



City of Ann Arbor
Formal Minutes - Draft
Planning Commission, City

301 E. Huron St.
Ann Arbor, MI 48104
<http://a2gov.legistar.com/Calendar.aspx>

Tuesday, November 18, 2014

7:00 PM Washtenaw County Building, 220 N. Main St., board room

- 14-1654** Plum Market at 3601 Plymouth Road Rezoning and Site Plan - A proposal to rezone this 2.96 acre parcel from PUD (Planned Unit Development) to C3 (Fringe Commercial) to allow use of the existing educational building as a grocery store and construct a 4,639 square foot one-story addition to the north side of the building. The parking lot will be reconfigured while retaining the same number of parking spaces. (Ward 2) Staff Recommendation: Postponement
Chris Cheng provided the staff report.

PUBLIC HEARING:

Noting no speakers, the Chair closed the public hearing, unless the Commission postpones the item. She stated that if the item is postponed, the public hearing will be continued and individuals who have not previously addressed the Commission may speak at the continued public hearing. Individuals who have addressed the Commission previously during the public hearing may speak again during the continued public hearing if the Chair determines additional public feedback is necessary or if the petition has materially changed from that presented this evening.

Moved by Briere, seconded by Adenekan, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Plum Market rezoning from PUD (Planned Unit Development District) to C3 (Fringe Commercial District) and

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Plum Market Site Plan, subject to granting of easements for existing public utilities and public access for sidewalk along Plymouth Road prior to issuance of building permits.

COMMISSION DISCUSSION:

Briere asked about the traffic study, and said she would like to understand how it was possible that the proposed counts for the grocery store would be less than those going to Cleary University. She said the counts surprised her.

Cheng said he had spoken with the City's traffic engineer, who reviewed the report and accepted the information.

Briere asked about the proposed project across the street and if there is any anticipated problem with the turning movements when exiting the site onto Plymouth Road.

Cheng said the City's Traffic Engineer had taken into account the proposed bank across the street and said there is enough queuing for both uses and would not worsen conditions. He explained that there is a 300 foot allowance for queuing between the entrance and development, which was acceptable.

Briere said she was not sure she was getting the answers that she needed.

Bona asked the petitioner to step forward.

Matthew Jonna, President and co-founder of Plum Market, said they have been serving the community for over 40 years, and are excited to be expanding their Michigan based business in Ann Arbor. He said they are also looking to move part of their headquarters to Ann Arbor. He introduced his project team to the Commission.

Bona said the Commission doesn't often see shared access drive sites, which makes for fewer curb-cuts and makes for fewer vehicular/pedestrian conflicts, which is a positive aspect. She asked about the pedestrian access, noting that it was a positive to have it along the street, but there did not appear to be a good connection between the hotel and their store. She asked if they could fix this issue.

Jonna said they had met with the owners of Big Boy, who shared that they want to re-do their parking when Plum Market does their site work, and in cooperation they continue to work with CVS and would like to re-pave the whole service drive to Green Road before they open for business. He said they will work on the connection.

Bona said she would like to see a connection to the north and asked for a note to be added to the site plan that would say "adjusted based on adjacent sites".

Bona said she was disappointed in the elevations that are not entries, noting the four exposed sides. She said she was hoping that the area could be robustly landscaped.

Jonna said it is quite wooded between their property and CVS.

Mark Ehgotz, the architect for the project, said that they are not adding onto the west elevation, and the area between them and CVS is so wooded it is hard to see as it is from Plymouth Road. He said on the northern elevation there are 2 new trees that are not shown on the elevation drawings.

Bona asked for the trees to be added to the elevation drawings when the site plan moved on to Council, as well as photographs of what is currently on the site. She asked about the pedestrian path and if there was some hindrance for cars from accessing the path.

Ehgotz said a concrete curb would stop the cars.

Bona said she felt that a business like Plum Market should do more than the minimal requirement in providing pedestrian access, given their Green reputation.

Matthew Bush, engineer for project, explained that they are limited by the ordinance for the required parking spaces as well as the bio-retention island requirements. He said given the geometry, they are limited and the layout of the site doesn't allow for extra pedestrian access.

Bona said greenspace and parking always trumps pedestrian access, which she felt shouldn't be necessary, since all were important.

Rampson commented that staff would work with the petitioner to see if there were any possible alternatives given the site layout.

Mills said she liked the idea of re-using what they can and then adding on, as well as the extra bike parking, and that the bike parking is right up front and covered. She asked for clarification where the bike racks would be located.

Adenekan said she agreed with Bona, adding that she was delighted that no landmark trees were going to be impacted.

Peters asked for clarity on the traffic study.

Bush clarified that they had done an analysis of all the crash reports that occurred over the past 5 years, and it showed that there were 0 crashes based on left turn incidents into that existing driveway. He said there was 1 crash based on someone shooting across all 6 lanes. He said the use code was developed and the math works out based on the uses.

Jonna said they have 20 stores and noted that having access on Green Road is a huge benefit to them. He said they will do a \$12 million investment on this location.

Briere commented that her concern was regarding turns exiting the site, since the proposed development across the street will only allow right turns and she was curious if Plum Market would have a similiar restriction.

Cheng said if there are issues in the future, the traffic engineer will follow up with possible restricted turns.

Briere said she hoped that the petitioner would consider putting a bike and pedestrian path along the shared drive.

Woods said she had concerns regarding the turning movement parity, similar to Briere, and understands the situation as outlined.

Rampson noted the proposed change in zoning for this specific site.

Bona said she was comfortable with the zoning and felt is was the right zoning, given its proximity to Plymouth Road.

VOTE ON ZONING:

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

Yeas: 7 - Bonnie Bona, Wendy Woods, Eleanore Adenekan, Sabra Briere, Jeremy Peters, Sofia Franciscus, and Sarah Mills

Nays: 0

Absent: 2 - Kirk Westphal, and Kenneth Clein

VOTE ON SITE PLAN:

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

Yeas: 7 - Bonnie Bona, Wendy Woods, Eleanore Adenekan, Sabra Briere, Jeremy Peters, Sofia Franciscus, and Sarah Mills

Nays: 0

Absent: 2 - Kirk Westphal, and Kenneth Clein