

**PLANNING COMMISSION  
MEETING MINUTES  
November 18, 2015  
CITY COUNCIL CHAMBER  
7:00 P.M.**

**I. CALL TO ORDER**

The meeting was called to order at 7:00 p.m.

**II. ROLL CALL**

**Present:** R. Johnson, H. Jugenitz, P. Hollifield, A. Bedogne, C. Zuellig, L. MacGregor,  
B. Mason

**Staff:** Bonnie Wessler, Planner II  
Nan Schuette, Executive Secretary

Chairman Johnson welcomed Briana Mason to the board.

**III. APPROVAL OF MINUTES**

Commissioner Hollifield moved to approve the minutes of October 14, 2015 with correction as noted on page 2 (Support: H. Jugenitz) and the motion carried unanimously.

**IV. AUDIENCE PARTICIPATION**

None

**V. NEW BUSINESS**

1. Site Plan Review – Parkridge

Staff report was presented by the City Planner, Bonnie Wessler. She gave a brief overview of the project and site description stating that The Parkridge Homes site currently has 20 multifamily buildings that face on to First Ct and Armstrong Drive, accessed from First and Harriet Street, surrounded by a wrought-iron fence. It is approximately 7.4 acres. The applicant is proposing razing the existing structures and building new to replace them as noted in the staff review dated October 12, 2015. Staff is recommending that Planning Commission

approve the site plan with several conditions and some waivers. One of the waivers is for street trees – the applicant did provide a number of trees in between homes and street frontage –however, they are at the back of the sidewalk instead of front of sidewalk and we are proposing that they re-allocate some of these trees to street tree frontage. There are other items that Ms. Wessler felt could be done by administrative review, i.e. lighting. There are also some engineering conditions outstanding that will require revisions from the site plan, i.e. moving one of the buildings. She forwarded correspondence from our engineering firm to the board members with regard to this issue. There are also sidewalk issues and the need to improve crosswalk access, and provide crossing to the trail. Bike spaces are required and are not shown on the site plan. The distance between two of their buildings is small and they will have to apply for a variance and go before the Zoning Board of Appeals.

Chairman Johnson asked Ms. Wessler if she saw anything on the engineering report that would warrant any concern, to which Ms. Wessler responded that she did not see anything that would significantly affect the site. The engineer is recommending that Armstrong Ct/parking lot be an east/west street and remain a private street. Chairman Johnson added that this is a rather complex site plan. Ms. Wessler added that the same architects that worked on the Hamilton Crossing site are working on this project and lessons were learned from the last project which is a model for future sites.

Commissioner Zuellig had a number of concerns, i.e. distance between buildings, ratio of lot sizes to # of units, density, outdoor living space, and setbacks, which Ms. Wessler addressed and explained in detail.

Commissioner Bedogne asked about the private road discussion - what are we waiting for - what is the process for making the decision when it becomes a private road and when does it happen. Ms. Wessler responded that engineering will be the determining factor and it will be decided on before closing. Technically, the City owns everything the site is on right now – the City is transferring these properties - the partnership is splitting them up and deeding back the rights-of-way. At the point where it would be for us to take them back – we could divide into two lots – inside and outside Armstrong Way.

**Zachary Fosler, Exec. Director of Housing Commission** – stated that these units were built in the 1940's – wartime type housing, which was not intended to last this long. It will have a family empowerment program – with an on-site community building and they just recently received an extension on funding. They currently have a high rate of crime. Since they completed Hamilton Crossing and had more family owner involvement, they have seen a large drop in crime rates in and around that site and expect to see the same at Parkridge because of residents' involvement.

**Joe Loskill, Fusco Shaffer and Pappas – Architects for the project** - plans to upgrade Parkridge and is happy to answer any questions. Chairman Johnson asked how long the project will last, to which Mr. Loskill responded that they hope to start construction in the spring and complete in a year or so. He is prepared to meet all the conditions as set forth by staff and engineers. He met with Scott Westover, Engineering Manager at YCUA and agreed to move some of the buildings in order to give them the necessary clearance for underground utilities they require. He and Scott are continuing to work together and Mr. Loskill has sent him preliminary drawings, which Scott has been looking at making comments to ensure that they

cover everything, as well as working closely with OHM. They want to make the project successful and meet whatever stipulations are necessary. They will be going before ZBA to get a variance as previously mentioned. They will provide a number of barrier-free units, re-grade the entire site, put in new walks, etc. and all units will be visible except second floor flats. They will also put in bike racks.

