

**WORKING SESSION - MARCH 13, 1995**

The working session of the Ann Arbor City Council was called to order at 7:07 p.m. in the City Hall Council Chamber by Mayor Ingrid B. Sheldon.

**ROLL CALL OF COUNCIL**

PRESENT : Councilmembers Tobi Hanna-Davies, Patricia Vereen-Dixon, Peter Fink, Jane Lumm, Jean Carlberg, Haldon L. Smith, Peter Nicolas, Stephen C. Hartwell, Christopher Kolb, Mayor Ingrid B. Sheldon, 10.

ABSENT : Councilmember Elisabeth L. Daley, 1.

**WEST AREA PLAN**

City Planning Staff Members Wendy Rampson and Andrea Brown reviewed the components of the proposed West Area Plan and the process used to develop the Plan.

Council agreed to hear comments from the following people:

John Kenzinger, 1717 W. Huron River Dr., veteran, requested that veterans be part of the planning process for a monument at Veterans Memorial Park.

Al Raymond, member of the West Area Plan Commercial Corridor Subcommittee, stated that Veterans Memorial Park is the center of the west side's business and residential community and that the committee did not mean to denigrate the park in any way.

Mark Abernathie, owner of Site 3, located north of M-14 and adjacent to Newport Road, stated that the recommended R1A zoning designation and the word "rural" used to describe the parcel are not appropriate for the site. He requested a low-density zoning designation consistent with other property adjacent to M-14 that would allow 3 units per acre.

Karen Epstein, member of the West Area Plan Development/Natural Features Subcommittee, requested that the R1A zoning be maintained for Site 3 to meet the Plan's recommended goals of natural features preservation and low-density zoning north of M-14.

Linda Young, member of the West Area Plan Development/Natural Features Subcommittee, spoke in favor of maintaining the R1A zoning designation for Site 3.

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Richard Corpron, member of the West Area Plan Natural Features Subcommittee, spoke in favor of the office and R1D residential zoning designations recommended for Site 18, located at the southwest corner of Jackson and Wagner Roads, to allow a transition from the commercial portion of the site to the residential neighborhood.

Agnes Kuebler, 263 Westover Ave., spoke in favor the R1D residential zoning designation for Site 18 for affordable housing.

Mona Walz, Planning Commission Chair, stated that preservation of the existing housing stock in the City, an objective of the Comprehensive Housing Affordability Strategy, should be a goal of the proposed West Area Plan.

Gary Lilley, representing the owner of Site 6, located outside of the M-14 freeway ring south of Miller Avenue, stated that a residential zoning designation is not practical for the site because of the problematic and costly utility hookups. Mr. Lilley spoke in favor of an office zoning designation for the site and reported that a potential buyer has requested rezoning of the parcel to office use.

Ms. Brown reported that, in response to last week's public hearing, the issue of a Veterans Memorial Park monument will be discussed at the next Park Advisory Commission meeting and will involve input from veterans groups.

Ms. Rampson reported that recommendations from a traffic study of the Newport/Maple/M-14 area, the Huron River Dr./N. Main intersection, and the Miller/Newport intersection will be submitted as an amendment to the Plan when completed. Ms. Rampson stated that the study will help develop a plan for the roadway system in the area and help in the review of site plans.

Council unanimously agreed that the name "Veterans Park" appearing in the draft plan be changed to "Veterans Memorial Park", that Site 6 be changed from a residential to an office zoning designation, and that clarification be provided for residential uses permitted in an office zoning.

Further suggestions from Councilmembers for changes to the Plan included the following:

Provide clarification regarding the wildlife corridor;

Move Priority Action Item N25 (Identify all vacant City-owned property in residential neighborhoods and determine the feasibility of disposition to non-profit organizations to create affordable housing) to the "First Year" section;

Make Priority Action Item N12 (cluster housing ordinance) a top

priority issue; and

Maintain residential zoning designations and encourage affordable housing in areas intended for buffering residential neighborhoods, and, if change is necessary, consider the least intrusive use.

The Mayor requested that Councilmembers consult with Planning staff concerning changes to the proposed West Area Plan in preparation for proposing amendments during consideration of the plan.

#### **ADJOURNMENT**

There being no further business to come before Council, the Mayor declared the meeting adjourned at 10:06 p.m.

Janet L. Chapin  
Acting Clerk of the Council  
Recording Secretary