



# City of Ann Arbor

## Formal Minutes

### Planning Commission, City

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

---

Wednesday, November 5, 2014

7:00 PM

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

---

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 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](mailto: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**

*Vice Chair Clein called the meeting to order at 7:08 p.m.*

#### **2 ROLL CALL**

*Wendy Rampson called the roll.*

**Present** 5 - Bona, Westphal, Adenekan, Clein, and Mills

**Absent** 4 - Woods, Briere, Peters, and Franciscus

#### **3 INTRODUCTIONS**

#### **4 APPROVAL OF AGENDA**

**Moved by Bona, seconded by Adenekan, that the agenda be Approved as presented. On a voice vote, the Vice Chair declared the motion carried.**

#### **5 MINUTES OF PREVIOUS MEETING**

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

**6-a City Council**

*Rampson noted that the next Council meeting will be tomorrow.*

**6-b Planning Manager**

*Rampson reviewed the November meeting calendar with the Commission. She also reported that there will be a public meeting held December 11, 2014 at 6:30 p.m. at Clague, to discuss the Nixon/Dhu Varren/Green intersection and the preliminary results of the traffic study.*

*Rampson further reported that there was free training available for Commissioners from The Re-development Ready Group.*

**6-c Planning Commission Officers and Committees**

*Clein reported that at the November 12th, Planning Commission Working Session they would be receiving an update from the DDA Streetscape Framework Plan.*

**6-d Written Communications and Petitions**

[14-1574](#) Various Correspondences to the City Planning Commission

**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**

[14-1575](#) Public Hearings Scheduled for the November 18, 2014 City Planning Commission Meeting  
*Clein read the public hearing notice as published.*

**ROLLCALL**

*Arrival of Briere at 7:17 p.m.*

**Present** 6 - Bona, Westphal, Adenekan, Clein, Briere, and Mills

**Absent** 3 - Woods, Peters, and Franciscus

**9**      **UNFINISHED BUSINESS**

- 9-a      **14-1576**      Ann Arbor Housing Commission - 3451 Platt Road East Planned Project Site Plan - A proposal to construct 32 dwelling units in 4 buildings with planned project modifications to reduce the additional side setback requirement from 28.3 feet to 25.3 feet. All existing buildings on this 3.11 acre site will be demolished. Other improvements proposed as part of this redevelopment include 56 parking spaces, a community building, and storm water management. The site was recently rezoned from R2A and R1C to R4B. (Ward 3) Staff Recommendation: Approval  
*Alexis DiLeo gave the staff report.*

*PUBLIC HEARING:*

*Paul Zsenyuk, 3304 Platt Road, Ann Arbor, said that there are some things missing from the preliminary site plan and he asked that the Commission postpone taking action until those items have been addressed and reviewed by his staff.*

*Jean Carlberg, 1902 Independence Blvd, urged the Commission to find a site plan that they could approve for this parcel, noting that Ann Arbor is deficient of 3,000 housing units. She said we have a serious need in this community and need affordable housing. She said this proposed site is good because it is large and can be sheltered from the single-family neighborhoods around it and by a creek that runs along side the parcel. She said the Commission can make sure there is enough vegetation along the parcel boundaries which will benefit the people living on the site as well as neighbors. She pointed out that the proposed housing development was created for a variety of income levels which was the perfect mix, and will benefit the community as well as those who are in dire need of affordable housing. She said affordable rental housing is unavailable and is at an all time high price.*

*Bill Broderich, 3085 Belvedere, said he sympathizes with the homeless but is against this project for a lot of reasons. He said it is an important habitat for animals, and if you make homes for the homeless you will make animals homeless. He said there is a wetland on the site that was not shown by the developer on the plans and consists of a quarter of an acre and is regulated since it is next to the Swift Run. He said you have to get a permit from the Department of Environmental Quality [DEQ] to build in a wetland and if you mitigate you will need to create a half acre wetland. He said he had to walk a long way to reach City Hall and his conclusion is that Ann Arbor has too many damn people and the best way to prevent more people moving to Ann Arbor is not to build more housing. He asked how many of the people living in subsidized housing units are native to Ann Arbor. He said he suspects very few and that*

