

## MINUTES

### **PARK ADVISORY COMMISSION**

4:00 p.m. – December 7, 2004

Time: Satarino called the meeting to order at 4:10 p.m.

Place: Council Chamber, Second Floor, 100 North Fifth Avenue, Ann Arbor, Michigan.

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#### ROLL CALL

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Members Present: Berla, Berauer, Cohen, DeLone, Macomber, Reneaud, Riseng, Rodgers, Satarino

Members Absent: None

Ex-Officio Members Present: Henderson, Johnson

Ex-Officio Members Absent: Aeschbach, Woods

Staff Present: Black, Dehring, St. John

Others Present: Scott Robertello, Andrea Matthies, Nancy Armstrong, Karen Sidney, Glenn Thompson, Alice Reynolds

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#### PUBLIC COMMENTARY

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Nancy Armstrong, a vendor at the Farmers Market, said she sold jams, vinegar and syrup. She thought the market could be the best in the world. She said currently many vendors wait on market day and go home without selling anything because they cannot get a space. She said vendors were the best customers and best friends of other vendors. She favored the plan as it was and felt change was good as long as parking was made available.

Glenn Thompson said there were over 100 parks and green spaces within the city, but only one farmers market, so it should be supported by all. He felt the market should not be changed without thorough discussion and citizen support. He said the plan proposed was not supported by the majority of customers and vendors. He said the proposed plan was inconsistent with the responses made by 70 percent of the people surveyed by the consultant. He said 750 customers had signed a petition against the proposed plan. He said the survey from Dr. Oliver of the market vendors showed that a majority of vendors opposed the proposed changes. He said at the public meeting held at Cobblestone Farm on August 25, approximately 100 people attended with a large majority opposing the proposed plan. He said copies of the tape of that meeting were being broadcast on cable TV and also were available from him. He said he conducted an informal survey of market customers on November 20 and 90 percent opposed the plan, and preferred just

extending the center aisle. He said extending the center aisle would preserve the character of the market and provide the greatest increase in the number of vendor stalls. He said the market had remained unchanged for 70 years, and was a unique element in the city enjoyed by many so he thought it should not be changed by a hurried vote.

Karen Sidney, a shopper at the market, supported the extension of the center aisle, and opposed the proposed plan. She felt no plan should be approved until it was known how much it would cost to construct, operate and maintain, where the money would come from, and its impact on future stall fees. She noted several possible budget cuts being considered and felt it would be financially irresponsible to consider such a large undertaking at this time. She felt the proposed plan should be rejected.

Scott Robertello, a vendor and market commissioner, reported that after lengthy discussion at its last meeting, the Market Commission vote would have been a 3-3 tie, if the chair were allowed to vote. He said the three dissenting votes were the market commissioners who sat on the steering committee for the market renovation plan. He said he voted no. He said after the public meetings that took place this summer, no meeting was held with the steering committee to compile the comments received from the citizens and vendors who attended those public meetings. He said the steering committee received the comments when the market commission received them. He said he had questioned where the 29 new stalls would be located and the consultant could not specifically answer his question. His calculations generated only 22 or 23 new stalls. He thought the closing of Detroit Street would create a safety issue. He said the market was supported by an enterprise fund and, thus, must be self-sufficient so he thought care must be taken with expenditures. He said more information was needed regarding the cost of the project, the future cost of operation, future expenses and future income. He said the vendors wanted a simple plan that increased the number of stalls.

Andrea Matthies, a shopper at the market for 22 years, thought the proposal was being pushed through too quickly. She was concerned that the costs would be put on the vendors' shoulders. She thought everything should be done to support people using land agriculturally. She said, under the proposed plan, the addition of some of the new vendors stalls would come at the expense of access to the parking area. She did not think vendors would want to be located under the canopied areas because in rainy weather, the water would just run off the canopy down on customers/vendors. She felt a water feature in the middle of the market was not a good idea. She supported the extension of the center aisle. She felt more time was needed for more public input.

Alice Reynolds was concerned that there had not been enough public input on the latest version of the proposed plan. She said the new stall locations were not made clear. She was not convinced that getting rid of the dead end parking lots was enough of a tradeoff for making Detroit Street a dead end street.

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RESOLUTION RECOMMEND TO CITY COUNCIL  
THE 2004 FARMERS MARKET MASTER PLAN

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Macomber asked what would happen to the parking lot if the center aisle were extended.

