

From: Geraldine Kaylor
Sent: Friday, September 02, 2016 12:05 PM
To: Planning
Cc: Kowalski, Matthew
Subject: Circle K Redevelopment Plan

From: Geraldine Kaylor & Jeffrey Rauch
1415 Iroquois, Ann Arbor 48104
September 2, 2016

To the Planning Commission

We are writing you today concerning the latest plans submitted by the Circle K company for the redevelopment of their gas station on the corner of East Stadium and Packard. We wrote to you on March 11, 2015 with our concerns about safety, lighting, pollution, and the unsuitability of the design to a city neighborhood. A copy of that earlier letter is below.

We have looked at the latest design submitted by Circle K. Although we understand that this is a "by-right" plan, we think the it does not address our original concerns. This current plan, in fact, is much more intrusive for the neighboring houses. It includes a building twice the size of the current one and puts the back of that building directly on to Packard. As a result the building and all its activity and light are directed into the neighboring houses, including ours. It removes most if not all of the mature trees. Trees have always been the pride of Ann Arbor, and the Planning Commission should always err, in our opinion, on saving mature trees whenever possible.

We are not against Circle K and have been customers in the past. However, the station they are proposing is much better suited for a highway exit ramp than to a neighborhood that has always prided itself on its green, small-town atmosphere.

The concerns to the redevelopment have been expressed quite thoroughly by the Iroquois/East Stadium Neighborhood Association and we are in total agreement with them. As long-time residents and taxpayers, we trust the Planning Commission will take our genuine concerns into account when considering whether to approve the present Circle K proposal.

Thank you very much.
Geraldine Kaylor and Jeffrey Rauch

Letter to the Ann Arbor Planning Commission
March 11, 2015
From: Geraldine Kaylor & Jeffrey Rauch
1415 Iroquois Place, Ann Arbor, MI 48104

We are writing to you concerning the planned rebuild of the Circle K gas station/convenience store at the corner of Packard and Stadium.

Our house is located not far from Circle K and we are concerned about several aspects of their proposed plan, namely,

1. Circle K's request for a variance to the 30-ft buffer between commercial and residential uses. This will not only bring the building closer to neighboring houses, but could set a dangerous precedent for other neighborhood businesses;
2. The addition of a canopy with its increased lighting, which will diminish the quiet character of our neighborhood;
3. Increased pollution due to the anticipated 20-30% increase in car and truck traffic;
4. Pollution to our gardens from salt and oil in snowmelt that will leach into our soil if the 30-ft buffer is not respected;
5. More concrete that will create a parking lot behind our houses, where now there are grass and trees;
6. And lastly, the keeping of the single curb cut on Packard near the crosswalk. This has always been a safety issue for our children and for us since we commute to work by bicycle. It will be even more of a safety issue with the 20-30% increase in vehicular traffic that Circle K is anticipating.

We want our Ann Arbor businesses to thrive and are not against Circle K. In fact, it is one of the places where we buy gas. When we bought our house on Iroquois in 1979, the proximity of businesses was a real plus in our decision to buy there. At that time, the Circle K property was Dave's Stadium Gulf station.

We do think, however, that Circle K can thrive while at the same time rebuilding a service station that is suited to a residential neighborhood rather than to a highway interstate. We ask the Planning Commission to help us keep the redevelopment appropriate to our neighborhood.

We are presently out of the country and for that reason cannot attend the Planning Commission meeting in person. This email, however, attests to our vital interest in this matter. We hope that the neighbors, the Planning Commission and Circle K will be able to work together to come up with a plan that is beneficial for all of us.

Thank you for your attention to our concerns.

Sincerely,

Geraldine Kaylor and Jeffrey Rauch