

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of May 19, 2019

**SUBJECT: City of Ann Arbor Landfill Scale and Entrance Improvements - Public Project Review
(2800 E. Ellsworth Road) File No. PP19-001**

PROPOSED CITY PLANNING COMMISSION MOTION

WHEREAS, the City Administrator is directed to obtain comments and suggestions from the appropriate City departments with regard to certain City projects meeting private development regulations prior to recommending that City Council approve funding for them; and

WHEREAS, such projects are to be reviewed by the City Planning Commission prior to City Council approval;

RESOLVED, that the Ann Arbor City Planning Commission finds the City of Ann Arbor Landfill Scale and Entrance Improvements Project generally adheres to City private development standards.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **approve** the motion above regarding this public project because it generally complies with local, state and federal laws and regulations to the greatest extent feasible; and would not cause a public or private nuisance or have a detrimental effect on the public health, safety and welfare.

LOCATION

The site is located on the south side of E. Ellsworth Road, west of Platt Road (South Area). This site is in the Swift Run Watershed.

DESCRIPTION OF PETITION

This site is zoned PL (Public Land) and requires Planning Commission review as a public project exceeding \$250,000. The anticipated cost of this project is approximately \$2.1M, which includes construction and engineering costs. The purpose of the review is to evaluate the project against private development regulations.

This proposal consists of removing the existing scale located near the Materials Recovery Facility (MRF) after the construction of two new scales off the Platt Road entrance. The majority of traffic enters off Platt Road and is weighed at the MRF then proceeds to the appropriate facility for disposal. These scales will weigh the waste haulers as they enter and exit the site.

Additional items as part of this proposal include associated communication systems, ramps, and pavement associated with the entrance. A total of 13,400 square feet of impervious surface is proposed to be removed and replaced with top soil and seeded.

No natural features are impacted from this project.

SURROUNDING LAND USES AND ZONING

LAND USE		ZONING
NORTH	Southeast Area Park, Townhouses, strip commercial center	TWP (Township), PL (Public Land), R3 (Townhouse Dwelling District), R4A (Multiple-Family Residential District), C1 (Local Business District)
EAST	Swift Run Dog Park and Lillie Park	TWP
SOUTH	Residential and Farm Land	TWP
WEST	Wheeler Center, Retail and Offices	TWP

PLANNING BACKGROUND

The 2020-2025 Capital Improvements Plan (CIP) references the need to address security improvements to reduce illegal dumping and facilitate flow and capture of load weights. In addition, there are portions of the concrete that requires replacement.

DEPARTMENT COMMENTS PENDING, DISMISSED OR UNRESOLVED

Storm Water Review – Detention on the landfill site would result in standing water over the landfill cap, potentially causing undesirable infiltration into the landfill. Detention on the landfill site would also alter the type of plants growing on the site and only approved shallow root grasses are permitted to be grown over a capped landfill.

Since detention cannot be provided on the landfill site, the current plans propose removing an area of impervious pavement north of the proposed scale. This removal of impervious surface exceeds the proposed increase of impervious surface due to the proposed scale. The result will be a net decrease in runoff from the existing landfill site.

Planning – The City Planning Commission is required to review all public projects before City Council approval if the project costs more than \$250,000 (see attached resolution).

Staff applies the City’s private development standards for the review of public projects for the purpose of striving to adhere to these standards as closely as practical. This project generally meets the private standards, such as land use, setbacks, storm water detention and height. Staff supports this public project as it will meet the existing demands of the Materials Recovery Facility.

In lieu of the petitioner notifying residents within 500 feet of this site, the City sent postcards to residents within 500 feet of this site informing them of the proposed changes with the date and time of the City Planning Commission Meeting.

Prepared by Christopher Cheng
Reviewed by Brett Lenart
mg/5/14/19

Attachments: [Zoning Map](#)
[Aerial Map](#)
[Site Plan](#)
[Public Project Resolution](#)

c: Owner: City of Ann Arbor
301 E. Huron Street
Ann Arbor, MI 48107

Petitioner: Chris Elenbaas
Public Works
W.R. Wheeler Center
4251 Stone School Road
Ann Arbor, MI 48108

Petitioner's Agent: The Mannik & Smith Group, Inc.
2365 Haggerty Road S.
Canton, MI 48188

Building
Systems Planning
File No. PP19-001