Jeff Dehring replied that when modifying a site, the plan must conform to current requirements/standards, and that included parking spaces. He noted that if the center aisle were extended, to accommodate ordinance requirements, parallel parking would have to be placed along the center aisle, and the end stalls would be hard to maneuver in and out of and several variances might be needed. He said the proposed plan allows two ways in and out of the parking lot and allows more stalls to be accessed from the parking lot. He said the plan proposes the parking stall width to be 8 feet wide, matching the vendor stall width, so a variance would be required to allow this.

Henderson added that extension of center aisle would reduce the total number of parking spaces by 12 and the revenue they generate.

Berauer asked what was the total number of new vendor stalls and their location.

Enter Cohen.

Jeff Dehring explained where the new stalls would be located and that there would be 29 new vendor stalls.

DeLone asked for more information about the storm water feature.

Dehring said it was the first step in capturing the storm water generated from the site. He said it would be a series of small cement circular pools with fieldstone in them that then drain into an underground tank, and then the water would be discharged at a controlled rate into the existing storm water system. He said that currently a substantial amount of water runs off this site.

Satarino said vendors were told that there was no other way to deal with storm water, but he understood a monetary contribution could be made and off-site mitigation done instead.

Dehring replied that alternatives had been looked at and the on-site storm water feature solution was pursued.

Satarino noted that public sidewalks were exempt when calculating the total impervious area of a site.

Dehring said the consultant had an engineer that specifically looked at the storm water runoff generated by the site, including some areas that come from off the site that enter the site.

Berauer would like more information on what kind of cash contribution would be required in-lieu of dealing with the storm water on-site and if something off-site could be done, how much that would cost.

Rodgers asked how this plan would affect future vendor fees.

Dehring said, as he understood it, the vendor fees would not be adjusted because of the proposed improvements. He said funds were available from the Market Fund that would

be allocated to the project, the Rehabilitation and Development Millage had funds that had been earmarked in a category called targets of opportunity, and grants for construction of the storm water system would be available. He said the city needed a plan before it could seek grant monies. He said the project would be done in two phases, with Phase 1 being changes within market and Phase 2 being changes to Detroit Street.

Henderson said there was \$475,000 available in the Market Fund and \$300,000 was earmarked for this plan.

Dehring added that \$150,000 was also available from the Rehabilitation and Development Millage.

Riseng asked who would maintain storm water feature.

Dehring replied that maintenance would be the responsibility of the Parks and Recreation staff.

Henderson added that the Market Fund would fund the maintenance cost.

Berla asked what would be the cost of maintaining the storm water system.

Dehring replied the maintenance cost was not known.

Dehring noted that a meeting occurred with the steering committee at the end of October to discuss the latest revision to plan that was before PAC today.

Berla asked if the Market Commission vote of 3-3 was its final vote.

Henderson replied yes.

Berla asked what actions would occur after PAC's action today.

Henderson replied that a resolution had been prepared for the December 20 City Council meeting for its action and that on December 14, the market plan would be presented to the City Planning Commission at its working session for its information. She said the final vote on the master plan would occur with City Council.

Dehring added that the purpose of a master plan was to provide guidance and the plan was needed in order to get grant funding.

Macomber asked if grants could not be found, what would be done with an approved plan.

Henderson said if the plan were approved, action on-site would be done in phases. She said if grants could not be found, as many renovations to the site that could be made with the available funds would be made.

Dehring added that any improvements to the site that trigger the site plan review process would trigger the need to address the storm water issue.

Henderson said the lot where the house was located was now a gravel lot and it must be addressed.

Cohen said the market steering committee goals listed in the proposed plan did not address storm water management, so she thought it must be a requirement and not to be considered by the steering committee. She said the goals did not say they wanted to increase sales at the market or increase the number of vendors at the market, so she wondered if these ideas were discussed. She also wondered if the goals list was in any priority; it looked to her to be a wish list.

Henderson replied that it was a wish list. She said the steering committee looked at things in a broader sense, not just from a vendor's point of view.

Cohen thought there should be priorities listed in the plan. She said she did not have a good sense what the priorities were with the plan.

Henderson thought the priorities were: no loss of parking; the addition of vendor stalls; more equity among the stalls (each having all the amenities, such as electricity and data lines); and the site being a gathering place that would be a benefit to the community on all days of the week, not just market days.

Johnson asked if the existing parking met city code requirements.

Dehring replied it did not, but it could stay nonconforming unless changes were made at the site, then the parking would have to meet today's city code requirements, unless a variance were granted.

