

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of November 20, 2007

SUBJECT: ANN ARBOR TOWNSHIP ANNEXATIONS AND ZONINGS:

**Argetsinger/Utiger Annexation and Zoning (3520 East Huron River Drive)
File Nos. 9351F3.1 and .2**

**Berenjian Annexation and Zoning (3076 Geddes Avenue)
File Nos. 9341Y13.1 and .2**

**Bernstam/Levitan Annexation and Zoning (3428 Woodland Road)
File Nos. 9351A13.1 and .2**

**Beveridge Annexation and Zoning (2651 Geddes Avenue)
File Nos. 927A22.1 and .2**

**Bloomquist Annexation and Zoning (2300 Fuller Court)
File Nos. 9273U16.1 and .2**

**Borgnakke Annexation and Zoning (2436 Fuller Court)
File Nos. 9273H13.1 and .2**

**Brickman Annexation and Zoning (1100 Elmwood Drive)
File Nos. 9272J23.1 and .2**

**Bronson Annexation and Zoning (2136 Newport Road)
File Nos. 9184H13.1 and .2**

**Brooks Annexation and Zoning (3586 East Huron River Drive)
File Nos. 9351D6.1 and .2**

**Castle Time Annexation and Zoning (471 Rock Creek Court)
File Nos. 9273H21.1 and .2**

**Chang/Lin Annexation and Zoning (410 Orchard Hills Drive)
File Nos. 9273H15.1 and .2**

**Compton Annexation and Zoning (1285 Lincolnshire Lane)
File Nos. 9181E18.1 and .2**

**Cordeiro Annexation and Zoning (1515 Chalmers Drive)
File Nos. 9354L2.1 and .2**

**Czekiel Annexation and Zoning (3123 Geddes Avenue)
File Nos. 9274B16.1**

**Dannels/Vander Wegden Annexation and Zoning (1180 Bird Road)
File Nos. 9172B3.1 and .2**

**Davis Annexation and Zoning (2685 Geddes Avenue)
File Nos. 9273A23.1 and .2**

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**Eddy Annexation and Zoning (3151 Geddes Avenue)
File Nos. 9274B18.1 and .2**

**Flack Annexation and Zoning (3055 Geddes Avenue)
File Nos. 927rA10.1 and .2**

**Gombert Annexation and Zoning (2872 Glazier Way)
File Nos. 9271X15.1 and .2**

**Henry Annexation and Zoning (3390 East Huron River Drive)
File Nos. 9352N14.1 and .2**

**Hesterman/Kurtz Annexation and Zoning (350 Rock Creek Drive)
File Nos. 9273L21.1 and .2**

**Howe Annexation and Zoning (485 Rock Creek Drive)
File Nos. 9273G20.1 and .2**

**Jefferies Annexation and Zoning (560 Rock Creek Drive)
File Nos. 9273C18.1 and .2**

**Johnson Annexation and Zoning (200 Riverview Drive)
File Nos. 9273X23.1 and .2**

**Johnston Annexation and Zoning (2675 Geddes Avenue)
File Nos. 9273A23.1 and .2**

**Kapp Annexation and Zoning (1865 Newport Road)
File Nos. 9191X10.1 and .2**

**Kaufman/Vivian Annexation and Zoning (3875 East Huron River Drive)
File Nos. 9351A19.1 and .2**

**Kessor Annexation and Zoning (3660 Glazier Way)
File Nos. 9261X8.1 and .2**

**Kerber/Robine Annexation and Zoning (2428 Fuller Court)
File Nos. 9272K22.1 and .2**

**King Annexation and Zoning (1335 West Huron River Drive)
File Nos. 918Q19.1 and .2**

**Kozma Annexation and Zoning (2996 Appleway)
File Nos. 927eA23.1 and .2**

**Lindquist Annexation and Zoning (315 Orchard Hills Drive)
File Nos. 9273M17.1 and .2**

**Loomis Annexation and Zoning (1541 Newport Creek Drive)
File Nos. 9184P2.1 and .2**

**Markel Annexation and Zoning (3060 Dover Place)
File Nos. 9274C12.1**

Marks/Silverstein Annexation and Zoning (249 Pineview Court)
File Nos. 9273R23.1 and .2

Martin Annexation and Zoning (420 Huntington Drive)
File Nos. 9274K1.1 and .2

Mason Annexation and Zoning (3636 Riverside Drive)
File Nos. 9351A9.1 and .2

May Annexation and Zoning (3005 Geddes Avenue)
File Nos. 9274A7.1 and .2

Michot Annexation and Zoning (2018 Pontiac Trail)
File Nos. 9163E16.1 and .2

McLeary Annexation and Zoning (355 Rock Creek Court)
File Nos. 9273M23.1 and .2

Nakpairat Annexation and Zoning (360 Rock Creek Drive)
File Nos. 9273K17.1 and .2

Ratliff/Olson Annexation and Zoning (3091 Glazier Way)
File Nos. 9233B5.1 and .2

Osler Annexation and Zoning (3081 and 3093 Glazier Way)
File Nos. 9233C3.1 and .2

Newland/Iglewicz Annexation and Zoning (470 Rock Creek Court)
File Nos. 9273J19.1 and .2

Owen Annexation and Zoning (2053 Newport Road)
File Nos. 9184C11.1 and .2

Portnow Annexation and Zoning (640 Riverview Drive)
File Nos. 9274A13.1 and .2

Reed Annexation and Zoning (395 Rock Creek Drive)
File Nos. 9273J22.1 and .2

Salamen Annexation and Zoning (1130 Elmwood Drive)
File Nos. 9352H12.1 and .2

Sastry Annexation and Zoning (3053 Geddes Avenue)
File Nos. 9274A10.1 and .2

Schueler Annexation and Zoning (3001 Geddes Avenue)
File Nos. 9274A6.1 and .2

Sidlik/Boylan Annexation and Zoning (395 Huntington Drive)
File Nos. 9274H6.1 and .2

Szady Annexation and Zoning (2650 Geddes Avenue)
File Nos. 9342Y22.1 and .2

**Tannenbaum Annexation and Zoning (2521 Newport Road)
File Nos. 9181B10.1 and .2**

**Titus Annexation and Zoning (1210 Arlington Boulevard)
File Nos. 9341D9.1**

**Unger Annexation and Zoning (291 Barton Drive)
File Nos. 9174D22.1 and .2**

**Vasconi Annexation and Zoning (750 Arlington Boulevard)
File Nos. 9341W2.1 and .2**

**von Meister Annexation and Zoning (3430 East Huron River Drive)
File Nos. 9352K16.1 and .2**

**Wallace Annexation and Zoning (2665 Geddes Avenue)
File Nos. 9273A23.1 and .2**

**Widenbach Annexation and Zoning (581 Huntington Drive)
File Nos. 9273A20.1 and .2**

**Wessel-Walker Annexation and Zoning (3007 Geddes Avenue)
File Nos. 9274B7.1 and .2**

**Wright Annexation and Zoning (320 Riverview Drive)
File Nos. 9274P6.1 and .2**

**Zeman/Wood Annexation and Zoning (151 Barton Drive)
File Nos. 9174H19.1 and .2**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Ann Arbor Township Annexations at 3520 E. Huron River Drive, 3076 Geddes Avenue, 3428 Woodland Road, 2300 Fuller Court, 2436 Fuller Court, 1100 Elmwood Drive, 2136 Newport Road, 3586 E. Huron River Drive, 1285 Lincolnshire Lane, 1180 Bird Road, 3390 E. Huron River Drive, 1865 Newport Road, 3875 E. Huron River Drive, 2428 Fuller Court, 1335 W. Huron River Drive, 1541 Newport Road, 3636 Riverside Drive, 2053 Newport Road, 1130 Elmwood Drive, 2650 Geddes Avenue, 2521 Newport Road, 1210 Arlington Boulevard, 750 Arlington Boulevard, and 3420 E. Huron River Drive, and R1A (Single-Family Dwelling District) Zonings.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Ann Arbor Township Annexations at 2651 Geddes Avenue, 471 Rock Creek Court, 410 Orchard Hills Drive, 1515 Chalmers Drive, 3151 Geddes Avenue, 3123 Geddes Avenue, 2685 Geddes Avenue, 3055 Geddes Avenue, 2872 Glazier Way, 350 Rock Creek Court, 485 Rock Creek Court, 560 Rock Creek Court, 200 Riverview Drive, 2675 Geddes Avenue, 3660 Glazier Way, 2996 Appleway, 315 Orchard Hills Drive, 3060

Dover Place, 249 Pineview Court, 420 Huntington Drive, 3005 Geddes Avenue, 355 Rock Creek Court, 360 Rock Creek Court, 3091 Glazier Way, 3081 and 3093 Glazier Way, 470 Rock Creek Court, 640 Riverview Drive, 395 Rock Creek Court, 3053 Geddes Avenue, 3001 Geddes Avenue, 395 Huntington Drive, 2665 Geddes Avenue, 581 Huntington Drive, 3007 Geddes Avenue, and 320 Riverview Drive, and R1B (Single-Family Dwelling District) Zonings.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Ann Arbor Township Annexations at 291 Barton Drive and 151 Barton Drive, and R1C (Single-Family Dwelling District) Zoning.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Ann Arbor Township Annexation at 2018 Pontiac Trail and R1D (Single-Family Dwelling District) Zoning.

