



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, May 17, 2016

7:00 PM

Larcom City Hall, 301 E Huron St, Second
floor, City Council Chambers

- 10-a 16-0767** Windy Crest Partnership Annexation and Zoning for City Council Approval -
A request to annex this 8.48-acre single-family parcel from Ann Arbor
Township, located at 305 Meadow Creek Drive, and zone it R1A
(Single-Family Dwelling District). (Ward 2) Staff Recommendation:
Approval

Ben Carlisle provided the staff report.

Vice Chair Clein read the public hearing notice as published.

PUBLIC HEARING:

Kevin Malley, 310 Meadow Creek Drive, Ann Arbor Charter Township, said he wanted the Commission to be aware that there would be safety and traffic issues in putting any kind of home on this site; they would need to be addressed with a holistic plan. He said Geddes Road is narrow with no shoulders, no dedicated bike lane, and those who live there have to drive. He stated that coming from Windy Crest to Geddes is dangerous as a pedestrian and driver because there is limited sight distance. Malley reiterated the environmental and storm water impact of building in the floodplain and fringe. He stated that his primary concern is pedestrian safety and traffic. He noted that the speed limit is 40 miles per hour on Geddes while it is only 35 miles per hour heading south on Huron Parkway.

Paul Morel, 703 Berkshire Road, Ann Arbor, President of the Windy Crest Partnership, said this company owns the 22 acres surrounding the site and the 8.4 acres is what remains. He echoed the concerns of Malley about the speed concerns of Geddes. He stated that he lived on Windy Crest for 15 or 20 years. He said the parcel contains perhaps 1.5 acres that can be developed from the 8.4 acres, or one house. He stated that due to the lot lines, the house could access the utilities of the City and be developed, but not in the township. He noted that the other side of the road is parkland. Morel explained that they bought the land in 1986 to protect the area, making it one acre plus lots, and has been a nice community. He expressed his support for the annexation to finalize this

development.

Joe Huczek, Main Street Homes, future builder and representative of the potential buyer of the property, said he just completed a home on Windy Crest this past year and agrees that its intersection with Geddes is a bit scary, because you are right on the edge of the s turn. However, he said, the driveway of the potential home will be about 500 to 600 feet west of where Windy Crest intersects with Geddes, which makes a huge difference in terms of sight line distance. He added that the driveway for this residence will be directly across the street from the Gallup Park entrance, which means cars will be slowing at this point along the road. He said the potential home will be constructed completely outside of the floodway and floodplain. Huczek said they had their surveyors do their testing from a specific point a neighbor indicated was the highest he had seen floodwaters reach during his time living there. He said the home will be elevated at least two feet above any potential flooding. He stated that the only way to enter this property would be to have a driveway on Geddes.

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

A motion was made by Gibb-Randall, seconded by Mills, that The City of Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Windy Crest annexation and R1A (Single-Family Dwelling District) zoning.

COMMISSION DISCUSSION:

Gibb-Randall said she looked at the County's floodplain and wetland maps in GIS and the only buildable area on the property was a tiny portion on the east side. She stated that she is having a hard time understanding how you would get a driveway paralleling Geddes Road coming out.

Huczek said the buildable area is actually on the west side. He referred to an image showing that they would build the house high on a hill. He said there are small areas where the driveway that goes through the floodplain, but not through the floodway.

Gibb-Randall said to keep in mind that a couple of years ago the creek rerouted itself.

Clein said this discussion should not center on the design of the future

home but on the annexation and zoning of the property.

Gibb-Randall wondered why they would annex a site where building is untenable.

Clein said that was not their concern, they are only agreeing to provide the site with services should anything be built there in the future.

Huczek said they used Atwell Firm, a reputable firm, and have invested significant time and money into the feasibility of building on the site and they are confident that they would in fact be able to build a house here.

Carlisle reiterated the Clein's statement that this is an issue of an annexation and zoning and not a single family site plan at this point. He explained that if it is annexed by the city and zoned R1A, they will still have to go through all of the necessary requirements in terms of building, engineering, stormwater and access review.

Gibb-Randall said there are no stormwater requirements for a single family home.

Carlisle said they have to meet the flood requirements and building code requirements.

Huczek said they have met with all the departments in the City.

Bona asked whether there is a house on this property currently.

Carlisle said no.

Bona asked what this well they are hearing about is.

Carlisle responded that there is a temporary well on site until the City were to extend utilities.

Bona said at this many acres in theory it could be subdivided into multiple lots, but would be subject to approval.

Carlisle said yes but given present conditions on the site, subdividing it further is unlikely.

Peters thanked everyone for their comments on pedestrian and bicycling safety and said while he does not think they will be able to address them

at this meeting he is glad they are in the public record.

Milshteyn asked why they need to be annexed into the City.

Clein said for a more favorable zoning designation.

Carlisle said it is a policy to do annexation in order to receive City utilities.

Milshteyn asked if they need City utilities.

Huczek said City sewer is available and due to the site specifications, they would be unable to install a septic system; thus accessing City utilities is necessary to build on this site.

Carlisle explained that they do not extend City services to property outside of the city.

Milshteyn asked about the plan for water.

Carlisle said there are plans to connect water at a future time.

Mills agreed with the lack of safety in traveling along Geddes by bike or on foot. She asked Briere if it is accurate that the City is planning to take care of some washout there.

Briere said yes.

Mills responded that she is surprised that there would be plans to take care of washout without adding additional space for pedestrians and cyclists, because it is such a dangerous stretch.

Briere responded that she agrees completely. She said that the majority of parcels in this area including the road are not in the City. She said it is the City's policy to annex as many parcels that are within the freeway ring as possible. She stated that as they begin to annex properties in this area they can begin to address issues such as the sidewalks and slope of Geddes, pedestrian amenities such as safe lighting, and more. Briere said many people would like to be able to walk or bike to campus from this area, but it does not feel safe. She explained that terrain and the interface between Township and City are the biggest obstacles to safety in this area. She stated that these concerns are the same as the ones expressed the last time the South Pond Village project came before the

Commission.

On a roll call, the vote was as follows with the Vice Chair declaring the motion carried. Vote: 8-0

Yeas: 8 - Kenneth Clein, Sabra Briere, Jeremy Peters, Sofia Franciscus, Sarah Mills, Bonnie Bona, Alex Milshteyn, and Shannan Gibb-Randall

Nays: 0

Absent: 1 - Wendy Woods