



Legislation Details (With Text)

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Title: Resolution to Approve Thurston Pond Restoration Project Site Plan and Wetland Use Permit, 2350 Yorktown Drive (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

Sponsors:

Indexes:

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Attachments: 1. 4/7/15 Planning Staff Report

| Date | Ver. | Action By | Action | Result |
|-----------|------|--------------|-----------------|--------|
| 4/20/2015 | 1 | City Council | Approved | Pass |
| 4/20/2015 | 1 | City Council | Held and Closed | |

Resolution to Approve Thurston Pond Restoration Project Site Plan and Wetland Use Permit, 2350 Yorktown Drive (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

Approval of this resolution will allow for the dredging and restoration of Thurston Pond, including associated impacts to wetlands and natural features open space.

Petition Summary:

- The eastern portion of the project will be located on two parcels owned by the Orchard Hills Athletic Club (OHAC). While the Ann Arbor Public Schools is exempt from local site plan review and approval, the OHAC properties are not. A site plan for the project has therefore been submitted for review by the City Planning Commission and approval by City Council, as the project will impact a wetland and have activity in a natural features open space.
- The Site Plan proposes restoration of pond health through sediment dredging, creation of a waterfowl nesting island, construction of a new pond outlet structure, and fortification of a berm on the west side of the pond with clay excavated from the pond.
- A wetland use permit is requested to allow for dredging of the pond and pond fringe, which is considered to be a low-quality wetland.
- Authorization of the proposed activity in the natural features open space is requested to allow for construction staging to occur adjacent to the pond, accessed off Yorktown Drive. The staging area will be restored after completion.

The City Planning Commission, at its meeting of April 7, 2015, recommended approval of this request.

Attachments: 4/7/15 Planning Staff Report
4/7/15 Planning Commission Minutes

Prepared By: Wendy L. Rampson, City Planner

Reviewed By: Sumedh Bahl, Community Services Area Administrator

Whereas, The Thurston Nature Center Committee and Orchard Hills Athletic Club (OHAC) have requested site plan approval in order to make improvements to the portion of Thurston Pond located on OHAC's property, in coordination with the Ann Arbor Public Schools Thurston Pond Restoration Project;

Whereas, The development would comply with the R1C zoning established pursuant to the requirements of Chapter 55, and with all applicable local, state, or federal laws, ordinances, standards and regulations;

Whereas, The development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land, applying criteria for reviewing a natural features statement of impact set forth in Chapter 57;

Whereas, The development would not cause a public or private nuisance and would not have a detrimental effect on the public health, safety and welfare;

Whereas, The Ann Arbor City Planning Commission, on April 7, 2015, recommended approval of the petition;

Whereas, The Ann Arbor City Planning Commission, on April 7, 2015, recommended approval of the wetland use permit because issuance of the permit is in the public interest, the permit is necessary to realize the benefits of the development, and the activity is otherwise lawful; and

Whereas, The Ann Arbor City Planning Commission, on April 7, 2015, recommended approval of the proposed activity in the natural features open space because it is in the public interest and the benefits of the development are greater than the detriments of the activity;

RESOLVED, That City Council approve the wetland use permit to allow dredging of Thurston Pond, consistent with the current permit issued by the Michigan Department of Environmental Quality;

RESOLVED, That City Council authorizes construction staging activity in the natural features open space, subject to timely restoration of the staging area after completion of construction; and

RESOLVED, That City Council approve the Thurston Pond Restoration Project Site Plan.