Citizen Participation Meeting Report

Proposed Condominium Development
312 Glendale Drive
Ann Arbor, MI 48103
1st Meeting

Prepared by:
Bowers + Associates, Inc.
2400 S. Huron Parkway
Ann Arbor, MI 48104
Ph: 734-975-2400
Fax: 734-975-2410

January 29, 2013

Citizen Participation Meeting Report

Date: January 15, 2013
Time: 6:30 pm – 8:10 pm
Location: Cobblestone Farm

Citizen Participants/Attendees:

Ramesh M. Ganatra		rganatra@mateco.com
Mary Cronin/John Johnson	1807 Charlton 48103	mecronin@sbcglobal.net
Lynn Borset/Charles Compton	322 Virginia Ave 48103	lmBorset@umich.edu
Priscilla Parker	1706 Charlton 48103	priscilla.parker@yahoo.com
Kathy Boris	PO Box 8117 48107-8117	kathyboris@gmail.com
Mark Hieber	200 Kenwood	mehieber@hedev.com
Lisa Hirsch/Tom McDonough	303 Glendale Dr 48103	mcdfam5@sbcglobal.net
Terry McManus	1821 Jackson Ave 48103	terrykmcm@att.net
Angela Yang	1902 Old Orchard Ct 48103	
Ann Robins	1914 Old Orchard Ct.48103	annrobins@mac.com
Margaret Erickson	1910 Old Orchard Ct. 48103	merick@umich.edu
Marilee Woodworth	1729 Charlton 48103	marileewoodwarth@ameritech.net
Josh Plavnick	1603 Abbott 48103	plavnick@msu.edu
Anne Bednar	1706 Abbott Ave 48103	abednar@emich.edu
Diane Robins	1900 Old Orchard Ct 48103	drobins@umich.edu
Andrea Stevenson	1812 Abbott Ave 48103	andreast@umich.edu
Matt & Marti Keefe	1710 Abbott Ave 48103	keefemj@sbcglobal.net
Larry Friedman	538 Glendale Circle 48103	lfriedman538@comcast.net
Aron Lozo	408 Glendale Dr 48103	ARONLOZO@gmail.com
Jack Eaton	1606 Dicken 48103	jackcaton@live.com
Paul Takessian	585 Glendale Circle 48103	blackdog7@sbcglobal.net
David Friedman	1912 Old Orchard Ct 48103	davidfri@umich.edu
Anthony Nastasi	309 Glendale Dr 48103	adnastasi@gmail.com
Doug Aikenhead	534 Glendale Circle 48103	daiken160@aol.com
Rick & Linda Lee Austin	205 Glendale Dr. 48103	erik.ewa@gmail.com
Susan Perry	1708 Fair St. 48103	sueperry@comcast.net
Gretchen Hahn	300 Virginia Ave 48103	ghahn14@gmail.com
Karen & Roger Shambaugh	1816 Abbott Ave 48103	shambaughnow5@aol.com
Nancy Smith	1908 Old Orchard Ct 48103	nfsmitha2@hotmail.com
Ian Hubert	1916 Old Orchard Ct 48103	ihube@hotmail.com
Charles Dunlop	555 Glendale Circle 48103	cemdunlop@yahoo.com
Sue Woestehoff	555 Glendale Circle 48103	
Dan Clark	1805 Abbott 48103	daniel.j.clark@comcast.net
Sarah Jaslow	1809 Fair St 48103	jazjaslow@yahoo.com
Gus Teschke	313 Montgomery	gusteschke@gmail.com
William Stengle	2105 Abbott 48103	stengleb@gmail.com
Stephanie LaFortune	552 Glendale Circle 48103	stelafortune@gmail.com
Fred & Sally Knight	305 Glendale 48103	frsaknight@aol.com
Joan/Mike Barrett	404 S. Glendale dr. 48103	barretts404@comcast.net
Sarah Chamberlain	402 Glendale	schamber1021@yahoo.com
Daniel Cady	1803 Charlton 48103	dcina2@aol.com
James Deigert	1730 Charlton 48103	JimDeigert@fastmail.com
Emily Jaffe	552 Glendale Circle 48103	emjaffe@umich.edu

