles as a means of transportation to the

A vote on the motion showed:

Yeas: 6 - Bona, Mahler, Derezinski, Briggs, Westphal, and Giannola

Nays: 0

Absent: 3 - Pratt, Carlberg, and Woods

Motion carried.

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

None.

10 COMMISSION PROPOSED BUSINESS

None.

11 ADJOURNMENT

Bona declared the meeting adjourned at 7:39 p.m.

**Wendy L. Rampson, Planning Manager
Planning and Development Services**

Kirk Westphal, Secretary

**Prepared by Carol King
Management Assistant
Planning and Development Services**