*they consist of people coming from all over the United States and other places in the world. He said homelessness is not caused by a lack of housing, but by a lack of money, and if you really care about the homeless then you should raise the minimum wage so people can have money and have housing. He said this project is a symbolic gesture and is stupid since there will be 32 units with 500 people on the waiting list. He said this will make the businessmen richer while the rest of Ann Arbor's taxpayers end up paying for projects like this through their taxes. He said stop building housing in Ann Arbor.*

*Wendy Cardy-Saxon, 2926 Marshall Street, which is across the road from Platt Road and this proposed development. She said she also works at Avalon Housing in Ann Arbor, and in that role she has recognized the great challenge of finding units and sites for more affordable units in Ann Arbor. She said there was a recent community discussion calling out the need for affordable housing and housing for the homeless and this project will create more visible housing since they will be new construction along with the community center on site which will be a great service to the community. She offered her support to the project.*

*Noting no speakers, the Vice Chair closed the public hearing, unless the Commission postpones the item. He stated that if the item is postponed, the public hearing will be continued and individuals who have not previously addressed the Commission may speak at the continued public hearing. Individuals who have addressed the Commission previously during the public hearing may speak again during the continued public hearing if the Chair determines additional public feedback is necessary or if the petition has materially changed from that presented this evening.*

**Moved by Adenekan, seconded by Westphal, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Ann Arbor Housing Commission Platt Road East Planned Project Site Plan, subject to review and approval from the Washtenaw County Water Resources Commissioner prior to City Council action and subject to receiving a floodplain permit from the Michigan Department of Environmental Quality prior to issuance of building permits.**

**COMMISSION DISCUSSION:**

*Bona asked public speaker Paul Zsenyuk for specifics why he considered the plans to be preliminary.*

*Zsenyuk said on page 35 of the staff report, he couldn't find any fire hydrants on the site plan or bolsters along the walking path that went between two buildings. He said if this building goes up in fire, his house*

*is at risk. He also said that the traffic backs up on Platt Road from 9 am to 6 pm.*

*Bona asked staff if there were other plans associated with the site plan.*

*DiLeo said there are several other pages available for viewing through the 'etrakit' project software which include details on the fire hydrants and utility layout for the site.*

*Briere asked if floodplain permit from the Department of Environmental Quality as mentioned in the motion would address the wetland issue.*

*DiLeo said no, since to her knowledge, neither the petitioner, not City staff had found a wetland on this site.*

*Westphal asked if the DEQ could as part of their review for the floodplain permit, check their records to verify that there is no wetland on this site.*

*DiLeo said she would pass along the comments and suggestions made to the City's Floodplain coordinator, Jerry Hancock.*

*Westphal asked about the closest AATA bus stop on Platt Road.*

*Steve Hart, Midwestern Consulting, clarified that there was a wetland shown on their natural features plan and there were no impacts to the wetland which is located in the southern quadrant.*

*DiLeo said she believed there were a bus stop close by Redbud Nature Area and the entrance to Scarlett School.*

*Westphal commented that the zoning allows for 50 percent more housing units on this parcel, as well as less parking.*

*Jennifer Hall, Executive Director Ann Arbor Housing Commission, said if they could build more affordable units they would, but given the floodplain it restricts the building footprint. She said the reason for additional parking provided on site is because there is no on-street parking available and given the community center on site they want to be sure there is ample parking so it won't spill into the neighborhood.*

*Westphal asked about the bicycle parking.*

*Hall said it is unlikely that families with teens would have bicycles.*

*Clein asked about the stormwater basin.*

*Hart said due to the presence of the floodplain it is a detention system and is designed for a larger capacity taking into account that the floodplain could be flooded at the same time. He said the water would be held and released within a 24-48 hour period.*