STAFF RECOMMENDATION

Staff recommends that the petitions be **approved** because the parcels are within the City's water and sewer service area and the recommended zonings are consistent with the adjacent zonings, the surrounding land uses and the City's Master Plan.

LOCATION

All parcels are located in Ann Arbor Township (Northeast Area, Huron River and Millers Creek Watersheds). Specific site locations are indicated on the attached parcel and zoning maps.

DESCRIPTION OF PROJECT

The petitioners, each of whom has applied separately, request annexation from Ann Arbor Township and single-family zoning designation (R1A, R1B, R1C or R1D). All petitioners are requesting annexation to satisfy the terms of their individual Outside City Services Agreements, which were entered at the time of connection to a City utility. No new construction is proposed for any of the sites at this time.

The petitions have been combined into one staff report to save staff and Commission time and to reduce copying expenses.

COMPARISON CHART

Site Name, Address	Existing Lot Area	Existing Lot Width	Proposed District	Min. Lot Area	Min Lot Width
Argetsinger/Utiger, 3520 E. Huron River	69,696 sq ft	296 ft	R1A	20,000 sq ft	90 ft
Berenjian, 3076 Geddes	62,291 sq ft	254 ft	R1A	20,000 sq ft	90 ft
Bernstam/Levitan, 3428 Woodland	47,916 sq ft	177 ft	R1A	20,000 sq ft	90 ft
Beveridge, 2651 Geddes	23,087 sq ft	107 ft	R1B	10,000 sq ft	70 ft
Bloomquist, 2300 Fuller Ct	167,706 sq ft	424 ft	R1A	20,000 sq ft	90 ft

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Borgnakke, 2436 Fuller Ct	67,954 sq ft	75 ft	R1A	20,000 sq ft	90 ft
Brickman, 1100 Elmwood	56,628 sq ft	150 ft	R1A	20,000 sq ft	90 ft
Bronson, 2136 Newport	21,870 sq ft	104 ft	R1A	20,000 sq ft	90 ft
Brooks, 3586 E. Huron River	49,658 sq ft	247 ft	R1A	20,000 sq ft	90 ft
Castle Time, 471 Rock Creek	21,344 sq ft	180 ft	R1B	10,000 sq ft	90 ft
Chang/Lin 410 Orchard Hills	32,670 sq ft	244 ft	R1B	10,000 sq ft	70 ft
Compton, 1285 Lincolnshire	45,738 sq ft	227 ft	R1A	20,000 sq ft	90 ft
Cordeiro, 1515 Chalmers	31,799 sq ft	193 ft	R1B	10,000 sq ft	70 ft
Czekiel, 3123 Geddes	28,750 sq ft	15 ft	R1B	10,000 sq ft	70 ft
Dannels/Vander Wegden, 1180 Bird	75,359 sq ft	153 ft	R1A	20,000 sq ft	90 ft
Davis, 2685 Geddes	22,651 sq ft	98 ft	R1B	10,000 sq ft	70 ft
Eddy, 3151 Geddes	35,719 sq ft	183 ft	R1B	10,000 sq ft	70 ft
Flack, 3055 Geddes	22,216 sq ft	110 ft	R1B	10,000 sq ft	70 ft
Gombert, 2872 Glazier Way	43,560 sq ft	196 ft	R1B	10,000 sq ft	70 ft
Henry, 3390 E. Huron River	69,260 sq ft	339 ft	R1A	20,000 sq ft	90 ft
Hesterman/Kurtz, 350 Rock Creek	15,246 sq ft	276 ft	R1B	10,000 sq ft	70 ft
Howe, 485 Rock Creek	21,870 sq ft	186 ft	R1B	10,000 sq ft	70 ft
Jefferies, 560 Rock Creek	16,117 sq ft	101 ft	R1B	10,000 sq ft	70 ft
Johnson, 200 Riverview	20,473 sq ft	150 ft	R1B	10,000 sq ft	70 ft
Johnston, 2675 Geddes	29,185 sq ft	115 ft	R1B	10,000 sq ft	70 ft
Kapp, 1865 Newport	43,124 sq ft	65 ft	R1A	20,000 sq ft	90 ft
Kaufman/Vivian, 3875 E. Huron River	87,120 sq ft	500 ft	R1A	20,000 sq ft	90 ft
Kessor, 3660 Glazier Way	43,560 sq ft	190 ft	R1B	10,000 sq ft	70 ft
Kerber/Robine, 2428 Fuller Ct	36,155 sq ft	100 ft	R1A	20,000 sq ft	90 ft
King, 1335 W. Huron River	171,626 sq ft	568 ft	R1A	20,000 sq ft	90 ft
Kozma, 2996 Appleway	22,216 sq ft	226 ft	R1B	10,000 sq ft	70 ft
Lindquist, 315 Orchard Hills	21,870 sq ft	122 ft	R1B	10,000 sq ft	70 ft
Loomis, 1541 Newport Creek	108,900 sq ft	375 ft	R1A	20,000 sq ft	90 ft
Markel, 3060 Dover	34,848 sq ft	233 ft	R1B	10,000 sq ft	70 ft
Marks/Silverstein, 249 Pineview	30,056 sq ft	30 ft	R1B	10,000 sq ft	70 ft
Martin, 420 Huntington	20,038 sq ft	200 ft	R1B	10,000 sq ft	70 ft
Mason, 3636 Riverside	47480 sq ft	280 ft	R1A	20,000 sq ft	90 ft
May, 3005 Geddes	26,136 sq ft	109 ft	R1B	10,000 sq ft	70 ft
Michot, 2018 Pontiac Trail	164,221 sq ft	160 ft	R1D	5,000 sq ft	40 ft
McLeary, 355 Rock Creek	25,700 sq ft	62 ft	R1B	10,000 sq ft	70 ft
Nakpairat, 360 Rock Creek	23,522 sq ft	153 ft	R1B	10,000 sq ft	70 ft
Ratliff/Olson, 3091 Glazier Way	50,965 sq ft	147 ft	R1B	10,000 sq ft	70 ft
Osler, 3081 & 3093 Glazier Way	220,414 sq ft	145 ft	R1B	10,000 sq ft	70 ft
Newland/Iglewicz, 470 Rock Creek	38,333 sq ft	~573 ft	R1B	10,000 sq ft	70 ft
Owen, 2053 Newport	22,651 sq ft	100 ft	R1A	20,000 sq ft	90 ft
Portnow, 640 Riverview	35,284 sq ft	198 ft	R1B	10,000 sq ft	70 ft
Reed, 395 Rock Creek	25,265 sq ft	195 ft	R1B	10,000 sq ft	70 ft
Salamen, 1130 Elmwood	98,446 sq ft	274 ft	R1A	20,000 sq ft	90 ft
Sastry, 3053 Geddes	27,878 sq ft	140 ft	R1B	10,000 sq ft	70 ft
Schueler, 3001 Geddes	32,670 sq ft	156 ft	R1B	10,000 sq ft	70 ft
Sidlik/Boylan, 395 Huntington	120,226 sq ft	288 ft	R1B	10,000 sq ft	70 ft
Szady, 2650 Geddes	42,253 sq ft	134 ft	R1A	20,000 sq ft	90 ft
Tannenbaum, 2521 Newport	64,469 sq ft	175 ft	R1A	20,000 sq ft	90 ft
Titus, 1210 Arlington	23,958 sq ft	~100 ft	R1A	20,000 sq ft	90 ft

