

Svaboda answered that their clients are very pleased that they can offer this outdoor service, and it is something that potential customers look for when choosing a facility for their dogs.

Bona inquired about the status of the Arbor Dog Daycare's Special Exception Use should the Commission deny the proposal before them.

Cheng responded that they would be allowed to continue to operate under their current status, approved square footage of 3,200, and with 25 dogs, but the proposed expansion wouldn't occur.

[Enter Briggs.]

Mahler commented that he is sensitive to the noise issues which the neighbors have brought to the Commission, but he noted that they have also received several communications from people in support of the proposal. One such endorsement came from the Balmoral Condo Association president. Mahler felt that requiring the petitioner to do more than what they currently have would add an undue hardship on the owners, and he therefore supported their petition.

A vote on the motion showed:

YEAS: Briggs, Derezinski, Mahler, Woods, (4)
NAYS: Bona, Carlberg, Giannola, Westphal (4)
ABSENT: Pratt

Motion denied.

- b. Public Hearing and Action on Gacek Annexation and Zoning, 3011 Geddes Ave, 0.63 acres. A request to annex this parcel into the City and zone it to single-family residential use – Staff Recommendation: Approval

Cheng gave a staff report.

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

Moved by Derezinski, seconded by Westphal, that the Ann Arbor City Planning Commission hereby recommend that the Mayor and City Council approve the Gacek Annexation and R1B (Single-Family Dwelling District) Zoning.

A vote on the motion showed:

YEAS: Bona, Briggs, Carlberg, Derezinski, Giannola, Mahler, Westphal, Woods
NAYS: None
ABSENT: Pratt

Motion carried unanimously.

- c. Public Hearing and Action on Lake Trust Credit Union Site Plan for City Council Approval, 2180 West Stadium Boulevard, 0.81 acres. A proposal to demolish existing structure and to construct a one-story, 3,686- square foot credit union building – Staff Recommendation: Approval

Cheng gave a staff report.

Woods mentioned that she lives directly across from the proposed project and if anyone felt that her dwelling proximity was a conflict of interest she offered to remove herself from the table.

No Commissioners felt that there was a possible conflict.

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

Moved by Derezinski, seconded by Westphal, 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), Section 5:104 (Special Exceptions), subject to approval of the corresponding site plan; and, therefore, approves the Lake Trust Special Exception Use for a three-lane drive-thru bank facility.

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Lake Trust Credit Union Site Plan, subject to 1) approval of the Lake Trust Land Division; 2) approval of the Administrative Amendment to the previously approved site plan and 3) recording of the 11-space off-site parking easement prior to the issuance of any permits for construction of the new building.

Carlberg asked for more information on why the existing building was proposed to be demolished and the new building would only be 1000 square feet larger.

Jeff Bamer, from DEI, the Design/Builder for the proposed project, spoke on behalf of the project. He noted that the existing building wasn't large enough to handle the volume of customers the bank currently services and he believed that the Credit Union felt that through their expansion they were improving their services both to the customer as well as their surroundings.

Carlberg questioned Bamer if the proposed building was going to be a throw-away building, in that it would be easy to put up and easy to tear down.

Bamer responded that given the investment into the proposed building, the bank was definitely in for the long haul.

Denise Gately, Lake Trust Credit Union Vice-President Corporate Trust, spoke on behalf of the Lake Trust proposal. She noted that if the existing building could be renovated to meet their needs they would have chosen that option. Gately stated that they would remove the old building in a socially responsible manner and the bank was excited with the possibility of being located close by their competitors at the same intersection.

Westphal asked if the builder was aware of the setback changes that were being proposed. He noted that even though the project meets the current setbacks, it would not meet the newly proposed setbacks.

Bamer noted that the Credit Union had used the current setback restrictions, since through discussions with the City, there was no definitive date for when the new setbacks would come into effect.

Derezinski asked about the timeframe for construction to begin.

Bamer responded that they were ready to begin as soon as they had received their approvals from the City and the State.

Woods inquired about the neighboring stores and if they would remain, since they looked abandoned. Woods commented that all the businesses around the proposed project would benefit if the project looked good.

Bamer stated that he believed they would remain; and while their project would be a stand-alone project they would work on improving the over-all site.

Bona questioned if the petitioner had any mitigation measures involving the materials from the proposed demolition of the existing building.

Mamer responded that the demolition would be to the highest standards the Planning Commission dictates.

Westphal inquired about the drive entrances in relationship to the drive-thru and public sidewalks as well as clarification why the project would need a Special Exception approval.

Cheng explained that in the C2B Zoning District, drive-thru's require Special Exception approvals.

Westphal asked if that was because the community was trying to discourage drive-thru's.

Cheng responded yes.

[Enter Pratt.]

A vote on the motion showed:

YEAS: Carlberg, Derezinski, Giannola, Mahler, Pratt, Westphal, Woods
NAYS: Bona, Briggs
ABSENT: None

Motion carried.

- d. Public Hearing and Action on AT & T Optical Amplification Hut Site Plan for Planning Commission Approval, 3845 Varsity Drive, 4.15 acres. A proposal to construct a 325 square foot accessory building at the existing facility – Staff Recommendation: Approval with Conditions

Cheng gave a staff report.

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

Moved by Carlberg, seconded by Giannola, that the Ann Arbor City Planning Commission hereby approves the AT&T Optical Amplification Hut Site Plan for Planning Commission Approval, subject to approval by the Washtenaw County Water Resources Commissioner.

A vote on the motion showed:

YEAS: Bona, Briggs, Carlberg, Derezinski, Giannola, Mahler, Pratt, Westphal, Woods
NAYS: None
ABSENT: None

Motion carried unanimously.

- e. Public Hearing and Action on Fuller Road Station Phase 1 Public Project Review, south side of Fuller Road, just east of East Medical Center Drive in Fuller Park, 10.35 acres. City-initiated project to