*Clein asked what the depth of the basin would be.*

*Hart said he believed from the high water mark level it would be 3-4 feet deep with gently sloping sides with a 5:1 ratio.*

*Clein asked if the depth posed any danger for small children to fall in.*

*Hart said not more than at other sites and that the depth did not require a fence to be installed.*

*Clein asked about the sidewalk and the use of grass pavers.*

*Hart explained that there was a sidewalk with grass pavers extension on either side of the sidewalk which will allow for emergency vehicles to access the site. He said it will be clearly marked as a fire access route to prevent any parking or blocking of the specified area.*

*Briere commented there were 3 bus stops along Platt Road within walking distance to this site.*

*Briere asked about the turn-around requirement and if the brick paver extensions helped meet the requirement of the Fire Department.*

*Hart said the turn-around access is for any dead-end length in excess of 150 feet. He said with the connection between them it essentially shortens the dead-end length so the turn-around is not required. He said if they chose to, they could use the access path as a place to turn-around or to drive through the site.*

*Briere asked by adding more units in the center, which pushed the configuration closer to the stream, what does it do with the floodway, given the previous tendencies with flooding.*

*Hart said the large impact previously was with the southern building and parking lot, so they shrank the southern building and parking lot, moving units to the northern portion of the site to lessen the impact of the floodplain.*

*Bona asked about the Housing Commission's plan for addressing the housing shortage and who would be living in the newly constructed affordable low-income units.*

*Hall explained that the income limit is 60% of median; so a household of 1 would be in the range from \$0 to the high \$ 30,000 or \$ 40,000 incomes, and a family of 4 would be in the range of \$ 50,000 - \$ 55,000 incomes. She said they have 25% of the units set aside for homeless households. She further explained that they have a waitlist and units are filled based on that waitlist so they don't know what the income level mix will be except by using past data and looking at available units. She said for the homeless they will have on-site service through Avalon Housing and CSTS and since they will have on-site office space they can have an on-site property manager, which they currently don't have. She said they will have more eyes on the site through service providers as well. She explained that they have to replace the current bedroom units, so the new site plan will have eight 1-bedroom, twelve 2-bedroom, six 3-bedroom, two 4-bedroom, and four 5-bedroom units.*

*Bona asked about the largest anticipated family size for these units.*

*Hall said 10 people would be the maximum allowed, since there cannot be more than two persons per bedroom.*

*Bona asked what the typical family size would be.*

*Hall said they would typically have from 7 to 10 persons, with the Muslim families usually having more extended family members together. She said one would not see 1 or 2 persons in a 5-bedroom unit, and as family sizes change, The Housing Commission has the ability to move families into the appropriate sized units.*

*Bona asked about the Housing First program and how the Housing Commission views it.*

*Hall said in the world of affordable housing, it used to be that they built shelters for the homeless and worked with the individuals on their needs that kept them from staying housed and then look for housing for them. She said now, after much research, the best practice throughout Washtenaw County and across the country, when someone is homeless is to go immediately into housing, to stabilize their housing situation. She said the homelessness, oftentimes has secondary issues for the individuals, which impact their health, their ability to get employment, so it becomes important to them to have a stable place to live.*

*Bona commented on the Planned project modification, that she felt the added setback and open space in excess of the minimum requirement for the zoning district covered the requirement, as well as the preservation of natural features, which would be the floodplain.*

*Bona asked about the solar ready design of the project. She said she would like that to someday soon to be a site plan requirement.*

*John Mouat, Architect for the project explained that the project is based on Enterprise Green, which is a little like LEED, and is a point system. He said the building will be built with flexibility in mind, and in making it solar ready the building orientation and roofs will be constructed so it can be added at a future time as well as the addition of solar collectors. He said the trees are well positioned for maximum benefit for the solar exposure.*

*Bona said regarding the need for affordable housing in Ann Arbor, there are a lot of people working to support what we all do, but they can't afford to live here, and she felt that needs to be a part of a larger discussion to be held.*