Unger, 291 Barton	20,909 sq ft	131 ft	R1C	7,200 sq ft	60 ft
Vasconi, 750 Arlington	27878 sq ft	153 ft	R1A	20,000 sq ft	90 ft
von Meister, 3420 E. Huron River	131,551 sq ft	240 ft	R1A	20,000 sq ft	90 ft
Wallace, 2665 Geddes	21,780 sq ft	124 ft	R1B	10,000 sq ft	70 ft
Widenbach, 581 Huntington	23,522 sq ft	162 ft	R1B	10,000 sq ft	70 ft
Wessel-Walker, 3007 Geddes	33,541 sq ft	142 ft	R1B	10,000 sq ft	70 ft
Wright, 320 Riverview	20,909 sq ft	97 ft	R1B	10,000 sq ft	70 ft
Zeman/Wood, 151 Barton	23,087 sq ft	105 ft	R1C	7,200 sq ft	60 ft

Bourgnakke, 2436 Fuller Court – This parcel is slightly irregularly shaped and resembles a trapezoid. It measures 75 feet in width at the right-of-way line and widens deeper into the lot. At the front setback line, 40 feet deep into the lot, the lot width measures approximately 119 feet. This parcel will be a conforming lot in the R1A district.

Czekiel, 3123 Geddes Avenue – This parcel is a “flag lot”. It has a 15-foot wide by 126-foot long leg abutting Geddes Avenue that leads to a 150-foot wide by 178-foot long area. At the front setback line, 30 feet deep into the lot where the parcel has at least 70 feet in width, the lot width measures 150 feet. This parcel will be a conforming lot in the R1B district.

Kapp, 1865 Newport Road – This parcel is a relatively long, skinny rectangle. It measures 65 feet in width for its entire depth. This parcel will be a nonconforming lot in the R1A district.

Marks/Silverstein, 249 Pineview Court – This parcel is a “flag lot”. It has a 30-foot wide by 270-foot long leg abutting Pineview Court that leads to a 110-foot wide by 180-foot long area. At the front setback line, 30 feet deep into the lot where the parcel has at least 70 feet in width, the lot measures 180 feet in width. This parcel will be a conforming lot in the R1B district.

McLeary, 355 Rock Creek Court – This parcel is a “flag lot”. It has a 47-foot wide by 48-foot long leg abutting Rock Creek Court that leads to a 200-foot wide by 120-foot deep area. At the front setback line, 30 feet deep into the lot where the parcel has at least 70 feet in width, the lot measures 200-feet wide. This parcel will be a conforming lot in the R1B district.

SURROUNDING LAND USES AND ZONING

All parcels are surrounded by either single and/or two-family residential uses or land zoned for residential or park uses.

HISTORY AND PLANNING BACKGROUND

In April 2007, the City's Public Services Area sent letters to single and two-family residentially developed township parcels within the City's ultimate sewer and water service boundary. The intent of the letter was to inform township property owners to begin the annexation process into the City of Ann Arbor before the deadline date of December 31, 2007.

The City's South Area Plan and Northeast Area Plan recommends continued single-family residential uses for each of the properties.

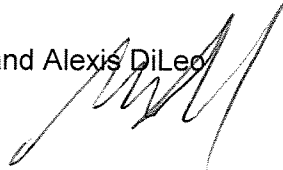
COMMENTS PENDING, DISMISSED OR UNRESOLVED

Planning – It should be noted that the Michot Annexation and Zoning Petition, 2018 Pontiac Trail, requested R3 Townhouse Dwelling District for its zoning designation. Staff reviewed the request and determined that an area plan or a site plan is required when requesting a multiple-

family zoning district designation per Chapter 57 (Subdivision and Land Use Control), Section 5:121. An area plan or a site plan is required to assist in analyzing whether an R3 designation would be appropriate by providing information such as existing natural features, proposed setbacks, water and sanitary sewer impacts, emergency access, surface parking needs, storm water management plans and impacts on adjacent properties. Such information is not required to be provided when an R1 or R2 zoning designation is sought.

The Michot property is included in the Site 15 specific future land use recommendation within the Northeast Area Plan. Residential uses at a density of 6 to 8 dwelling units per acre are recommended to remain consistent with the allowable density of the adjoining R1D zone. There may be several zoning designations that could achieve the recommended density. No specific zoning district is recommended. According to her attorney, Ms. Michot has no plans to develop or sell her property to a developer at this time, but such action may be considered in the future. Staff recommends that the Michot property be designated R1D in keeping with the surrounding zoning districts and the future land use recommendation. A different zoning designation can be considered in the future.

Prepared by Chris Cheng and Alexis DiLeo
Reviewed by Mark Lloyd
jsj/11/14/07



Attachments: Zoning/Parcel Maps

- c: Petitioners/Owners:
- Lawrence Argetsinger & Cheryl Utiger, 3520 E. Huron River Dr., Ann Arbor, MI 48104
 - Karim & Azita Berejian, 3076 Geddes Ave., Ann Arbor, MI 48104
 - Victor & Luda Bernstam, Inna Levitan, 3428 Woodland Rd., Ann Arbor, MI 48104
 - Raymond & Alissa Beveridge, 2651 Geddes Ave., Ann Arbor, MI 48104
 - Richard & Kathryn Bloomquist, 2300 Fuller Ct., Ann Arbor, MI 48105
 - Wenche Sylling Borgnakke, 2436 Fuller Ct., Ann Arbor, MI 48105
 - Arthur & Nancy Brickman, 1100 Elmwood Dr., Ann Arbor, MI 48104
 - Andrea & Andrew Bronson, 2136 Newport Rd., Ann Arbor, MI 48103
 - Chris & Georgia Brooks, 3586 E. Huron River Dr., Ann Arbor, MI 48103
 - CastleTime, LLC-Amy Thompson, 1141 Woodhaven Ct., Springfield, OH 45503
 - Justin Lin & Sandra Chang, 401 Orchard Hills Dr., Ann Arbor, MI 48104
 - Matthew & Margaret Compton, 1285 Lincolnshire Ln., Ann Arbor, MI 48103
 - Alan & Lorraine Cordeiro, 1515 Chalmers Dr., Ann Arbor, MI 48104
 - Joseph J. Czekiel Living Trust-Lawrence L. Organeck, Trustee, 11427 Patricia Ct., Sterling Heights, MI 48314
 - Paul Dannels & Karen Vander Weyden, 1180 Bird Rd., Ann Arbor, MI 48103
 - Steven & Nancy Davis, 2685 Geddes Ave., Ann Arbor, MI 48104
 - Patricia Eddy, 3151 Geddes Ave., Ann Arbor, MI 48104
 - Mary Flack, 3055 Geddes Ave., Ann Arbor, MI 48104
 - Jan and Debra Gombert, 2872 Glazier Way, Ann Arbor, MI 48105
 - Jeffrey & Diane Henry, 8762 Harris Rd., Dexter, MI 48130
 - Oran Hesterman & Linda Kurtz, 350 Rock Creek Dr., Ann Arbor, MI 48104
 - Robert & Joan Howe, 485 Rock Creek Dr., Ann Arbor, MI 48104
 - Thomas & Lisa Jeffries, 560 Rock Creek Dr., Ann Arbor, MI 48104
 - Timothy & JO Wiese Johnson, 200 Riverview Dr., Ann Arbor, MI 48104
 - Jerome & Patricia Johnston, 2675 Geddes Ave., Ann Arbor, MI 48104
 - Sally Kapp, 5925 Nollar Rd., Whitmore Lake, MI 48189
 - Elizabeth Kaufman & Weston Vivian, 3875 E. Huron River Dr., Ann Arbor, MI 48104
 - William & Anne Keesor, 3660 Glazier Way, Ann Arbor, MI 48105
 - Kevin Kerber & Kathryn Robine, 2428 Fuller Ct., Ann Arbor, MI 48105
 - John & Kathleen King, 1335 W. Huron River Dr., Ann Arbor, MI 48103
 - Adam Kozma, 2996 Appleway, Ann Arbor, MI 48104
 - George & Mary Lindquist, 315 Orchard Hills Dr., Ann Arbor, MI 48104
 - Carl & Kathleen Loomis, 1541 Newport Creek Dr., Ann Arbor, MI 48103
 - David & Stacy Markel, 3060 Dover Place, Ann Arbor, MI 48104
 - Rory Marks & Raye Silverstein, 249 Pineview Ct., Ann Arbor, MI 48104

