



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)

Tuesday, February 7, 2017

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 Clein called the meeting to order at 7:05 p.m.

2 **ROLL CALL**

City Planner Chris Cheng called the roll.

Present 8 - Woods, Briggs, Clein, Mills, Milshteyn, Trudeau,
Weatherbee, and Ackerman

Absent 1 - Gibb-Randall

3 **APPROVAL OF AGENDA**

Moved by Mills, seconded by Milshteyn, to Approve the Agenda as presented. On a voice vote, the Agenda was unanimously approved.

4 **INTRODUCTIONS**

None

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

Councilmember Zach Ackerman reported that Council has begun the discussion on how they can get developers to be more creative with parking that better satisfies our Sustainability Goals, particularly, how the City can incentivize developers to seek out Zip Cars, or other car sharing resources. As well as additionally seeking out on-street car-share opportunities, to bring them into the neighborhoods, not just in our downtown.

He further reported that the affordable housing development on North Maple, Avalon annexation, site plan, and zoning had its' first reading last night and will come back for its' second and final reading at the next Council meeting. He said the project is moving smoothly and he does not foresee any issues.

Another project brought up at Council was the 1140 Broadway, at Lower town; and on the Core Spaces in the downtown, such as the Library Lot, the finalist in the bidding of the Library Lane proposal would be coming back to Council in mid May for an update.

6-b Planning Manager

City Planner Chris Cheng reported that the Northsky Wetland Use Permit, that was postponed at Planning Commission, would not be returning to a Planning Commission agenda, since it has been determined that it can be reviewed and approved administratively, pursuant to City ordinances. There is no development attached to this permit that is currently under review and no substantive change to the existing function of the wetland, the permit may be considered administratively.

6-c Planning Commission Officers and Committees

Commissioner Sarah Mills announced that there is a community wide meeting to discuss the Allen Creek Master Planning effort. The meeting is scheduled for Thursday, February 16th, 2017, from 6:30-8:30 p.m. in Council Chambers.

Commissioner Erica Briggs reported that the City's final sidewalk design

guidelines meeting is tomorrow night, from 6:00-8:00 p.m. in Council Chambers.

Chair Clein reported that the Ordinance Revisions Committee meeting last time reviewed two proposed ordinance amendments, which were rather minor, having to do with Fringe Commercial uses, including service stations, gas stations, and the other dealing with placement of accessory buildings on lots.

Commissioner Trudeau reported that the inaugural meeting of the City's Transportation Committee meeting would be February 15th at 7:00 p.m. in Council Chambers.

6-d Written Communications and Petitions

17-0168 Various Correspondences to the City Planning Commission

Chair Clein pointed out the various communications received in their packet, including the monthly meeting calendar.

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

17-0170 Public Hearings Scheduled for the February 23, 2017 City Planning Commission Meeting

Chair Clein read the public hearing notice as published.

Received and Filed

9 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.)

- 9-a [17-0171](#) Reinhart Commercial Building Site Plan for City Council Approval - Proposal to redevelop a 2.3-acre site at 2255 and 2275 W Stadium Blvd that contains an existing restaurant and vacant gas station by demolishing the gas station, constructing a new 2-story, 18,200-sq ft office building. The existing rear parking lot will be reconfigured and expanded to 126 spaces accessed from a shared driveway between the existing restaurant and proposed office building. Zoned C2B. (Ward 5) Staff Recommendation: Approval

Chris Cheng provided the staff report.

PUBLIC HEARING:

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

Moved by Mills, Seconded by Weatherbee, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 2255 2275 W. Stadium Site Plan, subject to: 1) recording of cross access, cross parking, and storm detention easements in an acceptable form by the City, and 2) approval of an administrative land transfer between the two parcels.

COMMISSION DISCUSSION:

Ackerman expressed his support for the reduction in setback, because he felt it acted as a wall between two potential residential neighborhoods that are lacking in any meaningful pedestrian connection.

Briggs also appreciated the setback reduction; she also asked about the proposed material on the front and if there would be any active uses

within.

Bill Meier Architects, 4844 Jackson Road, Ann Arbor, Architect for the project responded they are looking at a combination of brick and metal panels in-between the glass for the building and facing the sidewalk it would be glass.

Briggs asked about the sidewalks, if there is any plan to widen the sidewalks along Stadium.

Cheng reviewed the public sidewalks and connections to paths leading to parking spaces on the site. He said he was not aware of any plan to widen the sidewalks but offered to check with the City's Engineering Department.

