

City of Ann Arbor

301 E. Huron St.

Ann Arbor, MI 48104

<http://a2gov.legistar.com/Calendar.aspx>



Meeting Minutes - Final

Wednesday, January 22, 2020

7:00 PM

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

City Planning Commission

20-0150 MSGCU Credit Union Site Plan, Partial Rezoning for City Council Approval and a Special Exception Use and Landscape Modification for City Planning Commission Approval - A proposal to build a new 3,800 square foot Michigan Schools and Government Credit Union (MSGCU) branch building with three drive-through lanes and 21 parking spaces on this 1.15-acre site located at 2151 West Stadium Boulevard. The west half of the site is proposed to be rezoned from C2B (Business Service) to C3 (Fringe Commercial) to match the east half of the site. A Special Exception Use is requested for the two drive-through teller lanes and one drive-through automated teller machine (ATM) lane. Staff Recommendation for Site Plan, Rezoning and Landscape Modification: Approval; Recommendation for Special Exception Use: Approval with Conditions

PRESENTATION BY PETITIONER:

John Vitale, AIA, and Michael Blaneck, AIA, Stucky Vitale Architects, Inc, 27172 Woodward Ave, Royal Oak, representing the petitioner, provided background information on the project, as well as data on carbon footprint as it relates to drive-thru businesses. They also reviewed amendments to the site plan upon suggestions of the Commission.

Steve Brewer, Chief Financial Officer, MSGCU, 40400 Garfield Road, Clinton Township, provided community engagement opportunities involving their financial institution.

STAFF REPORT:

City Planner, Jill Thacher, noted the following in her staff report: This petition was postponed at the December 3, 2019 City Planning Commission meeting. The CPC expressed concerns with the plan, such as the safety of pedestrians both using the ATM and accessing the site from the south, the appropriateness of drive-through lanes, interior circulation (including driveway safety and connectivity to neighboring sites), and the total amount of impervious surfaces proposed. The petitioner revised the plans, which were re-reviewed by all of the original city staff reviewers.

The petitioners made the following revisions to the site plan set:

- Adjusted the landscaping and tree species adjacent to the entry drive and adjacent to the drive-up lane approach. Tree branches are now shown trimmed to a certain height.*

- *A drive running north/south has been clarified as 24' wide and connects to both adjacent sites.*
- *A sidewalk was added along part of the south edge of the site near the building.*
- *The loading zone was removed to reduce the impervious surface area.*
- *A walk-up ATM is provided outdoors on the front of the building, next to the main entrance.*
- *Up-lighting has been removed from the exterior of the building.*
- *Front setback measurements have been clarified.*

MOTION I

Moved by Sarah Mills, seconded by Shannan Gibb-Randall, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Michigan Schools and Government Credit Union Rezoning Petition to C3 (Fringe Commercial District) based on the proposed zoning and recommended commercial land use designation.

MOTION II

Moved by Sarah Mills, seconded by Shannan Gibb-Randall, that the Ann Arbor City Planning Commission, after hearing all interested persons and reviewing all relevant information, finds the petition substantially meets the standards in Chapter 55 (Ann Arbor Unified Development Code), Section 5.29.5 (Special Exception Use), and therefore approves the Michigan Schools and Government Credit Union Special Exception Use for a maximum of three drive-through lanes as part of a financial services use. This approval is based on the following findings:

- 1. The proposed use will be consistent with the C3 Fringe Commercial District zoning district, which provides commercial activities accessed primarily by automobile.**
- 2. The proposed use will not adversely impact traffic, pedestrians, bicyclists, circulation, or road intersections based on the location. West Stadium Boulevard provides access to the site, and the proposed use is consistent with other surrounding uses' traffic impact.**

MOTION III

Moved by Sarah Mills, seconded by Shannan Gibb-Randall, that the Ann Arbor City Planning Commission hereby approves the proposed landscape modifications according to Chapter 55 Unified

Development Code, Section 50.30.3.B.7, to require 0 square feet of bio-retention area due to the condition of contaminated on-site soils.

MOTION IV

Moved by Sarah Mills, seconded by Shannan Gibb-Randall, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Michigan Schools and Government Credit Union Site Plan.

COMMISSION DISCUSSION:

The Commission took into consideration the presented petition and discussed the matter. [For a complete record of the discussion, please see available video format]

Commissioner Gibb-Randall asked about the on-site bio-retention system and requested the petitioner to work with City Staff to ensure the technical pieces come together in order to provide the plant's success.

Commissioner Mills expressed appreciation for the positive changes made to the site plan; she was in support of the revised project as presented.

Commissioner Abrons also expressed support for the amended site plan. She asked about the proposed parking and asphalt coverage, to which the petitioner explained they anticipate the extra spaces for when they conduct mortgage closings, and the like.

AMENDMENT TO MOTION II:

Moved by Alex Milshteyn, seconded by Sarah Mills, to add the following condition:

3. That Special Exception Use is conditioned upon the arrangement of this specific site plan, configuration, and corresponding impact to adjacent properties.

COMMISSION DISCUSSION ON AMENDMENT:

None

VOTE ON AMENDMENT TO MOTION II:

On a voice vote, the Chair declared the amendment approved.

CONTINUED COMMISSION DISCUSSION:

Commissioner Sauve thanked the petitioner for a much better fit with their amended site plan, which was as a result of the Planning Commission pushing for a better, more thoughtful design, and the petitioner using their professionalism in listening and following through. Sauve said she was still not in favor of the drive-throughs but understands the need for them, noting there are three other financial services with drive-throughs on that same boulevard.

Commissioner Hammerschmidt agreed with fellow speakers on the improvements to the site plans. She said she appreciated the walk-up ATM and asked about the need for two other drive-through lanes, to which the petitioner explained it allows them to provide a full-service banking center, and for intermittent repairs when necessary, as well as shorter queuing, and less vehicle idling-time.

Commissioner Milshteyn thanked the petitioner for listening to the Commission and coming back with a redesign. With regards to the drive-through lanes, he cautioned the development community that while he supports this specific drive-through project and the Commission approves this one, it does not mean they will support or approve others in the future; it is the Commission's purview to grant these Special Exception Uses.

VOTE ON AMENDED MAIN MOTION:

On a voice vote, the Chair declared the amended motions carried.

Vote: 6-0

Yeas: 6 - Sarah Mills, Alex Milshteyn, Shannan Gibb-Randall, Elizabeth Sauve, Ellie Abrons, and Sara Hammerschmidt

Nays: 0

Absent: 3 - Wendy Woods, Erica Briggs, and Zachary Ackerman