

City Planning Commission Minutes  
November 17, 2009

a. Public Hearing and Action on Cronin Annexation and Zoning, 1.52 acres, 3612 East Huron River Drive. A request to annex this parcel into the City and zone it for single-family residential use – Staff Recommendation: Approval

Pulcipher explained the proposal.

Noting no speakers, Bona declared the public hearing closed.

**Moved by Pratt, seconded by Derezinski, that the City Planning Commission hereby recommends that the Mayor and City Council approve the Cronin annexation and R1A (Single-Family Dwelling District) Zoning.**

Derezinski asked if there was currently a housing unit on the site.

Pulcipher replied yes.

Derezinski asked if there was any intention to build an additional dwelling at the site.

Pulcipher said there was not a known intention to build an additional dwelling, but the property could be divided in the future. Pulcipher added that if additional construction was to take place, it would have to meet the 20,000-square foot lot size, setback, and access requirements.

Derezinski asked if, in terms of the square footage, there was enough space for three buildings, but according to the lot requirements only two buildings could be built.

Pulcipher replied yes.

Derezinski asked if the owners had requested to have the property connected to City utilities.

Pulcipher replied yes, but said there are currently no plans in the City's Capital Improvement Plan (CIP) for construction of water service in Woodland Road. She said the sanitary connection could occur and would be required after zoning of the site is complete.

Bona stated that both the road rights-of-way on Woodland Road and Huron River Drive in front of the site were in township property. She asked if the City would request that the rights-of-way be annexed as well.

Pulcipher said yes.

A vote on the motion showed:

YEAS: Bona, Briggs, Carlberg, Derezinski, Giannola, Mahler, Pratt, Westphal,  
Woods

NAYS: None

**Motion carried unanimously.**