



City of Ann Arbor
Formal Minutes
Planning Commission, City

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

Tuesday, July 1, 2014

7:00 PM

City Hall, 301 E. Huron St., 2nd Fl.

10-a 14-1004

Delta Chi Fraternity Site Plan and Special Exception Use - A proposal to demolish the existing fraternity chapter house on this 0.71 acre site located at 1705 Hill Street and construct a new 12,760 square foot, three-story chapter house. The occupancy is proposed to increase from 23 to 34 persons, which includes a resident manager. The existing driveway and parking lot will be relocated to the west side of the parcel, accessed from Hill Street. (Ward 2) Staff Recommendation: Approval
Thacher presented the staff report.

PUBLIC HEARING:

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

Moved by Adenekan, seconded by Giannola, that the Ann Arbor City Planning Commission, after hearing all interested persons and reviewing all relevant information, finds the petition to substantially meet the standards in Chapter 55 (Zoning Ordinance), Section 5:104 (Special Exceptions), and, therefore, approves the Delta Chi Special Exception Use for a fraternity use, subject to building occupancy of no more than 34 persons including the resident manager.

COMMISSION DISCUSSION ON THE SPECIAL EXCEPTION USE:

Woods asked about the petitioner's response to the City's request for parkland contribution. She noted the report contains a statement about why they feel the park contribution is not needed. She encouraged the petitioner to rethink this position.

John Levinson, president of Delta Chi, the landowner, said he believed that their students do not use City parks and recreation facilities.

Woods asked whether the students did not use Gallup Park or Argo Pond.

Levinson said this is his opinion, and he believes that most of the students' activities are Inter-Mural facilities sports.

Woods said it would be highly unusual for a resident or student not to make use of a City parks facility.

Levinson said the students do use the golf course. He said the reasoning expressed to them about the requested contribution did not seem to fit their situation.

Woods said the parks are a public good.

Levinson said he would consider coming back and paying a park contribution once he knows the costs of their project.

Bona noted that City golf courses are subsidized by the City, as are Argo Cascades and the Rock.

Levinson said that their project would not be adding residents.

Bona said they would be adding residents to their site. She agreed this is a very nice project.

Levinson said they are trying to fix problems, such as the lack of a sprinkler system.

Woods observed that now she really wants to see this house down and get a new one up.

Briere said she appreciated the fraternity's efforts to retain the charm of the existing house. She said while the design would not be appropriate in a historic district, she appreciated the desire to retain some of the original tradition.

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

Yeas: 9 - Bonnie Bona, Wendy Woods, Kirk Westphal, Diane Giannola, Eleanore Adenekan, Kenneth Clein, Sabra Briere, Paras Parekh, and Jeremy Peters

Nays: 0

Moved by Briere, seconded by Clein, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Delta Chi Site Plan, subject to disconnecting the footing drains of one home, or flow equivalent, prior to the issuance of a certificate of occupancy to mitigate the sanitary sewer flow from this proposed development.

COMMISSION DISCUSSION ON THE SITE PLAN:

Clein asked if there is any open retention/detention pond on the site.

Alan Lutes, the petitioner's representative, said no, it is all underground.

Clein asked if there is a route accessible to the building from the parking.

Lutes said there will be a ramp from the parking lot with a lift to the first and second floors. He said the first floor unit is designed as an accessible unit.

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

Yeas: 9 - Bonnie Bona, Wendy Woods, Kirk Westphal, Diane Giannola, Eleanore Adenekan, Kenneth Clein, Sabra Briere, Paras Parekh, and Jeremy Peters

Nays: 0