

**Statement to Support an Alternative Redevelopment Plan for the Circle K
gas station (located at Packard and Stadium) that eliminates the Circle K
request for a zoning variance that will result in increased nuisance noise, light,
and vehicle exhaust fumes to the residential homes on Iroquois and the
surrounding area.
March 11, 2016**

The neighbors in the Lower Burns Park (aka LoBuPa) Neighborhood Association, an association registered with the City of Ann Arbor, responded to the statement with the title listed above. The text of the statement submitted to the City of Ann Arbor Planning Commission and Matt Kowalski by Nancy Leff, chair of LoBuPa, is on the final two pages of this document. The statement was emailed to the LoBuPa neighbors on March 6, 2016. They were asked to respond to Nancy Leff via email either YES, they support the statement; or NO, they do not support the statement. A physical copy of each respondent's email reply will be printed and provided to the City of Ann Arbor Planning Commission to validate the names listed below.

The only responses received by Nancy Leff were from YES respondents. No one replied No, they did not support the statement.

Below is the list of Yes respondents and their local addresses (if they chose to provide an address).

Name	Address
T and N Leff	1215 Montclair Pl
J and H Schimdt	810 Granger Ave
J. Dowling	1514 Montclair Pl
C and T Braunschneider-Mathews	1011 Rose Ave
M Dalton	1515 Golden Ave
M Epstein	1307 Henry St
C and K Westerman	715 White St
D J Hull	Not given
M and D Blair	1509 Golden Ave
B and L Dabrowski	1202 Brooklyn
M de la Fuente	1433 Golden Ave
J Byars	1125 Granger Ave
R Erdstein	1202 Granger Ave
J Cohen	1117 Granger Ave

T and C Richards	not given
N Ayers	1209 Henry St
R and K Kinder	1212 Henry St
B Imber	1203 Brooklyn
F Sparr	not given
A Mills	1339 White St
L and M Snaubb-Muthuswami	1304 Henry St
T Metry	1417 Golden Ave
B Rose	not given
CR Stone	1411 Golden Ave
A Stevers	not given
P and P Hoffer	1217 Brooklyn
S and M Weineck	1303 Brooklyn
J and S Snodgrass-Donnelly	1527 Golden Ave
L Allison	1542 Packard
J Halpern	813 Granger Ave
A Zengulys	1325 White St
B and B Ingram	1200 Brooklyn
M Meisler	not given
R Coffey	1206 Henry St
R Beraducci	not given
O Malachuk	not given
A and B Clinger	1442 E Park Pl

Statement submitted by Nancy Leff:

“My name is Nancy Leff and I have lived in the Lower Burns Park neighborhood for 25 years, now at 1512 Montclair Pl. I founded our city registered neighborhood association, LoBuPa. As a citizen member of the R4C/R2A zoning committee, I have extensive familiarity with the City of Ann Arbor’s zoning regulations and master development plans.

The intersection of Packard and Stadium is an active, busy intersection that is surrounded by residential homes and businesses. Citibank, Circle K and Citco gas stations, Dairy Queen, Diesel Coffee, Stadium Market, Great Clips, and Tobacco Rose all provide much appreciated resources and value to our urban neighborhoods.

Circle K is proposing a major renovation of its property that in many ways will improve its streetscape appearance; this improves the desirability of our neighborhoods as a place to do business, work, and live. We support this improvement. It is an opportunity for the businesses and neighbors to improve aspects of this intersection. We have seen this happen with the recent additions of the coffee shop, hair salon, food market, and cigar shop into a greatly improved and attractive building. Neighborhood patronage of these businesses is strong!

I want to address one specific concern about the proposed Circle K plan - their request for a **zoning property buffer variance** that reduces the current setback requirement of **30 feet to only 15 feet** from the property lot line separating it from the adjacent residential homes located on Iroquois. The current locations of the building, its gas pump islands, and parking spots now provide considerable shielding of light, noise, and vehicle exhaust to the Iroquois homes.

If this variance is granted, it will permit the relocation of the Circle K building, gas pump islands, and parking spaces. This will result in dramatically increased nuisance lighting, noise, and vehicle exhaust for the adjoining homes.

Specifically:

1. Highway style canopies over the gas pumps and 14 foot LED light poles surrounding the property will be installed that have extensive and multi-directional lighting.
2. The new 8 foot fence that will be installed at the property line of the homes cannot be built high enough to prevent nuisance light from the canopies or poles.
3. New parking spots will be positioned 15 feet from some residential property lines so that car lights face directly into the back yards of homes, with car engine noise and exhaust much closer to the homes than now.
4. The elevation and placement of the store and light canopies will be higher, which directly contributes to more noise and light.
5. Lighting at the other businesses at this corner is much less intrusive.

Circle K's plan does not maintain the current zoning buffers required by the city which improve livability in our neighborhoods that abut commercial business – it significantly decreases livability by increasing nuisance noise, lighting, and vehicle exhaust. This plan does not move the city forward to improve urban life and desirability – it moves us backwards.

If the planning commission permits this variance, it is a clear signal to the residents of Ann Arbor that we, as urban residents, are NOT important to the goals of increasing/improving the urban life that the city so often touts. If this variance is granted, a precedent will be set and will encourage other businesses to request similar variances. It will be more difficult to reject such variance requests and maintain the existing boundaries of our urban, residential neighborhoods.

These homes on Iroquois and throughout LoBuPa existed long before the Circle K, but we do not support the “Not in My Backyard” approach to progress – we all chose to live in these neighborhoods. Access to the businesses located at this corner was part of that choice - we want to co-exist with them. Many of us are loyal customers to these businesses.

I respectfully ask the planning commission to **direct the Circle K developer to alter their plans so that the setback variance is no longer required.** We believe that an alternative development plan, without the zoning variance, can be proposed that will be in the best interests of both Circle K and the citizen neighbors. Thank you.

Sincerely,

Nancy Leff
1512 Montclair Pl.
(Formerly of 1022 Granger Ave)
Founder and Chair of the Lower Burns Park Neighborhood Association

todnanleff@comcast.net
734-994-9157”