William & Patricia Martin, 420 Huntington Dr., Ann Arbor, MI 48104
Conrad & Marjorie Mason, 1036 E. Traverse Lake Rd., Cedar, MI 49621
Edward & Mary Waterfall May, 3005 Geddes Ave., Ann Arbor, MI 48104
Marcia Major, Attorney for Ingrid Michot, 117 S. Ashley St., Ann Arbor, MI 48104
Richard & Elizabeth McLeary, 355 Rock Creek Ct., Ann Arbor, MI 48104
Gary & Sharon Nakpairat, 360 Rock Creek Dr., Ann Arbor, MI 48104
Richard Ratliff & Lindsay Olson, 3091 Glazier Way, Ann Arbor, MI 48105
David & Constance Osler, 3081 Glazier Way, Ann Arbor, MI 48105
A. Reed Newland & Natalie Iglewicz, 470 Rock Creek Dr., Ann Arbor, MI 48104
Henry & Dorothy Owen, 2053 Newport Rd., Ann Arbor, MI 48103
Semyon & Matsuyo Portnow, 640 Riverview Dr., Ann Arbor, MI 48104
Ronald Reed, 395 Rock Creek Dr., Ann Arbor, MI 48104
Fouz & Jawadat Miflih Salamen, 1130 Elmwood Dr., Ann Arbor, MI 48104
M. Lakshminarayan Sastry, 3053 Geddes Ave., Ann Arbor, MI 48104
Kirk & Linda Schueler, 3001 Geddes Ave., Ann Arbor, MI 48104
Thomas Sidlik & Rebecca Boylan, P.O. Box 7940, Ann Arbor, MI 48107
Sheryl Szady, 2650 Geddes Ave., Ann Arbor, MI 48104
Arnold & Ruth Tannenbaum, 2521 Newport Rd., Ann Arbor, MI 48103
Charles & Marian Titus, 1210 Arlington Blvd., Ann Arbor, MI 48104
Helmut & Martha Unger, 219 Barton Dr., Ann Arbor, MI 48105
J. Kevin & Lisa Vasconi, 750 Arlington Blvd., Ann Arbor, MI 48104
Yen-ling Chou & Rudolf von Meister, 3430 E. Huron River Dr., Ann Arbor, MI 48104
Bruce T. Wallace, 2665 Geddes Ave., Ann Arbor, MI 48104
James & Lisa Weidenbach, 581 Huntington Dr., Ann Arbor, MI 48104
James & Donna Wessel-Walker, 3007 Geddes Ave., Ann Arbor, MI 48104
Eric & Yoshiko Wright, 320 Riverview Dr., Ann Arbor, MI 48104
Peter Zeman & Beverly Wood, 151 Barton Dr., Ann Arbor, MI 48105

Assessor

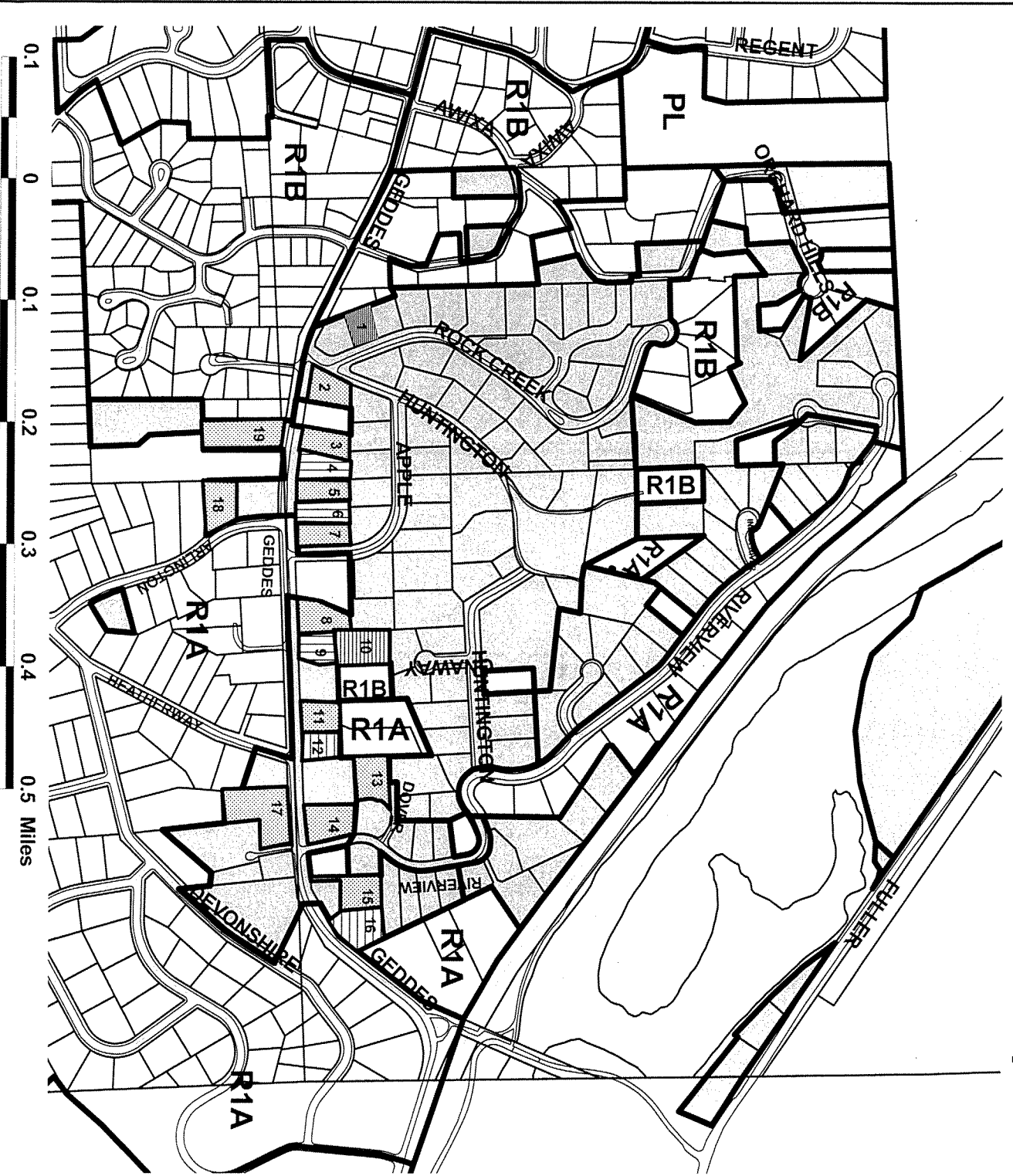
Systems Planning

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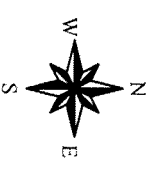
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File Nos. 9274A7.1 and .2
File Nos. 9163E16.1 and .2
File Nos. 9273M23.1 and .2
File Nos. 9273K17.1 and .2
File Nos. 9233B5.1 and .2
File Nos. 9233C3.1 and .2
File Nos. 9273J19.1 and .2
File Nos. 9184C11.1 and .2
File Nos. 9274A13.1 and .2
File Nos. 9273J22.1 and .2
File Nos. 9352H12.1 and .2
File Nos. 9274A10.1 and .2
File Nos. 9274A6.1 and .2
File Nos. 9274H6.1 and .2
File Nos. 9342Y22.1 and .2
File Nos. 9181B10.1 and .2
File Nos. 9341D9.1 and .2
File Nos. 9174D22.1 and .2
File Nos. 9341W2.1 and .2
File Nos. 9352K16.1 and .2
File Nos. 9273A23.1 and .2
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File Nos. 9274B7.1 and .2
File Nos. 9274P6.1 and .2
File Nos. 9174H19.1 and .2