Berauer added that the DDA Citizens Council opposed the plan. She said they, instead, recommended the extension of the center aisle, upgrading water and electronic accessibility for each stall, adding a crosswalk within the site, and leaving market day trucking decisions to the vendors. She asked what was the Parks and Recreation staff's response to this.

Henderson replied that staff supported the plan.

DeLone asked about the operational rule requiring vendors to stay all day.

Jessica Black, the Market Manager, stated that some of the market rules were not always followed or enforced in the past. She thought it was important to know that the citizens group was comprised of four vendors who own a large number of stalls and two citizens. She said this group identified two priorities: increasing the number of vendor stalls and allowing parking adjacent to the stalls. She said the proposed plan would increase the total number of parking spaces and vendor stalls. She said the parking issues would not be improved if the center aisle was extended. She supported the plan.

Reneaud thought the budget breakdown should have been distributed much sooner. Her trip to the market showed her that trucks already have to stay all day once everyone

arrives. She thought the storm water should be taken care of on-site, but she was willing to listen to other alternatives. She liked the plan, its circular configuration, and it seemed to address all the issues mentioned.

Exit Reneaud.

DeLone was confused about the Market Commission's position regarding this plan. He did not understand how these changes would impact the vendors' businesses and income. He said the center aisle was not liked by many. He liked plan.

Berauer thought there were too many goals on the wish list. She had concerns about the process; for example, the Market Commission having not been given the plan's budget until today and having not seen most recent plan. She said the Market Commission's 3-3 vote and the DDA Citizens Council opposition concerned her. She acknowledged that the plan had changed a lot from first version presented, based on the input received. She liked the circular pedestrian traffic pattern. She liked that the market would have a better presence on Fourth Avenue. She did not like proposed storm water feature. She felt that a high profile storm water feature for educational purposes did not make sense at this site because it would essentially be in the middle of a parking lot. Instead she would advocate for investigating the option of a cash donation toward a high profile storm water mitigation feature at an alternate site that would be more appropriately visible for educational purposes, possibly in the greenway. She was uncomfortable approving a plan that closes a street.

Riseng appreciated the work done by all. She said she entered the market from Fourth Avenue, from Fifth Avenue, and from Kerrytown. She perceived two problems with the plan: temporary stalls cutting off traffic coming and going in an emergency, and the closing of Detroit Street. She said the storm water plan did not make sense to her. She thought the water should just be placed underground in tanks. She believed that the effects of the storm water from this site on the creekshed would be minimal as the site was 0.03 percent of the Allen Creek Watershed. She thought the purpose of a master plan was to provide a vision and guidance, but it was also a written document so it would be used five to ten years from now, so it should be taken serious. She did not think how the market was operated should be addressed in the plan.

Rodgers wanted to guard the site as best as possible. He felt it was a great market run by local producers and vendors. He was not sure if it was the right plan, or if extending the center aisle was a good idea either. He thought we needed to slow down and allow more input so a consensus could be reached or greater agreement among the relevant parties.

Berla acknowledged the hard work of the consultants and staff. He thought PAC spoke for everyone in the community, not just those who currently use the farmers market. He said PAC should consider this site as a park. He liked the idea of using the site for other interesting park uses on non-market days. Regarding the storm water issue, he felt it was a bad idea to not do something that was good for the site. He did not support a monetary contribution instead of addressing the storm water issue on-site. He thought Detroit Street should be closed eventually, making the area more pedestrian friendly. He thought it there should be a more equitable way to determine where vendors are

located within the market. He thought, eventually, parking should be eliminated within the interior of the market, making it a more pedestrian-friendly place.

Cohen agreed with Berauer, Riseng, and Johnson and others. She found it hard to understand why these changes were deemed urgent. She said the project's budget only identified 2/3 of money needed for the first phase, which means grant funding must be found and the project constructed in phases. She did not think how the phasing would occur had been explained well. She did not understand how the proposed changes would enable the site to be used for multiple activities: what activities would occur on non-market days and how would the circular configuration make multiple uses easier to occur? If the plan is a vision, she would like it to describe the vision better.

Macomber said she would like to support the plan because of its circular flow, the number of parking spaces would be increased, the addition of vendor stalls, and the elimination of the center aisle, which many vendors supported. She was concerned that even if an alternate plan were followed that extended the center aisle, if vendors would still not want to be located on that center aisle. She had questions that she felt had not been answered to the degree that made her uncomfortable approving the plan. She had questions regarding the Detroit Street phase, storm water issues and costs, and was concerned with number of people who were against plan. She wished PAC had been consulted sooner regarding the storm water issue because the questions raised today might have been answered already. She said even though she liked the plan, her unanswered questions would make it hard for her to vote in support of the plan today.

