



City of Ann Arbor

Formal Minutes

City Planning Commission

301 E. Huron St.
Ann Arbor, MI 48104
[http://a2gov.legistar.com/
Calendar.aspx](http://a2gov.legistar.com/Calendar.aspx)

Thursday, February 20, 2020

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

Chairperson Alex Milshteyn called the meeting to order at 7:05 pm.

2 ROLL CALL

City Planner Chis Cheng called the roll.

Present 9 - Woods, Briggs, Mills, Milshteyn, Gibb-Randall, Ackerman, Sauve, Abrons, and Hammerschmidt

3 INTRODUCTIONS

None

4 APPROVAL OF AGENDA

Moved by Sarah Mills, seconded by Shannan Gibb-Randall the agenda as presented. On a voice vote, the Chair declared the motion carried unanimously.

5 MINUTES OF PREVIOUS MEETING

- 5-a [20-0206](#) City Planning Commission Meeting Minutes of February 4, 2020

Moved by Erica Briggs, seconded by Elizabeth Sauve, to approve the February 4, 2020 meeting minutes as presented. On a voice vote, the Chair declared the motion carried.

6 PLANNING COMMISSION OFFICERS AND COMMITTEES, WRITTEN COMMUNICATIONS AND PETITIONS

6-a City Council

Councilmember Zach Ackerman reported from the previous City Council's meeting: Council approved the Talpos-Knights Annexation at 2731 Newport Road; Council voted to establish a Mobility Committee, made up of Councilmembers; Council majority voted 7 to 4 to terminate employment of the City Administrator whom oversees a professional staff of over 750 full-time employees at the City of Ann Arbor in 40 departments with a budget of over 400 million dollars, leaving a complex organization without a Captain at the rudder at the current time. Ackerman stated that the termination was politically motivated simply because the City Administrator was following the rules, following the policy direction of the Council. Ackerman reported that it was an upsetting event. reflecting a form of governance here in the City of Ann Arbor that is founded on the civil service system, which arose in the late 1800s and early 1900s to fight against nepotism, to fight against every election replacing civil servants with political allies whom would be more favorable to those in power. Ackerman said Mr. Lazarus didn't deserve to be fired, he was an outstanding professional; but more than one action, it represents a 15-month trend of certain colleagues who have been unable to pass legislation through resolution and ordinance, and have instead decided to take it upon themselves to replace the City Administration itself. He concluded that it was with a heavy heart that he shared that news and felt it gives a big blow to transparent and fair government in Ann Arbor.

6-b Planning Manager

6-c Planning Commission Officers and Committees

Commissioner Wendy Woods reported from the Transportation Commission meeting last night; noting they will be seeking answers to the redundancy of the formation of a Mobility Committee, being a sub-committee of City Council. She reported that many on the Transportation Commission were shocked and concerned that the

credentials of those on the Transportation Commission were questioned and minimized, which they thought was very inappropriate, particularly because they are all volunteers and not getting paid for giving so much of their time and energy to that Commission as well as other City Boards and Commissions. Woods said the Commission is sometimes concerned that comments coming from the City Council table will indeed begin to make citizens of the community feel that their efforts and input is not welcomed, nor is it seen in the light of where it's coming from.

6-d Written Communications and Petitions

[20-0207](#) Various Correspondence to the City Planning Commission

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.)

None.

8 PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING

[20-0208](#) Public Hearings Scheduled for the March 3, 2020 Planning Commission Meeting

The public hearing notice was read as published.

Received and Filed

9 REGULAR BUSINESS – Project Presentation, Staff Report, Public Hearing and Commission Discussion on Each Item

9-a [20-0209](#) 3874 Research Park Drive Site Plan for City Council Approval - A proposal to demolish the existing building and construct a 79,000 square foot research/office building on this 5.63-acre site zoned RE (Research). Access to the site continues from the southern adjacent site. Staff Recommendation: Approval

PRESENTATION BY PETITIONER:

Mark Pascoe, Stantec Inc., 3754 Ranchero Drive, Ann Arbor, representing the petitioner, introduced the project owner and team and

provided highlights on the project.