Briggs said in looking at the site plans it looks like there is removal of a couple of driveways, and the one closest to the crosswalk looks as if it will be removed.

Kathy Keinath, PE, Perimeter Engineering, 11245 Boyce Road, Chelsea, said it would be removed.

Briggs asked if there was any thought given to the possibility of connectivity with Maple in the future, given the difficulty with the steep slopes in the back. She said it might be something staff could discuss or look into. She liked the site plan and felt it was well planned.

Mills appreciated the shared parking on the site; she also asked about the connectivity from the north and south and what future plans might hold.

Cheng reviewed the sidewalks on the site plan with the Commission.

Mills said it is great for the two sites to have connectivity, and it would be even better to have it with the neighboring parcels.

Woods asked how the site might go about having connectivity with the South Maple neighbors, noting the rather steep incline along with the darkness of the area. She asked about the lighting proposed for the area.

Keinath responded that the parking lot would be well lit, with lights in every island.

Woods asked about the gas station removal and if there was need for any

Brownfield remediation.

Keinath said her understanding is that it was not a Brownfield but the site has been fully cleaned up.

Weatherbee asked for a description of the traffic flow on the site.

Cheng responded that the Gourmet Garden Restaurant access would remain the same, and the shared access to the site is both for the office as well as the restaurant to the south. He said the project did not require a traffic impact study, but with the reduction of the two curb cuts from the gas station, they will have to rely on the shared access; he said there would be signage on site to assist with traffic flow.

Weatherbee commented that there seemed to be a sea of parking; trees will be taken down to put in the parking lot, and they would then have to mitigate for the landmark trees taken down by planting new ones – this is not something she prefers to see.

Cheng noted that the parking area is at the minimum requirement.

Clein asked if there had been any discussion about deferring the parking.

Cheng said no, not yet; they could request to defer up to 40% of their required parking when they go to Council

Bela Sipos, CCIM Manager, speaking on behalf of his client, Reinhart Commercial, said they will need all of the proposed parking, given the uses in the building and the shared parking for the restaurant.

Clein said he felt this building is doing something good in this location; moving the building closer to the street is a positive, the connectivity between the two sites as well as potential connectivity with the other neighboring sites is a positive. He complimented Mr. Meyer on the handsome architecture, even though commercial, he felt it had a nice presence on the street and he commended them for that and hoped that his client would stick to the budget and build the building as the Commission is seeing it tonight.

Clein asked about the row of trees shown on the renderings that he could not see on the site plan.

Keinath said some of the shown trees are street trees; the problem along

that section of the road is that the entire right-of-way is taken up with road and sidewalk and there is no place to plant trees in the right-of-way, so they are on the private property. She reviewed the landscape plan with the Commission, pointing out a row of required trees along the front, as well as required landscape screening along the parking lot, shown as bushes or hedge.

Cheng commented that all landscaping has been reviewed by City Forester, and approved, as part of the site plan requirement.

Clein noted that he was a little disappointed that they would not consider deferring parking but he understood that the petitioner had operational considerations attached to why they were constructing this building. He encouraged them to re-consider the deferred parking possibility between now and when the project goes to Council.

Milshteyn asked about a plan for the location of signage noting that the proposed tree location is right in front of The Gourmet Garden’s Restaurant.

Keinath reviewed the tree location, showing their location slightly offset to assist with business signage.

Milshteyn enquired about timing for repaving of the parking lot and if both lots would be re-done.

Keinath explained that both parking lots would be re-surfaced and completed at the same time.

Milshteyn commented that in his experience, the proposed parking is just right for a realtor office and a restaurant operation located together.

On a voice vote, the vote was as following with the Chair declaring the motion carried unanimously. Vote:8-0

Yeas: 8 - Wendy Woods, Erica Briggs, Kenneth Clein, Sarah Mills, Alex Milshteyn, Scott Trudeau, Julie Weatherbee, and Zachary Ackerman

Nays: 0

Absent: 1 - Shannan Gibb-Randall

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

None

11 **COMMISSION PROPOSED BUSINESS**

Clein pointed out the upcoming Planning Commission Retreat, to be held on March 30th.

12 **ADJOURNMENT**

Moved by Woods, seconded by Milshteyn, to adjourn the meeting at 7:50 p.m. On a voice vote, the Chair declared the motion passed 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.