Commissioner Zuellig had a number of comments, which included landscape material. There is a lot of trees shown on Harriet/First behind the walk and she questioned if this was because of the overhead power lines. Mr. Loskill responded that it was more to do with keeping them on the property but he could put them between the road and the tree lawn. He can move them around and has no problem with whatever the board recommends. Staff is recommending smaller trees from the tree list that is recommended by the City because they are close to the building. Commissioner Zuellig recommended including some ornamental trees and shade trees on back patios and tot lots. She also asked about the possibility of screening or low wall at backs of units to delineate privacy and Mr. Loskill agreed that they could come up with something at the back of each unit by the patio area, either small shrubs or some kind of combination of landscaping and fence.

Commissioner Jugenitz asked about covered bike spaces. Mr. Loskill agreed to look at that to see what he could come up with.

Commissioner Bedogne has concerns about outdoor living space which Mr. Loskill addressed to his satisfaction and staff showed him the specific areas throughout the project. Ms. Wessler also reviewed the dedicated crosswalks that would tie into Parkridge Community Center making it more accessible for wheelchairs.

Some questions were asking about fencing around the site and Mr. Loskill responded that the fencing will only be along the south side.

Chairman Johnson commended the architects for all the efforts that were made adding that it is a remarkable upgrade to what is currently located there.

Commissioner Zuellig moved that the Planning Commission approve the Site Plan for Parkridge Homes with the following findings, waivers and conditions:

Findings:

1. The application substantially complies with Sec 122-127.

Waiver:

1. Requirement for street trees on First/Harriet per Sec 122-704

Conditions:

1. Lot coverage calculations not shown – applicant to submit.
2. Impervious surface calculations not shown – applicant to submit.
3. Distance between buildings 31 and 30 is only 6' (12', per conversation with architect) 20' is required by the ordinance. The applicant must apply for a variance or relocate the building.

4. Provide crosswalks across Armstrong Drive following Court and at the south-east end to facilitate access between the development and the administrative building and the park. These and all crosswalks shall be marked with high visibility (continental, piano keys) markings.
5. At least 14 bicycle spaces shall be constructed – consider covered parking near the community center.
6. Provide at least one barrier-free parking space for the community building.
7. Ensure barrier-free duplex units' driveway parking is accessible for vans.
8. Construct sidewalks connecting tot lot and community gardens to sidewalk network.
9. Add bump-outs to the west terminus of Armstrong Drive.
10. Meet engineering and YCUA conditions as listed under separate cover.
11. Indicate location of building-mounted light fixtures and provide a legible cut sheet.
12. Provide wall-mounted lighting between townhome buildings in conformance with Sec 122-641. Submit light locations and cut sheets for administrative approval.
13. Provide maintenance details for plantings, such as sprinkler system/watering plan.
14. Install screening fence along the south property line that meets ordinance standards.
15. Consider adding landscape or fencing in rear yard to delineate defensible spaces.
16. Staff and applicant to work together to ensure lot size ratio meets standards.
17. Applicant to provide street trees along both sides of Armstrong north and south sides between the streets and the sidewalks wherever feasible and shall work with staff to place additional shade trees on western and southern exposures and at public areas.

The motion was supported by Commissioner Jugenitz. A roll call vote was taken and carried unanimously.

## **VI. OLD BUSINESS**

### **Special use Permit Revocation – 50 Ecorse**

Commissioner Jugenitz moved that based on staff recommendation, the Planning Commission revoke the Special Use Permit for auto sales at 50 Ecorse based on the following findings:

#### Findings:

1. 50 Ecorse has failed to live up to conditions of the Special Use permit as stated in 2006 and the applicant has been notified as required under Section 122-170 of the Zoning Code of Ordinances.

The motion was supported by Commissioner Hollifield. A roll call vote was taken and carried unanimously.

Commissioner Jugenitz moved that the Planning Commission deny the Special Use Permit for 50 Ecorse dated June 14, 2015 based on the following findings:

#### Findings:

1. The special use permit application does not meet standards required by the ordinance.

The motion was supported by Commissioner Bedogne and carried unanimously.

**VII. FUTURE BUSINESS DISCUSSION/UPDATES**

1420 Washtenaw – Special Use and Variance Application to add 5' to building.  
Training Session – January 27, 2016

**VIII. COMMITTEE REPORTS**

None

**IX. ADJOURNMENT**

Since there was no further business, Commissioner Hollifield moved to adjourn the meeting (Support: B. Mason). The meeting adjourned at 8:25 p.m.