Tom Phillips, Hobbs & Black, 100 N. State Street, Ann Arbor, reviewed the design plans with the Commission.

STAFF REPORT:

City Planner Chris Cheng provided additional information on parking and landscaping.

PUBLIC HEARING:

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

Moved by Lisa Sauve, seconded by Sarah Mills, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 3874 Research Park Site Plan and Development Agreement.

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 Woods asked about interior layout, sustainability efforts incorporated into the project, and electric vehicle charging stations, noting the sustainability goals of Ann Arbor.

Cameron McCausland, PCP-AARPOZ, LLC, 15040 Cleat Street, Plymouth, principal owner explained that they currently don't know which tenant(s) will occupy the space, but it would typically be a mix of office, research, and/or development, so the current layout could be used by one single tenant or multiple tenants.

Architect, Tom Phillips, said they will include the capacity for tenants to do recycling on-site; the building shell materials will be sustainable in nature, such as masonry, light metal panels with a high recyclable content, a white roof that will help with high heat island effect, LED light fixtures that will be sensitive to ambient light in terms of being directed down on-site, and high efficient mechanical systems. Phillips said while it won't be a LEED certified project, they are using a lot of the LEED concepts. Phillips said electric vehicle charging stations would be something that would come with the tenant, but they would have the

electric capacity on-site to add electrical vehicle charging stations. He said this building will likely be one of the most energy efficient industrial buildings in the City.

McCausland said they will be demolishing a very inefficient 50-year old building to make way for this proposed building, while fixing a minor environmental issue on site, adding stormwater to the site where none currently exists.

Commissioner Sarah Mills said she was okay with deferring the parking until they needed it. She asked the petitioner what they mean by saying they are electric vehicle ready. She asked how many stations they were planning for the 200 vehicle parking spaces. Mills asked why they weren't proposing solar on the large roof surface, since it's much cheaper to incorporate these energy efficiencies when the building is being constructed.

Phillips said they haven't gotten that far into the layout to know where charging stations will be located, but their electrical system will carry enough power to cover the needs of charging stations on site. He said they were planning on having two charging stations. Phillips said rooftop solar was not part of the program at this stage but if a future tenant was interested in it, they could look into it, since the building will be high tech anyway, it would be easy to add it, since the rood type will currently support it.

McCausland said the building will be a shell until they know who their tenant(s) will be, so it's easiest for them to have the flexibility of working with a shell, without solar and charging stations.

Joseph S. Vig, J.S. Vig Construction, 15040 Cleat Street, Plymouth, part-owner in project, stated their motives are the same as Mills on sustainability, adding, they are finding that potential employees of their industrial buildings are demanding to work in sustainable workplaces and an overall goal of carbon neutrality, so they are trying to be very mindful of that and with the building of this building trying to differentiate it from a lot of obsolete buildings in the market. Vig said it's a good dialog to have with any petitioner just so they're mindful of these strategies so they don't have to retro-fit building when they're five years old.

Commissioner Erica Briggs asked about their green-roof consideration and outdoor greenspace for their tenants.

Phillips said green-roofs come at the bottom of the list when looking at LEED issues, due to the requirement of heavier roof structures, problems with keeping it alive, and high maintenance.

Vig said while they wouldn't necessarily be opposed to a green-roof, a lot of their high tech tenants would be opposed to moisture infiltration from a green-roof.

McCausland said they envision a possible shared greenspace, at some point, with the adjacent landowner that exists today of having a central spot the tenants could aggregate on the spot and not have to drive off-site, thereby creating traffic issues. McCausland said a greenspace is something they aspire to, but something they will need to incorporate that probably, potentially, into a future phase and/or in conjunction with the adjacent property owner that has vacant land. He said, 'there's only so many opportunities in the City to do this type of product so we think we're improving the situation substantially, with what we're contemplating to be able to fill in all those pieces in the near future, but you've got to take one step at a time'.