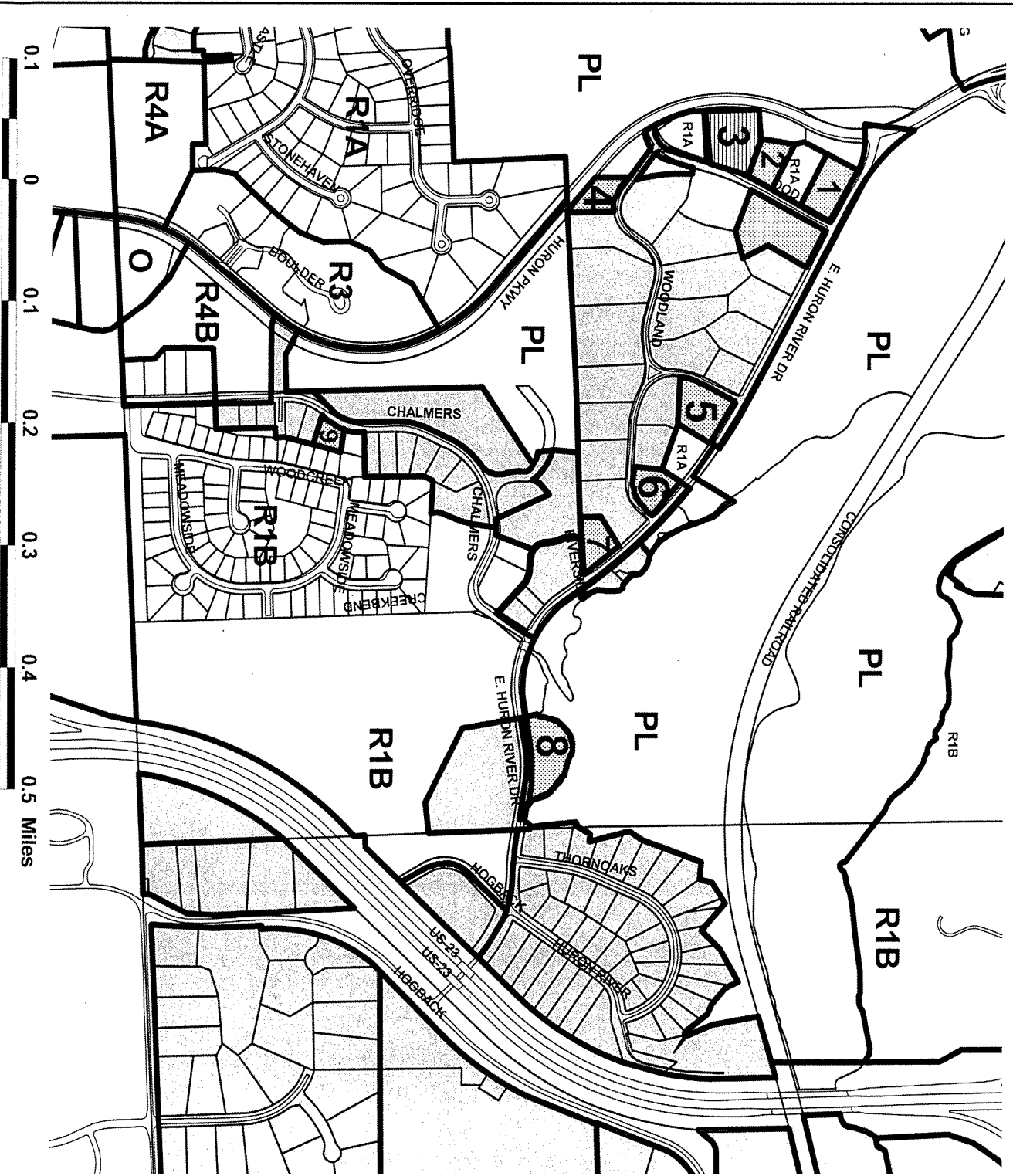
Parcel and Zoning Map: Ann Arbor Township Annexations 1



1. 560 Rock Creek Dr.
2. 581 Huntington Dr.
3. 2651 Geddes Ave.
4. 2665 Geddes Ave.
5. 2675 Geddes Ave.
6. 2685 Geddes Ave.
7. 2996 Apple Way
8. 3001 Geddes Ave.
9. 3005 Geddes Ave.
10. 3007 Geddes Ave.
11. 3053 Geddes Ave.
12. 3055 Geddes Ave.
13. 3060 Dover Place
14. 640 Riverview Dr.
15. 3123 Geddes Ave.
16. 3151 Geddes Ave.
17. 3076 Geddes Ave.
18. 750 Arlington Blvd.
19. 2650 Geddes Ave.