Janet Eshenroder	579 Glendale Circle 48103	jan.eshenroder@gmail.com
Gloria Oviatt	510 Glendale Circle 48103	gloriaoviatt@yahoo.com
Gary Woodworth	1729 Charlton 48103	garywoodworth@ameritech.net
Nathan Berent-Spillson	222 Virginia Ave 48103	spillson@gmail.com
John & Deb Poinier	560 Glendale Circle 48103	
Steve Weindorf	1425 Northbrook Drive	sweindorf@communityalliance.com
Ann Steiner	1809 Fair St. 48103	easteiner@yahoo.com
Jane Broglio	407 Glendale Dr 48103	jjester23@yahoo.com
Lauren Carlson	1804 Abbott Ave 48103	laurenisplanning@yahoo.com
Greta Dongvillo	1903 Jackson Ave 48103	dongvilg@gmail.com
Joseph GeBott	1903 Jackson Ave 48103	
Wendy Comstock	1707 Charlton 48103	wendygcomstock@gmail.com
Carol Jacobs	1803 Abbott 48103	supercatmom@sbcglobal.net
Rita & Vincent Caruso	556 Glendale Circle 48103	vrcaruso@comcast.net
		rlochcaruso@gmail.com
Chuck Warpehoski	2020Winewood	cwarpehoski@a2gov.org
Howard Gold	201 Pleasant Place	h.gold@sbcglobal.net
Luis Paez	1507 Charlton Ave 48103	
Chris Coombe	1507 Charlton 48103	ccoombe@umich.edu
Ann Marie Kotre		amkotre@tds.net
Mike Anglin	549 S. First St. 48103	MAnglin@a2gov.org

Meeting Minutes:

Susan Bowers opened the meeting. She stated the below clarification and description.

Clarification: Some of the postcards that were sent out by Dollar Bill Copying were incorrect. The development is going to be condominiums, not apartments. Developer was considering apartments but decided on condominiums instead.

As a point of information about the zoning ordinance for R4B. *Permitted principal uses.* (a) Multi-family dwellings. (b) Rooming and boarding houses and emergency shelters. (c) Any permitted principal use or special exception use of the R1C single-family dwelling district, R2A and R2B two-family dwelling districts and R3 townhouse dwelling district, subject to all the regulations of the district in which such use first occurs. By definition *Dwelling, multi-family.* A building containing 3 or more dwelling units arranged either side by side or 1 above the other. It does not specify rental or ownership as a requirement of zoning.

Description of Project: 4 buildings each contain 4 units. Each unit is approximately 1400 sf with 2 bedrooms and 2 baths and a full basement. Target market is empty nesters. Price point is commensurate with neighborhood.

Citizen Discussion

Lynn Borset commented first asking people to introduce themselves when they spoke and their address

Ian Hubert asked why are developers were not here, 'stand behind it'. This was a recurring issue for many of the residents. They wanted to know who the developers were and their intentions.

Bowers + explained that there were not attending and that there are several developers and Jeff Starman was only one of them. Two of the four developers own rental properties in Ann Arbor.

The site design was questioned, why so much asphalt, why in the front of the property facing Glendale? Why is the design the way it is?

Lynn Borset asked if site would be graded. What does that mean?

John on Charlton ? Expressed concerns for the amount of asphalt and stated that there are a fair number of water problems in the neighborhood. Is there a detention pond?

Vincent Caruso then asked will it capture a 100 year storm or less? Concern with only 100 year storm. This is part of the Allen Creek Water shed. Major flooding problems with the water shed. Brought up West Park as an example. He thinks projects like this need to be beyond the normal – "current watershed is overtaxed" Wants city to step up and do more. He believes developers should be held accountable. He said the city has been asked on other projects to do a watershed study and they have refused. Wants to know how we will know if project will cause flooding downstream; there is no knowledge of the effects. Expressed concerns that we are getting 100 year rains on a regular basis now. Brought up example of Landsdowne neighborhood flooding. Mr. Caruso said we are having major climate change in rainfall and we need to plan for it. We wants city to be aware so that people downstream are not endangered.

