

JUNE 19, 2007 PLANNING COMMISSION MINUTES

a. Public Hearing and Action on Ann Arbor Township Parcels Annexation and Zoning (nine sites), 7.85 acres total, 2012 Pontiac Trail, 344 Hilldale Drive, 2054 Newport Road and adjacent vacant parcel, 2120 Newport Road, 2814 Glazier Way, 237 Pineview Court, 3122 Geddes Avenue, 3550 East Huron River Drive and 3575 East Huron River Drive. A request to annex these parcels into the City and zone them for single-family residential use – Staff Recommendation: Approval

DiLeo explained the proposal.

Noting no further speakers, Pratt declared the public hearing closed.

Moved by Carlberg, seconded by Potts, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Ann Arbor Township Annexations (2120 Newport Road, 2054 Newport Road, 3550 East Huron River Drive, 3575 East Huron River Drive, and 3122 Geddes Avenue) and R1A (Single-Family Dwelling District) Zoning.

Pratt expressed appreciation for the clarification of those lots that currently had outside City services agreements.

Bona asked why the decision was made to zone the Geddes Road site to R1A.

DiLeo replied that the Geddes Road zoning study specifically recommended R1B zoning for the properties to the north. She said this particular property, on the south side of Geddes Road, was surrounded on three sides by R1A zoning and staff believed that zoning this property R1A would maintain the uniformity of the zoning in this immediate area.

Bona thought it was reasonable to zone this property R1A considering the zoning and the sizes of the properties surrounding it, even though it would be about 1,000 feet smaller than the minimum size for R1A zoning.

Pratt asked if the size shortage would cause any problems if this site were to ever be redeveloped.

DiLeo stated that this property would become a nonconforming lot and that any new house built on the property would have to be designed to comply with the setback regulations.

A vote on the motion showed:

YEAS: Bona, Borum, Carlberg, Emaus, Lipson, Potts, Pratt, Westphal, Woods

NAYS: None

Motion carried unanimously.

Moved by Carlberg, seconded by Potts, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Ann Arbor Township Annexations (237 Pineview Court, 2814 Glazier Way and 344 Hilldale Drive) and R1B (Single-Family Dwelling District) Zoning.

A vote on the motion showed:

YEAS: Bona, Borum, Carlberg, Emaus, Lipson, Potts, Pratt, Westphal, Woods

NAYS: None

Motion carried unanimously.

Moved by Carlberg, seconded by Bona, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Ann Arbor Township Annexations (2012 Pontiac Trail) and R1D (Single-Family Dwelling District) Zoning.

Potts stated that the parcels around this site were zoned R1D, so she could see the logic for R1D zoning for this property. However, she noted that it was a large site and that it may be one of those situations where the property was divided into individual parcels.

DiLeo stated that the property was approximately two acres in size and that the R1D zoning would allow about eight separate lots if the property were developed in its entirety. She said this would require site plan approval.

Pratt was curious about the area shaded for township property along the rear of the lots along Wickfield.

DiLeo stated that staff would look into this and report back to Commission.

A vote on the motion showed:

YEAS: Bona, Borum, Carlberg, Emaus, Lipson, Potts, Pratt, Westphal, Woods
NAYS: None

Motion carried unanimously.