*Briere said most people's greatest fear is for perennial homeless people's housing to be built next door to them, but this isn't that housing unit. She said with this particular housing unit with the mix of incomes is geared to the people that work here but cannot afford to live here. She said the Housing Commission will work with the homeless individuals to give them assistance through various service providers.*

*Hall said the Housing Commission acts as a landlord but is more sympathetic to the individual's needs than what they would face if dealing with the regular market rate housing.*

*She asked Hall how long the site had been used for affordable housing.*

*Hall said since 1969.*

*She said with this site having been used for affordable housing for 45 years it won't be like putting affordable housing in a new neighborhood. She commented that there is a great need for affordable housing or workforce housing noting that there is little the City can do to promote workforce housing, so she felt the addition of any number of affordable housing units would make a difference in the City. She said she attended the meeting on affordable housing several weeks ago and she was struck by how many units are needed to meet the housing need of the 60% level. She asked how many units are currently on the site.*

*Hall said there are 6 units that will be demolished and replaced with 32 units.*

*Adenekan asked about the number of people allowed in a 5-bedroom*



*unit.*

*Hall said the least allowed in a 5-bedroom would be 7 individuals.*

*Adenekan asked about the 4-bedroom units.*

*Hall said there would be a maximum of 8 individuals and minimum of 5 individuals.*

*Adenekan said she felt it was excellent that there would be on-site management as well as the community center. She asked about the location of the community center.*

*Hall said they positioned the community center near the road so there would be good line of sight in all directions and one can see what is going on in vacant space as well as wanting to keep the houses setback as far as possible from the road given the restrictions of the site.*

*Mouat added that the 3, 4, and 5-bedroom units are grouped together to kids can walk to the center and not have to cross parking lots.*

*Clein said he felt the project was fairly well planned given the challenging site of floodplain issues, traffic, and density issues. He said he felt they had done a good job of keeping it in scale with the 2-story neighborhood. He said he lives in the Water Hill neighborhood where there is a fair share of affordable housing and it has not affected the property values and is well integrated into the neighborhood and he saw this project as something that will also be nicely integrated into the neighborhood.*

*Mills asked about listed bicycle parking requirement in the comparison chart, noting it looked like a downgrade.*

*DiLeo explained the requirement and said she would look into it and if it was a downgrade it would be upgraded before the project moved on to Council.*

*Clein asked about the difference between Class A and Class B bicycle parking.*

*DiLeo explained that Class C is intended for short term parking, usually associated with commercial space, like the hoops outside. She said Class B is medium range, usually associated with offices and would be outside but covered spaces. She said Class A is the highest level and most protected, and is fully enclosed and is usually associated with residential uses, and can be in a garage or in a large style boxes.*

*Hall added that there were discussions with City staff on the practicality of the needed bicycle parking for this site, noting that the Housing Commission had explained that if required, Class A would not be used and would be wasted space as well as wasted funds, and they had suggested increasing the number of lower class parking spaces to make up the difference. She said if required the Housing Commission would install what was required and agreed upon by the City.*

**On a roll call, the vote was as follows, with the Vice Chair declaring the motion carried.**

**Yeas:** 6 - Bonnie Bona, Kirk Westphal, Eleanore Adenekan, Kenneth Clein, Sabra Briere, and Sarah Mills

**Nays:** 0

**Absent:** 3 - Wendy Woods, Jeremy Peters, and Sofia Franciscus

**10 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](http://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.)