Gretchen Hahn expressed concerns about storm water issues as well, her sump pump runs 'continually'. She is concerned about the loss of permeable land. Would like a base point of reference for water impact. So they can know how water shed will/could change in the neighborhood. She wants a baseline study, so they have something to "chase down" for impacts or changes. She believes from a contractor that has done work on her home (lowest drainage point on the street) that there is a flow problem with the city storm system. She is concerned because the project site is at one of the neighborhood highpoints in terms of elevation. Asked if impervious surface drains into road or neighbors or into the road.

Storm water management is a huge concern with neighbors. They stated the water flows down Charlton and flooding comes up thru the storm water grates on Charlton, she said there is a stream bed under Charlton(statement by Chris Coombe). Then this flooding has been know to go into resident basements in this area.

Paul Takeissian (Glendale Circle) asked if developer was responsible for just impervious surface or the entire property? Are they relying on pervious surface's to take some of the water? He said he has experienced every bad water karma known to man. One issue he presented is that 8" into the soil is clay, it doesn't allow water in. He understands the impervious surface but what about the rest of the site? Where is it going to go?

Bowers + explained that the project will handle storm water per the mandated standards by the City of Ann Arbor and Washtenaw County. We suggested contact the City Engineering department with the neighborhood storm water concerns – specifically mentioning Allison Heatley. We stated that we could not commit to a baseline study. In terms of site drainage we explained that we could not drain impervious surfaces to adjacent properties and that the driveway had a Catch Basin at the bottom that would connect to our site storm water detention system. Per discussion with the project Civil Engineer – Nowak and Fraus the storm water is released from the storm water detention system into the city's storm at an agricultural rate. What this means is that its as if the site were all Greenfield; the release rate is .15 cfs/acre. To further explain we are catching the

storm water generated on site and holding it to be released at this agricultural rate into the City of Ann Arbor's storm water system. The storm system that exists in the street does not work this way. It carries storm/rain water away at the point and time of impact. The storm water detention system holds approximately 20,000 cf of water in pipes that are 72" in diameter

The developer is responsible for storm water management for the entire 2.64 acres. There are swales to control the pervious portion of the site and control the storm water and bring it back to the project site's catch basins. Catch Basins are for both impervious and pervious portions of site.

The site is 2.64 acres. Our allowable discharge is 0.396 cfs.
To explain it, use a bathtub example.
Water runs onto the site (the faucet). Water leaves the site the drain. (0.15 cfs/acre)
Water during a rain event comes onto the site faster then it leaves, therefore the difference needs to be stored. (the tub). Or in our case the underground detention.

Lynn Borset asked to see specific grading plan. Both existing and after. She wants to understand it, the good thing about the Orchard is its shape and that kind of thing.

As many of the landmark trees that can be protected and saved will be. The existing Landmark trees on the site that will be removed due to grading will be replaced per the city of Ann Arbor Landmark tree mitigation – every inch(caliper width of landmark tree) is required to be replaced per these standards.

Ian Hubert – " Look out the back of my house and see this. We saw a beautiful orchards, kids sled in the snow, play in the trees and you tell me I have to look a the back of this building now. This is an emotional reaction – this is what your doing to peoples lives. I have a problem with you telling me your going to whatever you like with this land. It's frigg'in ugly, to put it mildly. Not one person here wants to trade this beautiful view for the back of this building. That you can do whatever the hell you like on this land. What can be done about this?

Bowers response was to show them the by rights of the zoning we could build a large 32 unit building that is 3 stories tall and 35feet high. We reminded the citizens that the property is privately owned by a group of people that have the right to develop the land.

Lynn B. – who are the developers?

