



# City of Ann Arbor

301 E. Huron St.  
Ann Arbor, MI 48104  
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## Meeting Minutes - Draft City Planning Commission

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Tuesday, August 21, 2012

7:00 PM

City Hall, 301 E. Huron Street, 2nd Flr.

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9-a 12-1060

Plymouth / Green Crossing Revised PUD Zoning and Site Plan for City Council Approval 3375-3469 Plymouth Road. A proposal to revise the Planned Unit Development supplemental regulations to eliminate the future phase restaurant, allow additional restaurant uses in the Phase 1 free-standing buildings, and revise the development program for future, Phase 2 building to delete ground floor retail, office or restaurant and replace with flexible use space and/or enclosed parking. No changes to the existing parking, landscaping or storm detention are proposed on this 8.2 acres site. Staff Recommendation: Approval

*DiLeo presented the staff report.*

### *PUBLIC HEARING*

*Earl Ophoff, Midwestern Consulting, representing the petitioner, introduced Jeff Howard, one of the owners of the Plymouth/Green Crossings development. He clarified that they are not planning to eliminate retail in Building A, but add potential uses. He said that he understood one of the Commissioners had a question about the landscaping in the wetland and adjacent to the retaining wall. He said that the wetland currently contains fragmites, an invasive species, and there were a number of the original plantings that failed, including many of the Pin Oaks planted along the wall. He said that in this plan, they have changed the tree species to American Linden; the vines on the wall are growing more slowly than they anticipated. He said that over time, there will be more screened conditions along the retaining wall, although there will be a continuous issue to keep invasive plants out of the wetland.*

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

**Moved by Derezinski, seconded by Bona, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve Plymouth Green Crossings Amended PUD (Planned Unit Development) Zoning and Supplemental Regulations.**

### *COMMISSION DISCUSSION:*

*Bona asked about the affordable housing contributions being slow in coming. She noted that the staff report indicated that the petitioner is paying a contribution in lieu of providing affordable housing.*

*Rampson said that the petitioner had gone before the City Council to revise the development agreement on the contributions, since originally the development was set up to be condominium units, which had not worked out as planned. She said that Council approved their request and the petitioner had made timely payments since that arrangement.*

Bona asked if the contribution covered all of the development or only Building A, and where would the cash payment go.

Rampson said there is on-going discussion regarding this issue, since the City feels the contribution covered the whole site, regardless of if buildings were constructed, while the developer feels differently. Rampson explained that the payment goes towards the City's Housing Trust Fund to be available to leverage federal funding as needed.

Bona asked about the parking arrangement with the neighboring property, which has a large parking lot.

Ophoff pointed out the parking lot for the law school on the display board. He said the original concept was for the parking lot to be used for the law school and the restaurant, which have different peak demand times. He said this hasn't quite worked out this way, since the classes go into the night.

Bona asked if this is the cause of the need for additional parking.

Ophoff said partially, but it is mostly a function of the geometry of the site, since all of the demand is at the front of the site, where currently there is no parking. He said that the rental units also have more cars.

Bona asked if there is the potential for first floor space to take advantage of the far parking.

Ophoff said this is possible, but more likely that employees will park in this area.

Bona said that this was an early attempt at a tight development, and didn't work out quite the way they intended, but it still is working well.

Derezinski asked if there was a possibility of Cooley Law School expanding, which could be a reason more students are parking in those areas.

Jeff Howard said that Cooley is leasing the Ava Maria space. He said they have expanded their hours, but he was not aware of any plans of expanding the physical building.

Derezinski asked if there are restrictions on their students to parking in Plymouth Green.

Howard said that Cooley has no easements, but noted that Plymouth Green Crossing has easement rights for parking on the Cooley property. He is not aware of problems from students parking on the Plymouth Green site.

Derezinski asked about the residents.

Howard said the residential profile is highly professional, with attorneys, doctors and business people. He said they might have one or two units occupied by law students.

Woods asked if the petitioner could explain why they want to reduce bicycle storage.

Ophoff said that the reduced number of spaces is due to the deletion of the restaurant use. It was felt by staff that the intent was to increase the number of bicycle parking on Building A for employees. He pointed to the site plan to show

where parking had been originally planned.

Clein asked if the intent for the first level parking would be for residents.

Ophoff said that these would not have to be assigned, but given the higher rental ratios, it may make sense to make these assigned spaces.

Adenekan noted a comment from the citizen participation meeting about noise.

Ophoff said this was from the original sheet piling installation, which is not needed anymore.

Westphal asked if the intent of the first floor parking changed, could be used for other uses than residential.

Ophoff said they could change back and forth.

Westphal noted that the reason why these landscaping issues keep coming up is because commitments had been made previously. He asked about the vines.

Ophoff said that they have been in for five years. He said they should climb to 25 feet.

Westphal noted the dead Honey Locusts trees.

Ophoff said there are 47 new trees going in as a result of this proposal.

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

**Yeas:** 7 - Bonnie Bona, Wendy Woods, Tony Derezinski, Kirk Westphal, Diane Giannola, Eleanore Adenekan, and Kenneth Clein

**Nays:** 0

**Absent:** 2 - Evan Pratt, and Eric A. Mahler

**Moved by Derezinski, seconded by Adenekan, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve Plymouth Green Crossings Amended PUD (Planned Unit Development) Site Plan, subject to removing unnecessary utility service leads within 30 days of City Council approval. On a roll call, the vote was as follows with the Chair declaring the motion carried.**

**Yeas:** 7 - Bonnie Bona, Wendy Woods, Tony Derezinski, Kirk Westphal, Diane Giannola, Eleanore Adenekan, and Kenneth Clein

**Nays:** 0

**Absent:** 2 - Evan Pratt, and Eric A. Mahler