- 10-a**    [14-1577](#)    Flagstar Bank Branch Bank Site Plan and Special Exception Use for Drive -Thru Facility - A proposal to divide a 1 acre parcel from the existing hotel site located at 3600 Plymouth Road and construct a 3,000 square feet bank with a drive thru facility with 16 parking spaces. Special Exception Use is required for the drive thru. (Ward 2) Staff Recommendation: Postponement  
*Chris Cheng provided the staff report.*

**PUBLIC HEARING:**

*Noting no speakers, the Vice Chair closed the public hearing, unless the*

*Commission postpones the item. He stated that if the item is postponed, the public hearing will be continued and individuals who have not previously addressed the Commission may speak at the continued public hearing. Individuals who have addressed the Commission previously during the public hearing may speak again during the continued public hearing if the Chair determines additional public feedback is necessary or if the petition has materially changed from that presented this evening.*

**Moved by Westphal, seconded by Bona, 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), Sections 5:10.12(3)(c) and 5:104 (Special Exceptions), subject to approval of the corresponding site plan, and, therefore, approves the Flagstar Bank Special Exception Use for a three-lane drive-thru financial facility, and**

**The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Flagstar Bank Site Plan, subject to Zoning Board of Appeals approval of a variance for the drive-thru location, and subject to completion of the following prior to issuance of any permits for construction of the new building: 1) approval of an administrative amendment to the parent site plan, 2) recording of an ingress/egress easement along the existing drive from Plymouth Road, 3) and recording of cross parking easements.**

**COMMISSION DISCUSSION:**

*Westphal asked about potential redesign of the boulevard entrance, with a lot of lanes going in and out. He asked for clarification about turning movements.*

*Cheng said there is posted signage for right turn only at Plymouth and westbound traffic must go down the service entrance to go to Green Road to make a left turn. He explained that the City's traffic Engineer has asked for further traffic counts and would like to see a re-design but that they haven't made it to that point yet.*

*Westphal said he would like to see fewer drives from a pedestrian perspective. He said two eastbound lanes seem like too much pavement to traverse and felt they could be consolidated.*

*Westphal said he is glad to see development in the underdeveloped parking lot, but with the banks bookending the center it would be a repellent to pedestrian access. He noted the high density housing developments nearby from which pedestrians would access the area. He said he would not be supporting the request when the item returns to the*

*Commission.*

*Briere asked about a site plan that come before the Commission last year. She asked if the site is a difficult site to work with.*

*Cheng said the previously approved site plan was for a 10,000 square foot retail development with a drive thru. He explained that this project is quite a bit smaller and less intense than the previous proposal. He said the site hasn't been difficult to work with; however the outstanding issue remains the traffic circulation.*

*Briere said people have expressed concerns about increased commercial uses in the area which would bring increased pedestrians which is perceived as a negative by the constituents, given that Plymouth Road acts as a freeway access with fast traffic which makes it difficult to turn in and out from Plymouth Road. She said she was glad the traffic issue is being reviewed.*

*Bona asked about two drives that connect to parking on the hotel.*

*Cheng said he believed it was for circulation for the bank to connect to the parking lot.*

*Michael Boggio said this removes parking from Holiday Inn and if they were to cut off the site it would dead-end, while this design allows the elimination of dead-end bays.*

*Bona said this looks like an awful lot of drive, when both are connected to the boulevard. She said this does not look like a solution for reducing impervious area.*

*Boggio said they could look at reducing overall paving but this project has much less impervious surface than the previously approved commercial development. He said they thought the drives would function with the existing parking lot.*

*Bona said this is one reason they wanted to make drive-thrus special exception use because the drives and vehicular uses tended to be overdone because they were trying to move a bunch of cars around, when the City wanted pedestrians and bicycles to also enjoy the streetscape experience along with the vehicles. She said in looking at the plan she saw a circuitous path that jumps across a wide opening to the hotel and she was not seeing anything being done for the pedestrians. She said the token gesture for pedestrians seemed lame, and asked if there was a way to connect the hotel parking such that they could use the existing access. She challenged the petitioner to remove*

*excess impervious pavement since the drives were not doing much for pedestrian access.*

*Boggio said they looked at the Holiday Inn parking and are trying to ease traffic around the site and minimize dead end parking and the need to back up to turn around.*

*Bona said she would appreciate a response to the request for less pavement.*

*Adenekan asked about notice to the public and if there were any concerns brought.*