Diane Robins (Old Orchard Ct.) – next door neighbor to Hubert's and have the same issue. What can be done to ameliorate the problem? "You said you were regrading the property, does that mean your knocking down the trees? My property line is next to the deck. The entire façade of the building will be blocking the entire glass back of my house"

Bowers response to proximity of buildings to property line, and how close existing residences are to existing property line; was to explain that we are within zoning. The required setback to the side property line is 12', but more importantly for the neighbors issue is the required 15' wide Landscape Buffer required by Ann Arbor. The rear property line has a 30' setback and the 15' wide Landscape Buffer. We did mention that we are saving the street trees on the northeast corner of the site and are installing a sidewalk and sidewalk easement on the project property. Landscape Buffer includes trees every 15' or fraction thereof. And 50% of the trees must be evergreen. Vehicular use areas must be screened by hedge, landform berm, wall or fence. Refuse/recycling must be screened as well.

Ian Hubert – Appreciates the landscaping we are going to provide but something has to be done. I personally think it's incorrectly zoned. He also stated that 1 building is equivalent to approximately 3 neighborhood houses side by side. It doesn't fit in with the neighborhood in his opinion. He understood that by the zoning it could be a lot larger. Asked if rezoning is possible.

Rezoning is only possible by the owner of the property. The citizens were upset because the city was not in attendance.

Several Citizens asked whether the developers we are representing have done any other projects like this in Ann Arbor. Are they new to Ann Arbor?

Edie Robins ? (Old Orchard Ct) – Tends to agree with Ian that if empty nesters these are not the most charming and are more likely to be occupied by Grad students, married lecturers. I could see these buildings with 2 cars not one. There are already traffic problems in this area and not enough street parking and with Jackson going to 3 lanes instead of 4. There is an issue of traffic and how many people will actually occupy these. There is also an issue with the design; my dada was a builder, the 2 outer units with windows vs. the inner units – alleys. "Will you actually sell all 16 units or will this become rental? Because many condo units in Ann Arbor have this economic problem like the big place on Liberty just around the corner. I don't think these are going to be all that attractive as mid priced condos in addition to the problem of all those cars.

Ian Hubert – "This raises another good point that this land was zoned when it was originally purchased and Hillside Terrace was actually built, and then partitioned or whatever you call it in your world. That land was zoned with traffic intended to go to Jackson Road and if you look at Hillside Terrace there is a road" Believes traffic from the project parcel was intended to go to Jackson Road via Hillside Terrace. There are already traffic problems on Glendale. They will be exacerbated by this development. There are blind children in the area.

Bowers + address the issue of Hillside Terrace drive by stating that there has not been any discussion with Hillside Terrace regarding: an access easement. We will mention this idea to developer.

Ian Hubert – "Now that you mention it no one from Hillside Terrace is here, why were they not invited?" They checked with some of the residents and they knew nothing of this meeting.

Bowers + clarified that the mailing list for the citizens to be notified was provided by the city of Ann Arbor. Hillside terrace was on the list but there were no specific residents just the facility that was notified.

Lynn Borset questioned the zoning of the two houses on the southern end of the property. She believed it is zoned R1B.

Bowers + has reviewed the zoning map and this parcel of land is zoned R4B.

Lisa Hirsch (Glendale Drive) – driveway is directly across from access drive. Most concerning thing for her is that we have children, blind children down the street, special needs children's and children going up and down the street, young drivers pulling right out into the road. My question is can the driveway/access drive be down here at Charlton, a four way stop so that all that traffic. It's just a way better idea than in the middle of the street where we already have speed bumps because of the traffic problem.

Bowers replied that we could try to look at relocating the drive. Drive location is based on grading issues and access to Glendale from the site such that the drive is not extremely steep.

Gretchen Hahn (Abbott and Virginia) – reiterated that there is a lot of traffic issues. She has watched people treat the stop sign at Abbott and Virginia as optional.. This project is going to enter construction just as Jackson Road construction begins and people are going to use the neighborhood as a cut thru. She referenced that MDOT did not do a traffic impact study by and now they have to live with what is going to be constructed. Concerned about traffic and people in neighborhood walking dogs, jogging and kids going down to the park. She does not want the driveway at Charlton or Abbott because they already have a lot of traffic. Wants something done to look at the neighborhood traffic flow. Asked again why traffic isn't going to Hillside Terrace – not accessible.