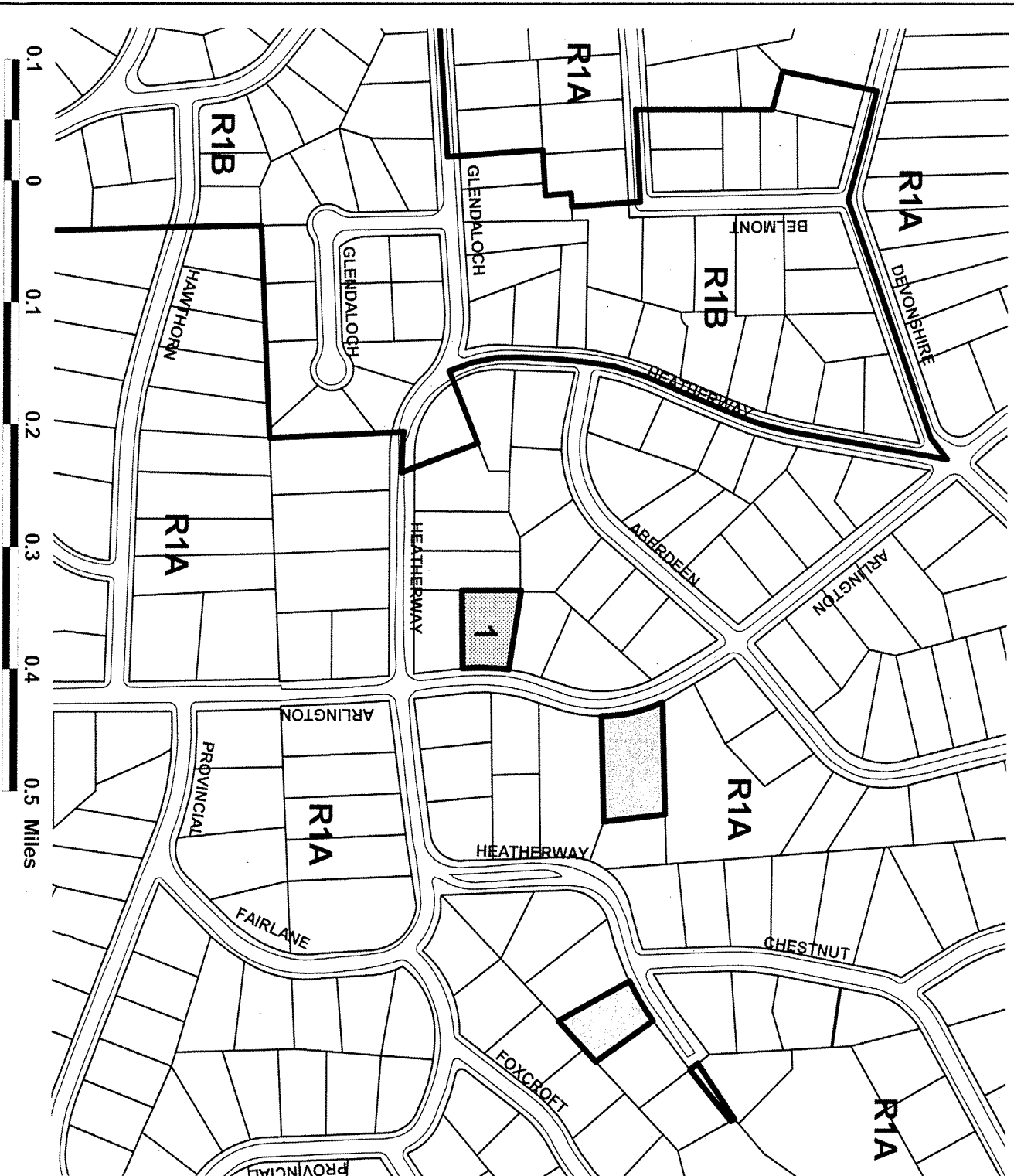


Parcel and Zoning Map: Ann Arbor Township Annexations 2



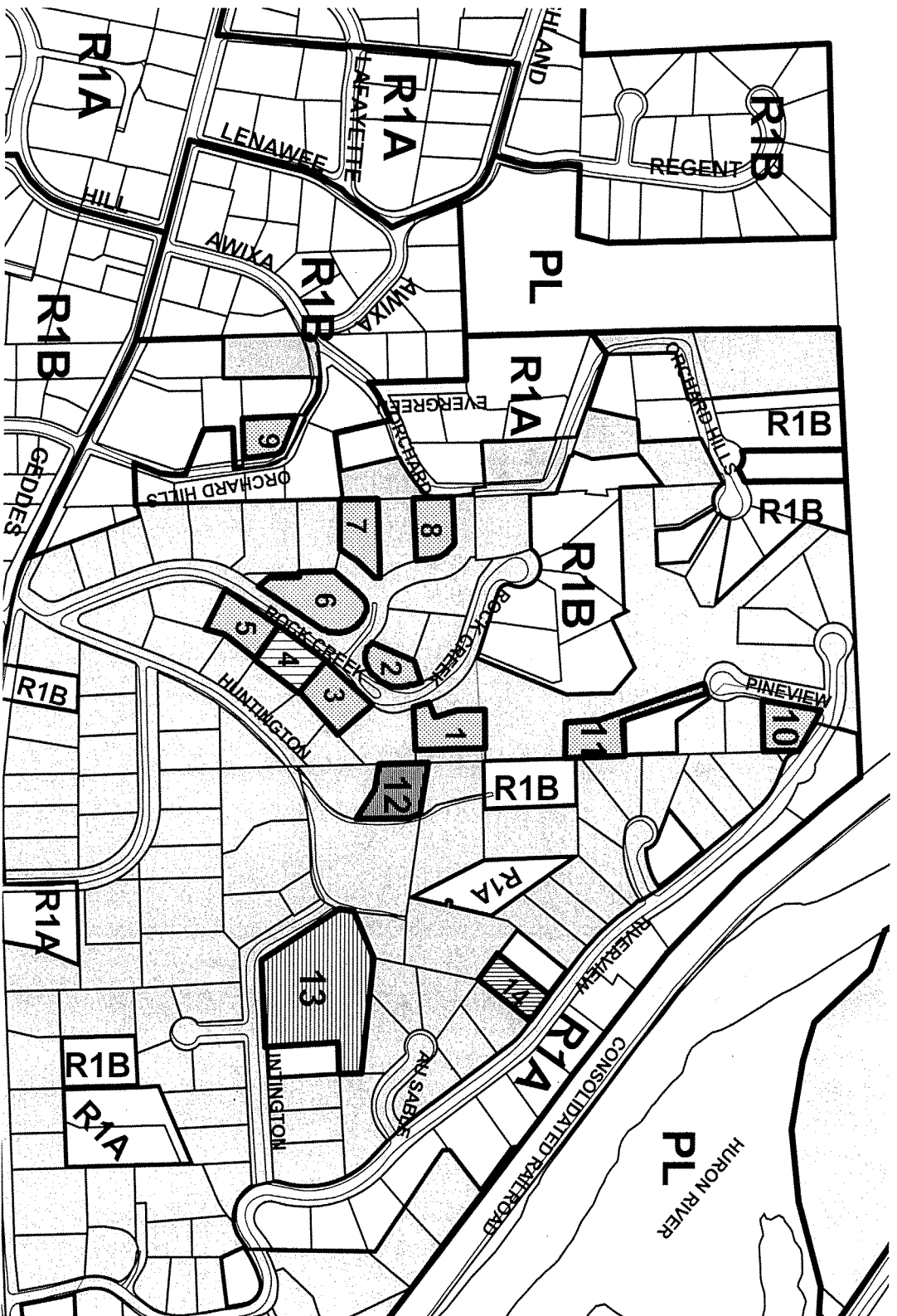
1. 3390 E. Huron River Dr.
2. 1100 Elmwood
3. 1130 Elmwood
4. 3428 Woodland Rd.
5. 3520 E. Huron River Dr.
6. 3586 E. Huron River Dr.
7. 3636 Riverside Dr.
8. 3875 E. Huron River Dr.
9. 1515 Chalmers Dr.

Parcel and Zoning Map: Ann Arbor Township Annexations 3



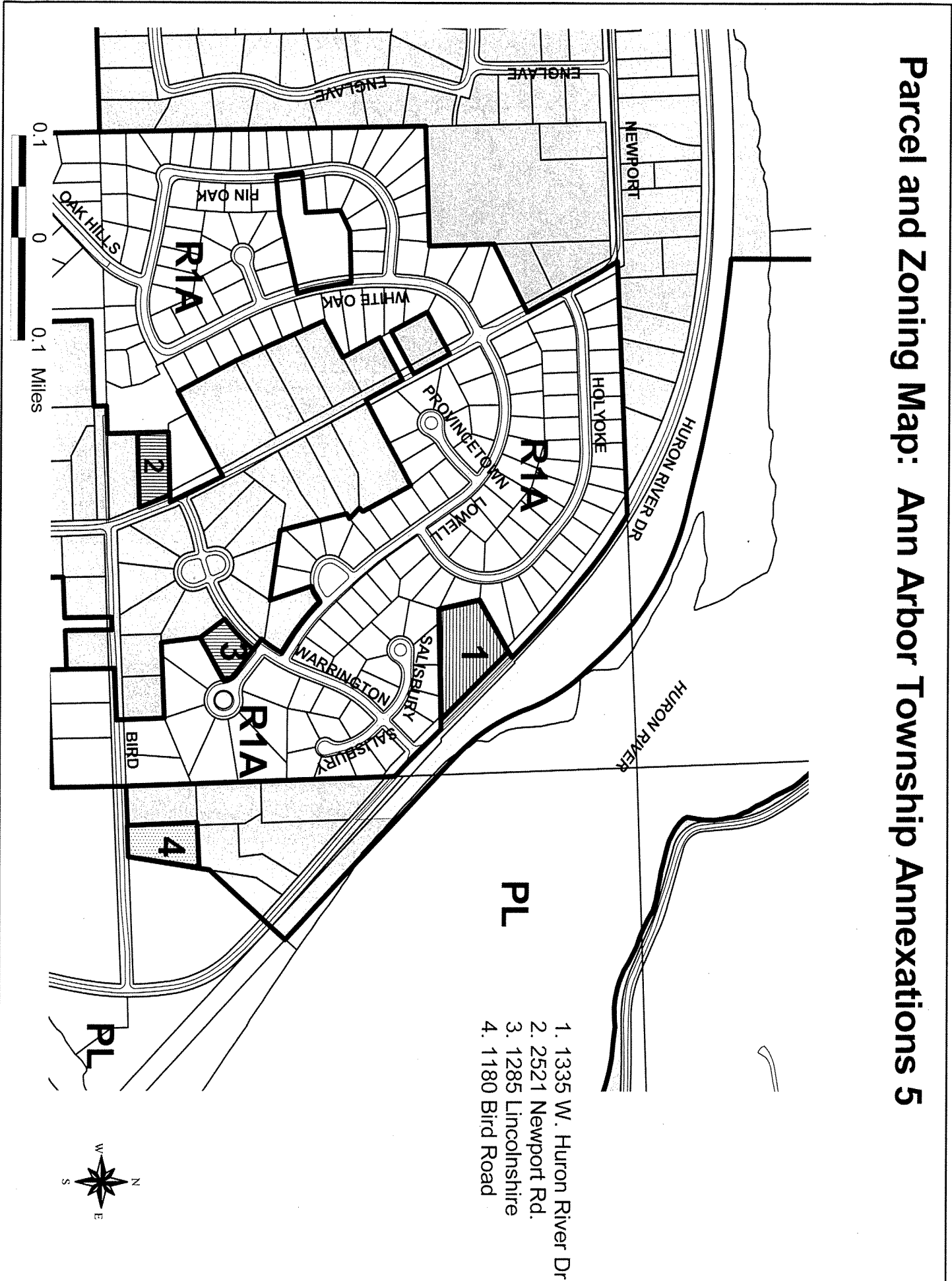
1. 1210 Arlington Blvd.