*Boggio said there were no responses.*

*Clein said the comments about impervious surface should be considered and there may be a way to simplify motions of vehicles. He said if there are queues, there could be counter-flowing traffic with the driveway on the east which would be a safety concern. He requested that the petitioner and their civil engineer review the plan before the item returns to the Commission.*

**Moved by Bona, seconded by Adenekan, to postpone these petitions until issues identified by staff have been addressed.**

**DISCUSSION ON POSTPONEMENT:**

*Westphal asked about the anticipated feedback from the Engineering Department and if that would include traffic generated by the drive thru.*

*Cheng said yes.*

*Briere asked if the Plum Market project could include a traffic report if available.*

**On a voice vote, the Vice Chair declared the motion carried.**

**Yeas:** 6 - Bonnie Bona, Kirk Westphal, Eleanore Adenekan, Kenneth Clein, Sabra Briere, and Sarah Mills

**Nays:** 0

**Absent:** 3 - Wendy Woods, Jeremy Peters, and Sofia Franciscus

**10-b [14-1578](#)**

Pittsfield Retail Site Plan for City Council Approval - A proposal to construct one-story retail additions totaling 16,209 square feet to connect 4 existing retail buildings on this 5.5 acre site located at 3510 Washtenaw Avenue. An existing bank building on the west end of the

site will be demolished. The five tax parcels will be combined into a single tax parcel. The existing parking lots and rear alley will be reconfigured, and stormwater detention facilities will be added. (Ward 3)

Staff Recommendation: Postponement

*Cheng provided the staff report.*

**PUBLIC HEARING:**

*Jason Van Ryn, Nederveld, 3025 Miller Road, Ann Arbor, Civil Engineer for consultant, introduced his team and said they should be able to answer any Commission questions. He said A.F. Jonna Development is a family-owned company and a leading southeast Michigan property developer. He said once construction is complete they continue to maintain and manage their centers and take pride in their commercial centers which has lead them to become a select preferred company on nationwide developments. He said the highlights of this proposed site plan include a complete building facade and site upgrade, with the existing buildings becoming one uniform building across the length of the development. He further explained that the rear alley currently contains an assortment of trash containers that will be combined into a central refuse facility centered at the rear of the building, which will greatly reduce the visibility from the adjacent properties and improve appearance from the south. He said they are proposing a 16 foot wide hardscape, consisting of planting beds along the entire frontage to improve the pedestrian experience and connectivity between the storefront. He said the updated parking and sidewalks along the perimeter of the site will better accommodate pedestrian access from Washtenaw Avenue, to the north, with the bus stop and the adjoining neighborhoods to the south. He said the existing storm water peak runoff will be reduced by 90%, through underground detention facilities. He said the current site was built in the 1950's and there are no storm water management facilities. He noted that the bio-retention areas located in the front parking lot islands, along with the mechanical system located in the rear alley will greatly increase the storm water quality of water leaving the site. He said there are currently no trees on the site and they plan on adding many trees in the parking lot.*

*Noting no further speakers, the Vice Chair closed the public hearing, unless the Commission postpones the item. He stated that if the item is postponed, the public hearing will be continued and individuals who have not previously addressed the Commission may speak at the continued public hearing. Individuals who have addressed the Commission previously during the public hearing may speak again during the continued public hearing if the Chair determines additional public feedback is necessary or if the petition has materially changed from that presented this evening.*

**Moved by Westphal, seconded by Adenekan, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Pittsfield Retail Site Plan, subject to preliminary approval from the Washtenaw County Water Resources Commissioner prior to City Council approval, and subject to combination of the parcels prior to the issuance of permits.**

*COMMISSION DISCUSSION:*

*Westphal asked if there were community meetings associated with the project.*

*Cheng said neighbors within 500 feet were notified through a postcard notice.*

*Westphal asked about conversation with neighbors over a proposed fence to the south.*

*Cheng said the petitioner, after discussion with the neighbors, has agreed to install a fence along the alley, even though it is not a requirement.*

*Westphal asked about the re-dedication of the northern right-of-way.*

*Cheng explained that the petitioner will turn it into turf, and reduce impervious surface, but the City will have it available for possible expansion of the either Washtenaw Avenue or the existing AATA super stop.*