Bowers + reiterated that Hillside Terrace is private property and we do not have access to it.

Sue Perry (Fair Street) – her opinion is that construction might not start this year. Due to some of the issues the citizens brought up. She believes units are reasonably priced and that as a realtor there is a market for this type of unit. Her statement was to use the public hearings with the City to try and address some of the issues in the neighborhood. (sidewalks and unpaved roads, etc.)

Chris Coombe(Charlton) – questioned Citizen Participation Process. How is meeting documented? Developer is not here, city is not here. How are comments incorporated?

Bowers + by Ann Arbor City Ordinance is required to provide the Planning and Services Development unit with documentation of any meetings or discussion that are held with citizens at leas 10 business days prior to the Planning Commission public hearing on the petition. We will provide to city as required. The essence of what the ordinance requires is that citizens can be involved in the development of their neighborhood and community. Petitioners gather comments regarding their proposals so that they may respond and attempt to mitigate any real or perceived impacts their proposed development may have on the community. The city would like the meetings to facilitate communication between petitioners and interested or potentially affected citizens throughout the application review process. We audio recorded the meeting and have transcribed and summarized as best a possible

Rita Caruso (Glendale Circle) – Agree that middle units are problematic, are they condos or townhomes. Concerned about them not being sold but becoming rental properties. Does zoning prescribe rental or for sale? Concern of impact of rental on neighborhood. The Planning Process is long and everyone makes a profit but the neighbors. Attrition that occurs from long late night City meetings. She asks of the architect to make units that better fit with the neighborhood, provide screening, consider placement of units, etc. It's a neighborhood of people that love their homes and the family neighborhood.

Citizen comment " Should be single family homes, too dense"

Citizen Comment " Planning commission and city council don't live in these neighborhoods," questioned city code requiring grading changes per city code.

Cathy (Charlton) – wants a site plan that shows topography, grading, width, dimension, etc. wants more information

Bowers + emailed the site plan to all the residents email address that was provided/signed in.

Mary Cronin (Charlton) – thinks Glendale circle condos are good should be followed. What about sewage issues/back-ups that's 32 more toilets flushing.

Proposed Project must comply and meet city engineering requirements, City determines capacity. If there are current issues our recommendation is to contact the city now with concerns.

James H (Charlton) – says plan is upside down – parking should be behind like my house. Would like to see a less drastic transition at the end of the road.

Doug Aikenhead(Glendale Circle) – the density is compared to the east side of Glendale drive, this project will triple the density along Glendale drive, concern, water, sewage, traffic, landscaping and storm water, asphalt – need to scale project back

Citizen comment " less density, rendering of front elevation is not compatible with neighborhood"

Hubert – How is garbage handled? Doesn't think car park should be in the front and the dumpster in the front of the property, and all the asphalt on the site. Need to consider some other designs.

Mark Hieber (Kenwood) and Fred Knight (Glendale)– landscape architect. – stood up and present two options for the same density and different design. Key points he wanted to address: (1)access from Glendale – traffic impacts, (2) amount of impervious surface, (3) maximize open spaces, (4) maintain view of open spaces) - Showed access from Hillside Terrace and another option with access drive across from Charlton

We can look at access location off of Glendale – access from Hillside terrace is not an option.

Luis Paez (Charlton) – concerned about how much light/sunlight would be reduced or blocked from the buildings.

Sue Perry – wonders if original idea for apartments was as feeder property for Hillside Terrace if there is a common owner interest.

Greta Dongvillo (Jackson Ave) – questioned how long this zoning has been in place. She said there was movement with respect to holdings 4, 5, 6 years ago. Felt that a zoning change occurred and that no one was informed. "Sure buyer beware" . But families don't know. Wanted to know how zoning was changed.

Bowers + understanding are that the property has been zoned this way for 10 years or more. Single Family homes can be in parcels of land that are zoned for multi-family.

Citizen questioned whether two houses to the south needed to be rezoned. "Used to be nice houses".

"FYI 2003 sold for $250,000.00 sold 2 transfers prior to that do not have dollar values associated with it. Under impression that piece with two houses was separate originally."

