

b. Public Hearing and Action on Gas Station/Tim Hortons Planned Project Site Plan, 1.32 acres, 3240 Washtenaw Avenue. A proposal to demolish the existing building and construct a 4,512-square foot gasoline filling station, restaurant and retail building with 31 parking spaces – Staff Recommendation: Table

Cheng explained the proposal and showed photographs of the site.

Noting no further speakers, Bona declared the public hearing continued.

Moved by Carlberg, seconded by Emaus, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Gas Station/Tim Hortons Planned Project Site Plan, with proposed modifications to the front setback requirements of Chapter 55 (Zoning Ordinance), Section 5:42, subject to maintaining a minimum usable open space of 23.6 percent.

Carlberg stated that the sidewalk along Washtenaw was right next to the street, which created an unsafe perception. The sidewalk was also in poor condition, she said. She would be interested in seeing the placement of the sidewalk away from the street with some type of barrier between the two. She did not see a reason to place parking at the front of site, which would force people to walk through the gasoline service lanes to get to the store. It made much better sense to put the parking for the store on the side of the building away from the setback and gas pumps, she said, which would necessitate a redesign. She stated that this currently was an unattractive site and she expected to see major improvements.

Borum recalled the Planning Commission recommending approval of a definition of drive-through facilities and requiring a special exception use for them in all districts districts.

Cheng did not think this was done for the C3 commercial district, but said staff would check into that.

Potts stated that the proposal contained a right turn only entrance and exit on two different streets, which she suspected was the safest way to handle the traffic circulation, but said this could be frustrating for customers. She wondered if there might be businesses further down the street where turnarounds could be made and asked for some analysis on how this circulation would function.

Moved by Carlberg, seconded by Borum, to table action.

A vote on the motion to table showed:

YEAS: Bona, Borum, Carlberg, Emaus, Lowenstein, Mahler, Potts, Westphal
NAYS: None
ABSENT: Pratt

Motion carried.