*Rampson explained that this is right-of-way, with an arrangement including a proviso that if the driveway is not used it reverts back to the property. She said this will help minimize impervious surface while preserving the possibility for expansion of the right-of-way as outlined in the Washtenaw Avenue right-of-way study.*

*Westphal said he concurred that the storm water benefits are incredible, and believed the center will be more appealing. He said he remembered as a part of Area, Height, and Placement amendments, there is a required frontage on streets; he asked if Yost Street provided the frontage.*

*Cheng said both Yost and Pittsfield met the setbacks.*

*Rampson clarified that the canopy attached to the building is closer than 49 feet, and the maximum setback requirement only applies to new free standing buildings, such as the previously discussed Flagstar Bank building. She said this is an existing building and the in-fills are*

*considered additions.*

*Westphal said it is striking that across the street at Starbucks, people are seated outside and it is a real draw.*

*Westphal noted concerns presented from neighbors on Pittsfield, and said it looks like the owner is going to be cleaning up the site. He asked about the existing light pole in the sidewalk as mentioned by a neighbor and if that matter was within purview.*

*Van Ryn said they are proposing a new sidewalk and removal of the light pole. He added that the recommendation for postponement was from staff due to not having time to respond to comments. He said the project will not change flavor at this time and any outstanding issues are details, and if possible, he asked for a request for approval contingent on the resolution of the details.*

*Westphal asked about side elevation, which has some transparency, which is a nice gesture. He asked if there are entrances on the corners.*

*Scott Bowers, Bowers and Associates, 2400 South Huron River Parkway, Ann Arbor, project architect said they will be wrapping glass around the corner with potential for entrances on the corners, depending on tenant design needs.*

*Westphal asked if there were requirements for active entrances included in the code for this project.*

*Cheng said no.*

*Westphal encouraged the petitioner to include entrances from three sides.*

*Bona noted that when she sees two facades, she sees pleasant side streets with outdoor seating. She asked about opportunities for food service and outdoor seating on each end.*

*Arkan Jonna said they have looked at outdoor seating and will be able to invert or recess front door entrances by 13 to 14 feet to provide covered outdoor seating. He explained that they have added planters within the sidewalks that will create more ambiance for the outdoor seating feeling. He said they have learned to do this in Belle Harbor, Florida, where the entrance is indented and they are able to control the temperature of the space.*

*Bona asked about the potential to do this on Yost and Pittsfield Streets.*



*Jonna said no, only along Washtenaw Avenue.*

*Bona asked why not, since the space is more pleasant than being next to Washtenaw Avenue and the parking lot.*

*Jonna said the end units are probably the best units to do eateries, and they could add glass on the corners to open them up but at this time they just don't know their tenants.*

*Bona asked staff if anything might need to be added to the site plan in order to allow the mentioned flexibility when the time comes.*

*Bona asked about the dumpster in the rear and how the back of these buildings is going to be maintained. She said she had concerns that over time, it would begin to look un-kept with tenants having to walk to a central dumpster. She asked how they would make it work.*

*Jonna said they are in the shopping center business and they have someone on site every day hand cleaning the area six days a week. He said deterioration is a matter of maintenance and if properties are not kept up you lose your tenants and your rents. He noted that right now the site is being swept with trucks until it is redeveloped.*

*Bona asked about a landscape buffer not required on the south side.*

*Rampson said the back is a public alley.*

*Briere said the plan for the south side is trees and she was glad to see that. She said if the item is postponed and returns before them, she encouraged the petitioner to treat each unit as separate units, noting it would be easier to differentiate units when they weren't all the same block of beige. She said it was important to look at a building and be able to tell separate spaces, which helps break up a large building.*

*Mills asked about the south side of the building and if there will there be sidewalks to serve the back of the buildings.*

*Van Ryn said there will be grass in the area and they will need to add walkways when they know more about their tenants needs for the rear entry doors.*

*Westphal asked if there has been any conversation with the AATA regarding potential bus rider's eagerness to park in this area.*

*Rampson said there are on-going discussions with AATA about leasing*

spaces, as they are eager to support public transport in this corridor. She noted that in this project the retail space is being increased and the parking is being decreased.