Johnson said if he could vote, he would vote against it. He said those who were intimately involved with the market, the customers and vendors, were, for the most part, opposed to the plan. He valued their opinions. He was not convinced that the new configuration would increase the total number of vendor stalls. He did not like blocking the entrance/exit of the parking lot within the market on market day and did not think it would be allowed by Fire Services. He said some landscape architects and architects who had looked at this plan and whose opinion he respected, said that the plan had the danger of destroying the human scale of the market; becoming a parking lot with a donut. He thought extending the center aisle to Fourth Avenue and placing a pavilion at that end would give the market three aisles of equal importance, adding stalls and parking spaces. He would like that alternative investigated further before he reached a decision as a City Council member.

Satarino noted that the farmers market would be 75 years old in two years. He thought PAC must be very careful in its decision. He did not like the proposed closing of Detroit Street. He thought another marked walkway or temporary stop signs could be used on Fifth Avenue on market day. He also thought adding parking on Fifth Avenue would be a good idea. He thought the central aisle should be the entrance to the market from Fourth Avenue and have a pavilion at that entrance on Fourth Avenue to direct pedestrians from Fourth Avenue to the market. He thought this pavilion could be also used for special events, such as for musicians, magicians, and entertainment for children either on market days or at other times. He did not think the storm water special feature should be located above ground in the middle of the site; it should either be located underground or other off-site alternatives explored. He thought the total cost of the project was too much. He thought the circular configuration was not a bad idea, but

felt people might walk through the center area to get to a particular vendor. He thought if the parking lot were to become a plaza area, the circular configuration might work better. He thought if extension of the center aisle were done instead and later deemed to not work well that they could then create a figure 8 configuration.

Moved by Riseng, supported by Cohen, to act on the resolution to recommend the adoption by City Council of the 2004 Farmers Market Master Plan. Satarino read the resolution.

Vote on the Farmers Market Master Plan Resolution:

Yeas: Berla, DeLone  
Nays: Berauer, Cohen, Macomber, Riseng, Rodgers, Satarino  
Absent: Reneaud

Resolution Fails.

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RESOLUTION REQUESTING THAT ALL PROPOSALS TO  
MODIFY THE USE OF CITY PARKLAND FIRST BE CONSIDERED BY PAC

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Moved by Riseng, supported by Berauer, to discuss Rodgers' proposed resolution.

Henderson reported that the RFP was on hold until legal questions were answered regarding if the land south of Fuller Road was parkland. She said a copy of the RFP would be forwarded to PAC when available.

Berla thought if the purpose of the resolution was to request that parkland being proposed for an alternate use by City Council first be considered by PAC, the resolution needed to be more specific or if the resolution was about this site specifically, it should say so.

Rodgers replied that his proposed resolution was a general resolution, not specifically regarding the Fuller Road site.

Berauer thought the resolution was clear; that it was talking about parcels that have functionally and historically been considered parkland.

Cohen did not think the resolution needed to be more specific.

Riseng proposed an amendment to the resolution: remove the middle four paragraphs, keep the first and last paragraphs, delete the words "this or" and "other" from the last paragraph, and add the following text in the last paragraph after the word "parkland": "including the land south of Fuller Road and across from Fuller Pool, and now leased in part by the University of Michigan for a parking lot and is labeled as part of Fuller Park,".

Moved by Riseng, supported by Berauer, to approve the proposed amendments. PAC approved the resolution, as amended.

The approved resolution, as amended, reads as follows:

**Resolution Requesting that All Proposals  
to Modify the Use of City Parkland  
First Be Considered by the Park Advisory Commission**

**Whereas, the Park Advisory Commission has historically and by City Council resolution been given the responsibility for oversight of the maintenance and enhancement of city parkland;**

**RESOLVED, before any proposal for an alternative use is taken up by City Council for any area commonly considered parkland, including the land south of Fuller Road and across from Fuller Pool, and now leased in part by the University of Michigan for a parking lot and is labeled as part of Fuller Park, PAC is given the opportunity to evaluate that proposal.**

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CLOSED SESSION TO DEAL WITH LAND ACQUISITION ISSUES

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Moved by Berla, supported by Cohen, that PAC hold a closed session to discuss land acquisition issues. Approved by all PAC members.

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ADJOURNMENT

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Satarino declared the meeting adjourned at 6:20 p.m.

Jill St. John, Secretary  
1/28/05