

AUGUST 7, 2007 PLANNING COMMISSION MINUTES

a. Public Hearing and Action on Ann Arbor Township Parcels Annexation and Zoning (10 sites) and Pittsfield Township Parcel Annexation and Zoning (1 site), 7.75 acres total, 135 Barton Drive, 1400 Warrington Drive, 2930 Glazier Way, 213 Pineview Court, 192 Riverview Court, 580 Rock Creek Drive, 3081 Dover Place, 448 Huntington Place, 310 Huntington Drive, 3671 Riverside Drive, 2950 Shady Lane. A request to annex these parcels into the City and zone them for single-family residential use – Staff Recommendation: Approval

DiLeo explained the proposal.

Karen Dec, owner of 135 Barton Drive, present this evening with her husband, said the staff report indicated that the sewer line in Barton Drive currently extended within three houses of their property and that it could easily be extended to their house and their neighbors' houses. However, she said, she was informed by City engineers that this could not be easily done without relaying the sewer line for Barton Drive because the pitch was so low and the gravity would be insufficient. This would require installation of a pumping station, she said, and that the City would not favor a pumping station for three houses. She said the staff report also referenced a water service extension project, but said they were already connected to the existing water main in Barton.

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

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 Annexation (135 Barton Drive) and R1C (Single-Family Dwelling District).

Pratt asked the property owners if there were any issues with the septic field.

Jeff Dec replied that their septic field was fully operational.

Pratt said the reference to the water main project in the staff report was more of a general comment regarding a transmission main. He stated that he would likely follow up with Systems Planning staff to learn more about the sewer main issue.

Bona asked for clarification on the City's policy regarding failed septic systems.

DiLeo stated that all septic systems were under the jurisdiction of the County Department of Environmental Health, regardless of whether the property was in the City or township. If a septic system were to fail, she said, the first step would be to contact the County to discuss options. She said the County viewed the City's sanitary sewer system as the best option and, if sanitary sewer were available, the County would not issue permits for a new or repaired system. If no sanitary sewer were available, she said, the County would first look to see if the sewer could immediately be extended, and then look to see what could be done either on a short-term or long-term basis. She said the City was involved in working with the County and property owners on a site-by-site basis.

A vote on the motion showed:

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

Motion carried.

Moved by Borum, seconded by Westphal, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Ann Arbor Township Annexation (1400 Warrington Drive) and R1A (Single-Family Dwelling District).

A vote on the motion showed:

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

Motion carried.

Moved by Emaus, seconded by Mahler, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Ann Arbor Township Annexations (3671 Riverside Drive, 192 Riverview Court, 213 Pineview Court, 3081 Dover Place, 2930 Glazier Way, 580 Rock Creek Drive, 310 Huntington Drive, 448 Huntington Place) and R1B (Single-Family Dwelling District).

Pratt recalled that he advocated for R1A zoning on previous zoning requests in this area north of Geddes. It was his belief that R1A zoning was more appropriate for the character of this area and said it appeared that very few parcels would become nonconforming as a result of the zoning. He said he would not support this motion because it recommended R1B zoning. He noted that Council recently passed the Nissle property zoning, giving it an R1A zoning classification, rather than the R1B recommended by Planning Commission. He said it was possible that Council might look at these parcels in the same way.

Bona stated that of these eight parcels, four of them would become nonconforming if zoned R1A. She expressed her support for R1B zoning.

A vote on the motion showed:

YEAS: Bona, Borum, Carlberg, Emaus, Mahler, Westphal
NAYS: Pratt
ABSENT: Potts, Woods

Motion carried.

Moved by Carlberg, seconded by Emaus, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Pittsfield Township Annexation (2950 Shady Lane) and R1D (Single-Family Dwelling District).

A vote on the motion showed:

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

Motion carried.