Bona said upgrading the existing commercial site and adding stormwater management is a huge benefit for which she commended and thanked the petitioner.

Clein said the reuse of buildings is beneficial, as is stormwater. He said the site will be well planted and will be an enhancement to City gateway. He noted that if this were a new development, they would look at building being closer to property lines. He felt the proposed project was a good trade off. Clein added that the side elevations seem blank, and he was hopeful that landscaping will make the blank walls more hospitable for the neighbors. He felt that a northern setting would be more pleasant for outdoor seating than the existing side views. He asked about outstanding items.

Cheng said the petitioner has submitted plans last Thursday, which are being reviewed. He explained that the big issues are landmark trees and stormwater mitigation.

Clein noted that staff needed time to review those newly submitted plans.

Cheng said if the petitioner had addressed the outstanding issues then the agenda item could return on the next Commission agenda.

Westphal said he would be interested in knowing how others felt about moving the project forward with conditions.

Pascal said there are two landmark trees being removed along Pittsfield due to 5 foot wide sidewalk requirements and storm water management requirements.

Westphal asked if staff was willing to address the issues after moving the project forward.

Rampson said staff would feel comfortable moving forward if there was one outstanding item, but since there are multiple issues they do not feel comfortable recommending moving forward at this time.

Adenekan agreed with Rampson, and asked if staff would move towards getting the item back on the agenda for the November 18th meeting.

Rampson said yes, that would be the earliest possible agenda.

*Clein said he was reluctant to move the project forward with multiple outstanding issues, noting that he was concerned with setting a precedent for future petitioners that issues didn't have to be resolved before receiving approval from the Planning Commission.*

*Bona said an issue with tree mitigation could mean a site plan change.*

*Clein pointed out that there was only one public hearing on the next meeting agenda.*

**Moved by Briere, seconded by Westphal, that the petition be postponed to the next meeting to allow issues identified by staff to be addressed.**

**On a voice vote, the Vice Chair declared the motion carried.**

**Yeas:** 6 - Bonnie Bona, Kirk Westphal, Eleanore Adenekan, Kenneth Clein, Sabra Briere, and Sarah Mills

**Nays:** 0

**Absent:** 3 - Wendy Woods, Jeremy Peters, and Sofia Franciscus

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

*Ellen Johnson, 2819 Pittsfield, Ann Arbor, thanked the Commission and said she feels protected. She said this development is a big deal for the neighborhood because it has been an ugly place for a long time. She was pleased to see attention given to the sides of the building, because it is an entry ways to neighborhoods as well as the City. She said they are concerned about traffic overflow into the neighborhood and will be looking at this matter. She said she didn't realize there is an alley at the rear of the buildings, noting it will be a challenge for houses backing up to the property. She appreciated that the Commission read their letter and took concerns into consideration.*

**12 COMMISSION PROPOSED BUSINESS**

*Briere said she made a commitment after the last meeting of housing and homelessness about how to begin to address the need for affordable housing in our community. She said one of the items was to begin to look at the Washtenaw corridor and the possibility to build above commercial properties. She said as they begin to look at the corridor, this is an area that is potentially attractive for people to live and work nearby without having to own a car, given the bus routes. She said she is bringing this forward to think about how we can look at it.*

*Clein said many commissioners have concerns about affordable housing and hopefully they can find ways to positively affect the issue.*

**13     ADJOURNMENT**

*Westphal, Mills, adjourned at 9:30 pm.*

**Moved by Westphal, seconded by Mills, that the meeting be Adjourn at 9:33 p.m. On a voice vote, the Vice Chair declared the motion carried.**

Wendy Woods, Chair  
mg

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](http://www.a2gov.org)).

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