

City of Ann Arbor

301 E. Huron St.
Ann Arbor, MI 48104
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Formal Minutes - Draft

Tuesday, March 6, 2012

7:00 PM

City Hall, 301 E. Huron Street, 2nd Flr.

City Planning Commission

- 9-d 12-0333** Shell Station Revised PUD Zoning & Site Plan for City Council Approval - A proposal to construct additions totaling 2,189 sq ft to the existing convenient store at 2679 Ann Arbor-Saline Road, which includes converting the 900 sq ft carwash area to new retail space. The access drive to the carwash will be converted to landscaping and the parking lot will be reconfigured on this 1.44 acre parcel. No changes are proposed to the gas pump islands. New Planned Unit Development [PUD] Supplemental regulations will be created as part of this petition. Staff Recommendation: Postponement
Cheng presented the staff report.

PUBLIC HEARING:

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

Moved by Derezinski, seconded by Pratt, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Shell Service Station/Convenience Store Planned Unit Development (PUD) Zoning, Supplemental Regulations and Site Plan.

COMMISSION DISCUSSION:

Pratt asked if the petitioner had moved in the direction of the Commission's earlier suggestions given at a working session.

Rampson said that staff had drafted some design guidelines included in the PUD.

Bona asked that the propane tanks be blocked from the sidewalks and that the PUD plan show these accommodations.

Briggs asked about why the connection to Cranbrook Shopping Center is not possible.

Cheng said that there is a substantial slope.

Briggs asked if there could be a pedestrian access.

Cheng said he would explore this option.

Moved by Derezinski, seconded by Pratt, that this petition be postponed until staff comments are addressed. On a roll call, the vote was as follows with the Chair declaring the motion carried.

Yeas: 9 - Bonnie Bona, Evan Pratt, Eric A. Mahler, Wendy Woods, Tony Derezinski, Erica Briggs, Kirk Westphal, Diane Giannola, and Eleanore Adenekan

Nays: 0