Parcel and Zoning Map: Ann Arbor Township Annexations 4



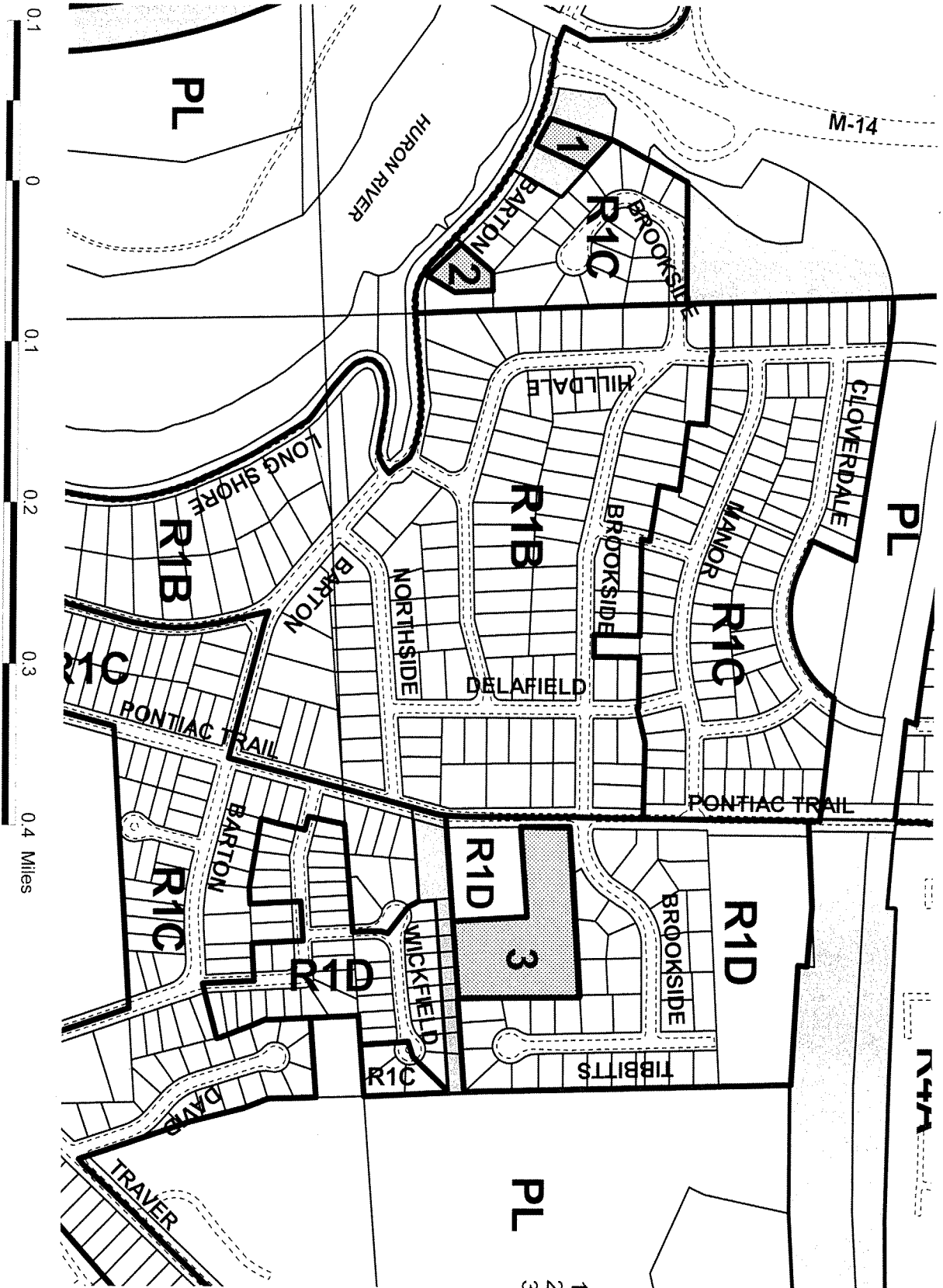
1. 355 Rock Creek
2. 350 Rock Creek
3. 395 Rock Creek
4. 471 Rock Creek
5. 485 Rock Creek
6. 470 Rock Creek
7. 360 Rock Creek
8. 315 Orchard Hills Dr.
9. 410 Orchard Hills Dr.
10. 200 Riverview Dr.
11. 249 Pineview Ct.
12. 420 Huntington Dr.
13. 395 Huntington Dr.
14. 320 Riverview Dr.

Parcel and Zoning Map: Ann Arbor Township Annexations 5



1. 1335 W. Huron River Dr.
2. 2521 Newport Rd.
3. 1285 Lincolnshire
4. 1180 Bird Road

Parcel and Zoning Map: Ann Arbor Township Annexations 6

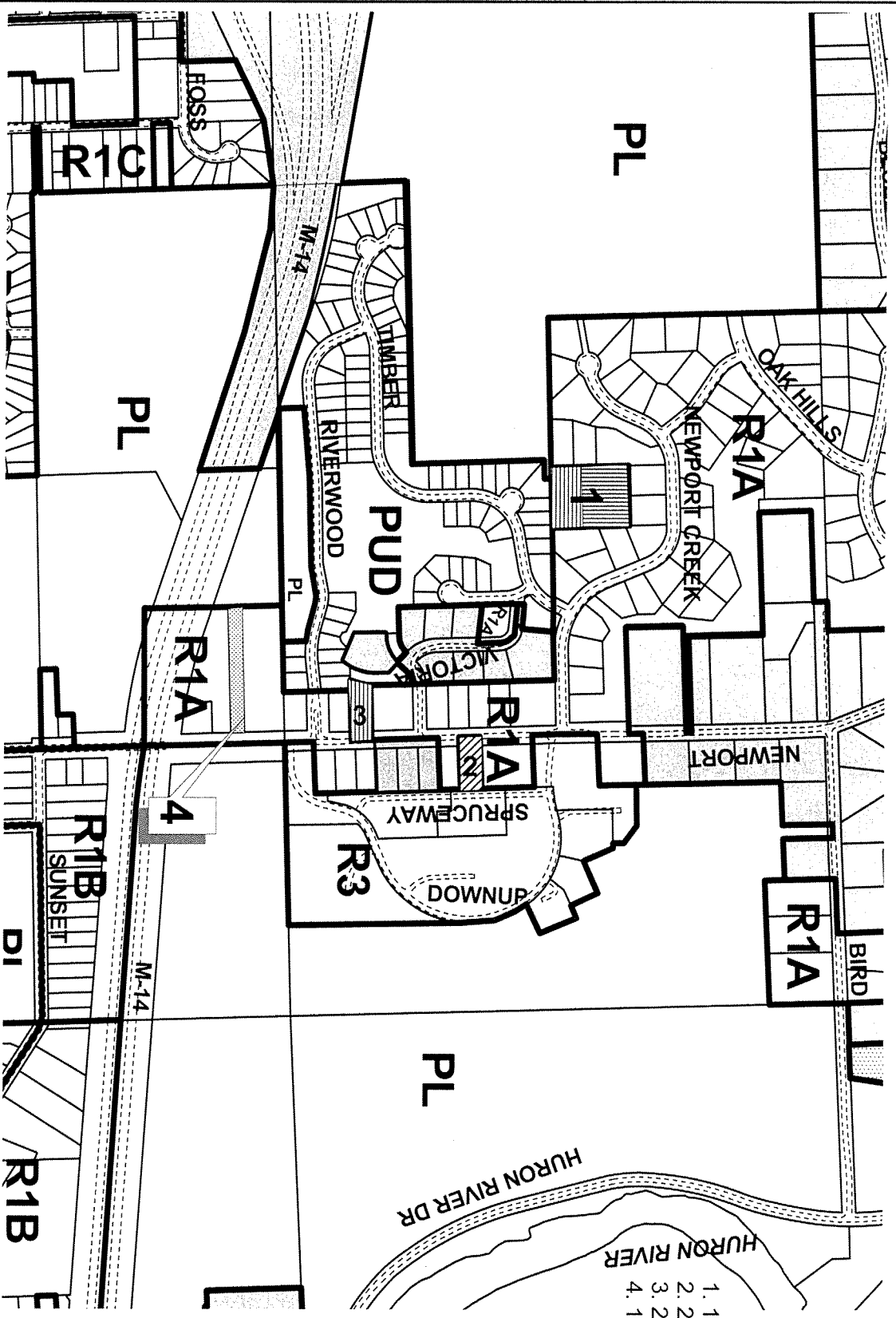


1. 151 Barton Drive
2. 219 Barton Drive
3. 2018 Pontiac Tr.