Bowers + responded that the two parcels south of the proposed development were zoned R1D but that the subject parcel is zoned R4B.

Citizen comment – want it to fit with neighborhood. Neighborhood can't have attached garages has developer considered doing detached garages?

Bowers + responded considering target market attached garages make the most sense.

Citizens questioned right of public ROW for drive – "pedestrian walkway" at the south end of property near houses. Asked about law that allows continued crossing if it has been used this way for X no. of years.

Bowers + there is no easement in the title work for the project parcel allowing a pedestrian easement. As the Architect for the project our job is collect, thoughts, ideas, concerns, wants, needs, issues, etc and present them to the developer.

2 of the 4 owners in the development own student rental properties and commercial properties in Ann Arbor. To our knowledge the developers have obtaining funding for this project.

Citizen Comment – As citizens, who bears the cost of the infrastructure" electrical, sewage, sidewalk, etc.

Developer is responsible for infrastructures connection to the site.- Electrical, Sanitary, Sidewalks on site.

Citizen – If design goes forward consideration of noise and light impact.

Only exterior lighting on project is sconce at entry doors and at side of garage doors.

Lynn Borset asked if there were any variances being requested?

Bowers + stated that we are not seeking variances.

Several citizens asked about the grading plan. How much lower is the site or how high will the buildings tower over the street level.

Bowers + stated with are within the height allowance for the zoning and that we are saving the street trees at the Northeast corner of the property.

There was citizen discussion about when the Orchard was annexed into the city and rezoned. One person commented that was because the apartments west of Hillside Terrace existed that this zoning was deemed appropriate.

Citizen asked if we could summarize the next steps. Where this goes.

Bowers + said that we would create a meeting report. This document would go to the city. We would meet with the owners and present the ideas/concerns. Prior to this meeting the plan was to submit to the City Planning department on January 28th. If everything submitted to the City Planning Department was acceptable the project would be put on the Planning Commission Agenda.

Citizen asked if "we would see the report so we know you didn't change what we said".

Bowers + replied that it was being audio recorded and notes were being taken. The plan was for submission on January 28th and then hopefully a late February Planning Commission meeting. After that it would go to City Council.

Citizens would like to be notified of other meetings. This particular person looking for natural green methods for dealing with storm water, porous paving, rain gardens, other soft natural methods to increase filtration and decrease impervious surface.

Citizens would like another meeting that they could have answers to some of the more technical storm water questions. They would like a developer to attend and someone from the city to attend. They asked for a better location for the meetings - they like Slauson Middle School. They want effective communication with the neighbors.

One citizen questioned the grading and topographic changes to the site and whether there was a code requirement to keep the rolling topography.

Summary of Citizen Concerns/Issues:

- Traffic Impact issues on Glendale, stops signs, speed bumps, increase traffic -children
- Parking – not enough street parking and project is at bare minimum
- Views from existing properties and maximizing open space on the site
- Storm water management and existing storm water problems in the neighborhood.
- Existing Sanitary sewer issues in the neighborhood.
- What is happening with trees on site and grading.
- Density – too dense. Would like less than 16 units
- Citizens feel project is unattractive
- Landscaping, loss of trees on site.
- Use of existing private driveway as walking path thru the Charlton on the west side of Hillside Terrace.
- Would like project to 'fit' better in the neighborhood – they would like single family homes or duplexes.
- What is done with citizen participation meeting information?
- Condominium saturation in Ann Arbor

Citizen Participation Meeting #2 Report

Proposed Condominium Development
312 Glendale Drive
Ann Arbor, MI 48103
2nd Meeting

Prepared by:
Bowers + Associates, Inc.
2400 S. Huron Parkway
Ann Arbor, MI 48104
Ph: 734-975-2400
Fax: 734-975-2410

Updated February 12, 2013

Date: February 5, 2013
Time: 6:30 pm – 8:10 pm
Location: Eberwhite Elementary

Citizen Participants/Attendees:

David Kitchens	6655 Jackson Road #845 48103	spider@webweaver.com
Mary Cronin/John Johnson	1807 Charlton 48103	mecronin@sbcglobal.net
Lynn Borset/Charles Compton	322 Virginia Ave 48103	LMBorset@umich.edu
Kathy Boris	PO Box 8117 48107-8117	kathyboris@gmail.com
Lisa Hirsch/Tom McDonough	303 Glendale Dr 48103	mcdfam5@sbcglobal.net
Ann Robins	1914 Old Orchard Ct.48103	annrobins@mac.com
Josh Plavnick	1603 Abbott 48103	plavnick@msu.edu
Diane Robins	1900 Old Orchard Ct 48103	drobins@umich.edu
Andrea Stevenson	1812 Abbott Ave 48103	andreast@umich.edu
Matt & Marti Keefe	1710 Abbott Ave 48103	keefemj@sbcglobal.net
Jack Eaton	1606 Dicken 48103	jackcaton@live.com
David Friedman	1912 Old Orchard Ct 48103	davidfri@umich.edu
Anthony Nastasi	309 Glendale Dr 48103	adnastasi@gmail.com
Doug Aikenhead	534 Glendale Circle 48103	daiken160@aol.com
Rick & Linda Lee Austin	205 Glendale Dr. 48103	erik.ewa@gmail.com
Susan Perry	1708 Fair St. 48103	sueperry@comcast.net
Nancy Smith	1908 Old Orchard Ct 48103	nfsmitha2@hotmail.com
Ian Hubert	1916 Old Orchard Ct 48103	ihube@hotmail.com
Kira Slovacek	1916 Old Orchard Ct. 48103	kslovacek@hotmail.com
Charles Dunlop	555 Glendale Circle 48103	cemdunlop@yahoo.com
Dan Clark	1805 Abbott 48103	daniel.j.clark@comcast.net
Gus Teschke	313 Montgomery	gusteschke@gmail.com
Fred & Sally Knight	305 Glendale 48103	frsaknight@aol.com
Huira Kopera	1811 Charlton 48103	chongala@yahoo.com
Rita & Vincent Caruso	556 Glendale Circle 48103	yrcaruso@comcast.net
		rlochcaruso@gmail.com
Chuck Warpehoski	2020Winewood	cwarpehoski@a2gov.org
Howard Gold	201 Pleasant Place	h.gold@sbcglobal.net
Luis Paez	1507 Charlton Ave 48103	lapaca@sbcglobal.net
Chris Coombe	1507 Charlton 48103	ccoombe@umich.edu
Mike Anglin	549 S. First St. 48103	MAnglin@a2gov.org
Morda Andima	1713 Abbott Ave 48103	moranchristine@yahoo.com
Debra Wenzez	1808 Fair St 48103	Debra599@yahoo.com
Kate O'Brien	1405 Charlton 48103	katescabin@aol.com
Sara Schaden	1405 Charlton 48103	

Citizen participation Meeting #2 Report

Susan Bowers opened the meeting by presenting the revisions to the site plan.

Description of Project: 8 buildings each with 2 units. Each unit is approximately 1600 sf with 2 bedroom and 2 bath and a full basement. Developer will offer a loft option – this will not raise the roof line.

Citizen Concerns:

1) Storm water repeated same issues and concerns as previous meeting. Asked if we handled run-off from Hillside Terrace – We don't believe there is run off to this site from Hillside. David Winters said that Hillside is hooked up to City Storm system. Used Lawton Neighborhood as an example and Development(White and Company) on Liberty where Allen's Creek had to be piped.
    a. Discussed that the site is required to release storm water into the cities storm water system at the agricultural rate (which is a green field site). Citizen asked about urban rate (Bowers + explained that 'Urban' didn't exist and that it's the impervious surfaces and fast water issues). Citizen's were recommended to bring these issues to the cities attention.
    b. Wanted Principal/Developer named, only contact know is Jeff Starman per tax records.
    c. Standing water on property and streets during heavy storms was brought up.
    d. Water flow from new sidewalk was a concern as was water from driveway.
    e. Underground Storm Detention System has approximately 20,000 cubic feet of storage.
2) Sanitary Sewer back-ups a concern. Some neighbors have experienced in this neighborhood
3) Discussed footing drain disconnect program and that neighborhood is not on disconnect and one citizen said that city has put a moratorium on footing drain disconnect program but this has not been confirmed
4) Wanted Principal/Developer named, only contact know is Jeff Starman per tax records.
5) Projected cost of units – commensurate with neighborhood. This has not been finalized with developer but will be commensurate with residences in neighborhood.
6) Concerns for trees on site being removed and grading. Bowers + stated that all Landmark trees are required to be replaces at "1 to 1" replacement value. Bowers stated by redesign on site we are able to maintain more topography and hopefully save more of the trees. Bowers + is in the process of working on landscape and grading design with Civil Engineer. Explained that grading is not planned to be extensive because of site redesign we can design better with existing conditions.
7) Citizen's discussed sidewalk and advantage vs. disadvantage because of water flowing off of sidewalk.
8) Again Citizen's questioned access thru Hillside Terrace. It was explained that Hillside Terrace is Private property and there is no easement to use the drive. Hillside's drive is not a public road, Glendale is a public road.
9) Neighbors suggested and discussed using this development as an opportunity to let city know about issues and concerns in neighborhood.
10) Landscaping of site. Explained we had to meet city Landscaping requirements as well as Landmark tree replacement. Would like to developer to consider use of Rain Gardens
11) Traffic concern was brought up. Speed bumps exist on Glendale. Lots of Children in the neighborhood. Very concerned development will increase traffic problems. Traffic generated per Traffic Institute is 8.32 trips per hour.

12) How will buildings look? Duplex style units. We are looking at varying the exterior finish colors for each building.
13) Concerns for parking. Design meets ordinance parking requirements. Additionally each driveway is long enough to park a car in.- but this is not allowed to count toward parking requirements for the city.
14) Citizens question number of people living in each unit. Therefore increasing traffic. Bowers + said that the target market would probably have 2 occupants per unit.
15) Timeline for Construction. Project will be built in 2 phases(a group of 4 buildings then the next group of four buildings), but probably all built at once. Anticipated Construction time is 18 months.
16) Re-design to duplexes has cost developer more because of extra sides, windows, landscaping, longer driveways, more foundations and less paving.
17) Citizens asking if environmental report was done on. It may be required by lender but developer has not done one at this time. The concern expressed by citizens was the proximity to Plating Factory on Jackson road that was torn down. David Kitchens– from his understanding was that when he lived at 312 Glendale(12-15 years ago) that environmental testing was done and nothing conclusive was found.
18) Citizen's noted that this site is in the Pall Wellhead Protection Area.
19) Citizen's questioned density of units. Increase to traffic
20) Wanted to know how tall units were? Maximum height by zoning ordinance is 35' and we have a midpoint of the roof line at 17'-6" max. Neighbors would like to see lower roofs.
21) Is developer responsible for traffic light at Glendale and Jackson/Huron? If city determines it is required because of development? Bowers + understanding is that our site is not expected to generate enough traffic to warrant the installation of the traffic signal. But this item will be reviewed by the city.
22) Explained next steps in terms of Submission to city, City Planning Commission and City Council.
23) The existing drive way at 312 Glendale is used as a pedestrian path to Charlton west of Hillside Terrace. Citizens like this convenience. They discussed the idea of Adverse Possession for an easement. Bowers + asked if this been documented? Neighbors mentioned there is an alternate path thru the woods.
24) Citizens' asked where snow is going to be piled? Bowers + stated we will be required by the city to address this issue.
25) Asked if developer considered single family. Bowers + stated it was explored but determined not feasible.
26) Trash pick up – per city of Ann Arbor Ordinance the project is required to have a dumpster because it has more than 10 units. Developer would like to try to work with the city to get curbside trash and recycling pick up.
27) Vince Caruso - a neighbor suggested going to the city and trying to get the city to buy the land for a park. He stated there is money available in the Greenbelt fund for this. The discussion led to assessed value of land. That number was not determined.

Meeting ended.

Bowers + told citizens they would be receiving the report via email again. For those signed in.