

Kowalski, Matthew

From: Geraldine Kaylor [gfkaylor@gmail.com]
Sent: Friday, March 11, 2016 5:46 AM
To: Planning
Cc: Kowalski, Matthew
Subject: Circle K - Planning Commission

From
Geraldine Kaylor and Jeffrey Rauch
1415 Iroquois Place
Ann Arbor 48104

We are writing to you concerning the planned rebuild of the Circle K gas station/convenience store at the corner of Packard and Stadium.

Our house is located not far from Circle K and we are concerned about several aspects of their proposed plan, namely,

1. Circle K's request for a variance to the 30-ft buffer between commercial and residential uses. This will not only bring the building closer to neighboring houses, but could set a dangerous precedent for other neighborhood businesses;
2. The addition of a canopy with its increased lighting, which will diminish the quiet character of our neighborhood;
3. Increased pollution due to the anticipated 20-30% increase in car and truck traffic;
4. Pollution to our gardens from salt and oil in snowmelt that will leach into our soil if the 30-ft buffer is not respected;
5. More concrete that will create a parking lot behind our houses, where now there are grass and trees;
6. And lastly, the keeping of the single curb cut on Packard near the crosswalk. This has always been a safety issue for our children and for us since we commute to work by bicycle. It will be even more of a safety issue with the 20-30% increase in vehicular traffic that Circle K is anticipating.

We want our Ann Arbor businesses to thrive and are not against Circle K. In fact, it is one of the places where we buy gas. When we bought our house on Iroquois in 1979, the proximity of businesses was a real plus in our decision to buy there. At that time, the Circle K property was Dave's Stadium Gulf station.

We do think, however, that Circle K can thrive while at the same time rebuilding a service station that is suited to a residential neighborhood rather than to a highway interstate. We ask the Planning Commission to help us keep the redevelopment appropriate to our neighborhood.

We are presently out of the country and for that reason cannot attend the Planning Commission meeting in person. This email, however, attests to our vital interest in this matter. We hope that the neighbors, the Planning Commission and Circle K will be able to work together to come up with a plan that is beneficial for all of us.

Thank you for your attention to our concerns.

Sincerely,
Geraldine Kaylor and Jeffrey Rauch

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