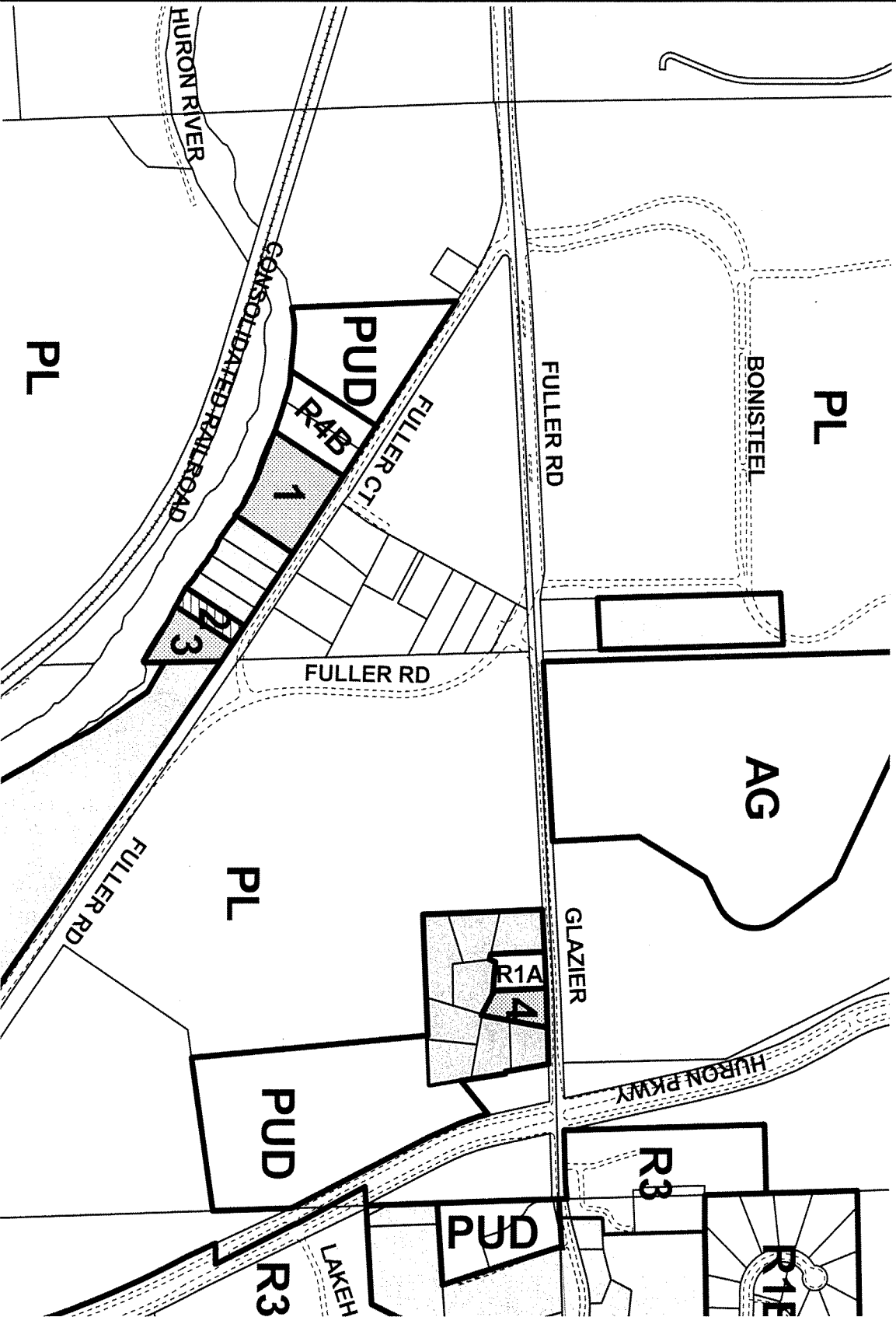


Parcel and Zoning Map: Ann Arbor Township Annexations 7

1. 1541 Newport Creek Dr.
2. 2136 Newport Rd.
3. 2053 Newport Rd.
4. 1865 Newport Rd.



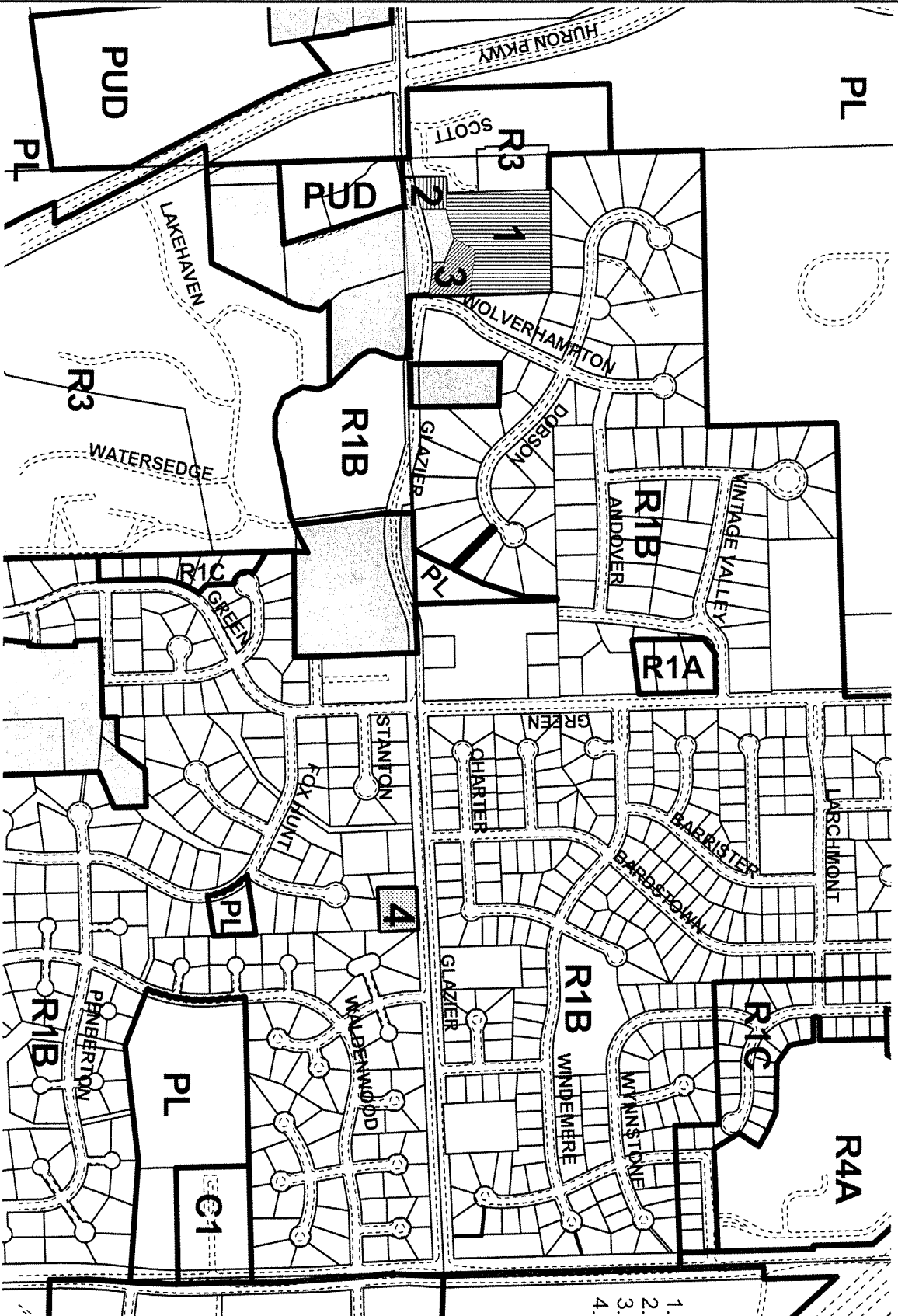
Parcel and Zoning Map: Ann Arbor Township Annexations 8



1. 2300 Fuller Ct
2. 2428 Fuller Ct
3. 2436 Fuller Ct
4. 2872 Glazier Way



Parcel and Zoning Map: Ann Arbor Township Annexations 9



1. 3093 Glazier Way
2. 3081 Glazier Way
3. 3091 Glazier Way
4. 3660 Glazier Way

