



City of Ann Arbor

Formal Minutes - Draft

Planning Commission, City

301 E. Huron St.
Ann Arbor, MI 48104
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Tuesday, June 17, 2014

7:00 PM

City Hall, 301 E. Huron Street, 2nd Flr.

- 10-c 14-0969** 2625 Jackson Drive-Thru Site Plan and Special Exception Use - A proposal to demolish the existing gas station and remove the gas pumps on this 0.55 acre site and construct a single story retail center totaling 5,000 square feet with a drive thru facility. (Ward 5) Staff Recommendation: Approval

Alexis DiLeo gave a summarized staff report.

PUBLIC HEARING:

Noting no speakers, the Chair declared the public hearing closed.

Moved by Parekh, seconded by Giannola, that the Ann Arbor City Planning Commission, after hearing all interested persons and reviewing all relevant information, finds the petition to substantially meet the standards in Chapter 55 (Zoning Ordinance), Sections 5:10.23(3)(b) and 5:104 (Special Exceptions), subject to approval of the corresponding site plan; and, therefore, approves the 2625 Jackson Ave. Special Exception Use for a one-lane drive-thru restaurant facility.

COMMISSION DISCUSSION:

Parekh asked about the traffic study and the proposed impact.

DiLeo stated that staff agreed with the impact study that, even with the estimated volume, it would not cause a negative affect; rather, the proposed site improvements would assist with the impact given the new Westgate Shopping Center access, which currently does not exist.

Parekh asked if the tenants of the drive-thru had been established.

Jim Chaconas, JDP Management Company, 2440 West Stadium Blvd, representing the Westgate Shopping Center, said, not yet, but that they currently have 4 proposals; AT&T, 2 coffee shops, and a smaller fast-food restaurant concept (not a McDonalds).

Briere asked how many of these uses would actually be in the new location.

Chaconas said only 2.

Westphal asked if there were any concerns with the storage tank disposal.

DiLeo said the City's Systems Planning Department did not have an issue with the matter.

Bona asked about the service delivery entrance.

Chaconas said there would be 2 tenants back-to-back and that deliveries would be made through the Westgate Shopping Center.

Bona asked about the direction of the drive-thru. and which elevation drawing would be considered the rear of the building.

Chaconas said that they would have a building with 4 fronts, given its location, and would make it dressed up since they don't want to have an ugly building in Westgate, adding that they try to improve the shopping center each year.

Bona said she appreciated their efforts to make the building look nice, knowing that it isn't always easy when working with a 4-sided frontage. She said having the shopping center parking lot to work with was definitely to their advantage.

Chaconas said the only reason they picked up the addition site, adding it to Westgate was because it was an ill-kept gas station that needed attention.

Bona said she was hopeful the new building will have outside seating, which will be nice.

On a roll call, the vote was as follows with the Chair declaring the special exception use motion carried.

Yea: 6 - Bonnie Bona, Wendy Woods, Kirk Westphal, Diane Giannola, Sabra Briere, and Paras Parekh

Nay: 0

Absent: 3 - Eleanore Adenekan, Kenneth Clein, and Jeremy Peters

Moved by Briere, seconded by Bona that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 2625 Jackson Ave. Retail and Drive-Thru Restaurant Site Plan, subject to recording of cross access, parking and trash enclosure easements.

Westphal asked staff if they felt the location of the building enhanced the pedestrian experience along Jackson Avenue or on all four sides.

DiLeo said she felt the building configuration was appropriately sized for the lot and given the close proximity of the building to the existing sidewalk on Jackson, would make it convenient to pedestrians. She also pointed out the bus stop close to the proposed project and the proposed sidewalks and walkways that will improve access for pedestrians.

On a roll call, the vote was as follows with the Chair declaring the site plan motion carried.

Yeas: 6 - Bonnie Bona, Wendy Woods, Kirk Westphal, Diane Giannola, Sabra Briere, and Paras Parekh

Nays: 0

Absent: 3 - Eleanore Adenekan, Kenneth Clein, and Jeremy Peters

The complete record of this meeting is available in video format at www.a2gov.org/ctn, on “The Meeting Place” page (<http://www.a2gov.org/livemeetings>), or is available for a nominal fee by contacting CTN at (734) 794-6150.