



City of Ann Arbor
Formal Minutes - Draft
Planning Commission, City

301 E. Huron St. Ann
Arbor, MI 48104
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Tuesday, August 19, 2014

7:00 PM

City Hall, 301 E. Huron St., 2nd Fl.

10-a 14-1264

Famurewa Annexation and Zoning - A request to annex this 0.5 acre vacant parcel, located at 2115 Victoria Circle, from Ann Arbor Township and zone it R1A, Single-Family Residential. (Ward 1). Staff Recommendation: Approval

DiLeo provided the staff report.

PUBLIC HEARING:

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

Moved by Briere, seconded by Westphal, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Famurewa Property Annexation and R1A (Single-Family Dwelling District) Zoning.

COMMISSION DISCUSSION:

Briere stated that we have recently begun annexing a number of parcels on Victoria Circle and one of the concerns an adjacent neighborhood, the Springwood Timber Trail area, has is that driveways would lead onto Newport Creek or one of the adjacent streets. She noted that this particular parcel was large enough to have a drive installed on Newport Creek and asked staff if the Commission had any type of restriction on that type of single-family home.

DiLeo said Newport Creek is a public street and most single-family properties are limited to the number of curb-cuts based on their frontage to the road. She said in viewing the parcel size she did not believe this parcel warranted two curb-cuts. She noted this parcel did not border Newport Creek.

Bona asked about the public land near the parcel and if staff knew if it was expected to stay that way and if they were attained because they were undevelopable due to their size.

DiLeo said she recalled that these parcels were part of a larger City initiated rezoning effort to rezone their public land to Park Land which makes them undevelopable and unsellable without a public vote. She said she wasn't sure why or how the City acquired them.

Westphal asked about the former easement/Park Land and if the property owner was aware that the easement would be used to access the Park Land.

DiLeo said she did not know if the owners, the Famurewa's, were aware of the Park Land designation or if the easement was being used as a cut-through or if there was a trail head.

Briere commented that there was not currently a trail head there.

DiLeo said she could make sure that the matter was mentioned by staff in the annexation approval letter.

Woods asked if staff thought it would be beneficial for the petitioner to attend the Council meeting when the item came before Council in case they had any questions.

DiLeo said staff always keeps the petitioner apprised on when their petition is being scheduled for action, and if they choose to attend is their choice.

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

Yeas: 8 - Bonnie Bona, Wendy Woods, Kirk Westphal, Diane Giannola, Eleanore Adenekan, Sabra Briere, Jeremy Peters

Nays: 0

Absent: 1 - Kenneth Clein