Vig added that they 'realize if there's a sea of asphalt it's going to be extremely unappealing to the employees who are going to be in the building, so we need to kind of prep for the amenities on-site'.

Commissioner Sara Hammerschmidt said while tenants are demanding sustainable buildings, they are demanding healthy buildings, with indoor air quality, and workplaces that support physical activities or community spaces, so she was really glad that the petitioner was thinking about the issue. She said this would be a great opportunity for the petitioner to create a walking trail around three of the buildings, but in the meantime at least put a couple of benches outside because it's really important to have some outside greenspace.

Vig interjected saying, 'and we're engaging the other landowners within the park, more or less, saying to them, this park is kind of broken, one of the things we need to do is overhaul and add some of these amenities'.

Hammerschmidt said she appreciated seeing the added sidewalk and felt a walking path would fit nicely together with the proposed layout. She suggested that the petitioner look into healthy building certification through Fitwell and Well.

McCausland said, 'we do feel that this building is the catalyst for that

entire park, because if it's ever going to go, it's right now, right'.

Vig said looking into a building certification is something they could do pro-actively.

Hammerschmidt said with employees biking to work, they might consider adding a shower to the workplace.

Vig said that would be a part of the tenant requirements as well, but it's pretty much part of standard requirements now. He said a cross section of their current tenants whose employees like to workout during lunch or who bike to work whenever possible is growing and growing so these are suggestions we have architects build out programs that are attractive to potential employees. Vig said, 'it's the single biggest challenge every one of these tenants has right now - is recruiting and retaining employees and these strategies are critical'.

Commissioner Shannan Gibb-Randall asked Staff about potential bike lanes on State Street over Interstate 94. She encouraged the petitioner and their team to continue working towards improvements of the State Street corridor which would only help attain and retain tenants and their employees.

Vig said petitioner Mark Pascoe has been spearheading the efforts for the past twenty years to get a safe corridor along State Street for pedestrians as well as bicycles. He said it's an image issue for their tenants who exit onto State Street, expecting to realize this is where the University of Michigan is. Vig said they have contributed to and received funding for studies, but ultimately have not been able to accomplish their goals to this point.

Pascoe said he's been involved more so in the Border to Border Trail, and Great Lakes Lake Trail, north of here.

Chris Cheng reviewed recommendations for the South State Street corridor, as noted in the staff report.

Briggs suggested the petitioner and team provide their feedback about the need for improvements along the South State Street corridor.

Commissioner Lisa Sauve said it would be interesting to learn more of how possible mixed zonings could work given the proximity within the

Woods encouraged the petitioner to work with the University of Michigan on getting UM commuter busses to go all the way to the research park, given potential tenants.

Commissioner Alex Milshteyn said he appreciates the proposed spec project, noting there has been a rapid development pace, just in the past few years within this park, but this is the first spec building he can remember. He said he likes the project.

On a voice vote, the Chair declared the motion carried. Vote: 9-0

Yeas: 9 - Wendy Woods, Erica Briggs, Sarah Mills, Alex Milshteyn, Shannan Gibb-Randall, Zachary Ackerman, Elizabeth Sauve, Ellie Abrons, and Sara Hammerschmidt

Nays: 0

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

11 COMMISSION PROPOSED BUSINESS

Commissioner Sauve suggested they look at the small percentage of restaurant into the Research Park, into the office expansion area, so not to get 200 cars leaving for lunchbreak.

12 ADJOURNMENT

Moved by Sarah Mills, seconded by Wendy Woods, to adjourn the meeting at 8:02 pm. Without objection the meeting was adjourned.

Alex Milshteyn, Chairperson
/kvl

(If an agenda item is postponed, it will most likely be rescheduled to a future date. If you would like to be notified when a postponed 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.)

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