

**ANN ARBOR CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
MINUTES OF MEETING
MONDAY, JANUARY 4, 2016**

I. ROLL CALL

The regular monthly meeting of the Ann Arbor Charter Township Planning Commission was called to order by Chair O’Connell at 7:30 p.m.

Present: John Allison, David Gidley, Lee Gorman, Peter Kotila, Diane O’Connell, Kris Olsson and Karen Mendelson.

Also present: Township Attorneys Sandra Sorini-Elser and Matthew Rechtien, Township Engineer Eric Humesky, and Zoning Official John Hamlin.

Kotila moved to amend the agenda to move item VI.B after item VII.B. Gorman seconded the motion which was adopted unanimously.

II. CITIZEN PARTICIPATION

No citizen signed up for participation.

III. APPROVAL OF MINUTES

Corrections to the 12/7/15 minutes: On page 2 in the 3rd paragraph 12th line after the word “easement” strike the remainder of the sentence. **Olsson moved approval of the December 7, 2015 meeting minutes as amended. Gorman seconded the motion which was adopted unanimously.**

IV. COMMUNICATIONS

Allison reported on the Board of Trustees December 21, 2015 meeting. The Board minutes were included in the Commissioners’ packets.

V. PUBLIC HEARING

A. Rudolf Steiner School of Ann Arbor Conditional Use Permit (CUP-03-15)

1. Presentation

Sandra Greenstone administrator for Pre-K through 12 presented Rudolf Steiner’s lower school plans to add three classrooms and a small commons area to meet the current needs of their students and families. Greenstone indicated they have worked very hard to be good neighbors and held a neighborhood meeting in advance so neighbors could see their plans. Greenstone also explained they have worked very hard to be good stewards of the land which is also part of the school’s curriculum. The landscape architect with InSite Design Studio explained the school, which was built in the 60’s, is close to the Huron River and as a result all storm water runs into pipes and flows towards the river so that nothing is controlled on site as it currently exists. The proposed three phased addition with additional parking has required them to manage storm water which has impacted how they are organizing the site. Their design includes bio-retention basins which are very shallow and are vegetated so storm water flows into them, infiltrates, and then slowly releases before it hits the ground water and flows to the Huron River. The site has very sandy soils which make the infiltration rates very high, however, there is a lot of surface

groundwater near the proposed additions so they chose to manage storm water for the existing building, and design a small rain garden near the new addition, per the WCWRC recommendations. This will help slow down the storm water leaving the site, and also improve water quality coming off the site.

2. Consultant Comments/PC Comments

Eric Humesky Township engineer reported the applicant's storm water plan is very good and goes above and beyond what is required by the Township ordinance and re-develops the site per the WCWRC standards. Humesky also reported the applicant's storm water plan helps the water quality and water volume leaving the site. Hamlin reported there was some inconsistency with the notation on the square footage of the proposed building, and the fire chief has accepted the current fire lane as built with additional signage, the construction of the sidewalk located between the existing and proposed building must withstand the weight of an ambulance or rescue vehicle, and the installation of an approved automatic sprinkler system for fire suppression. Attorney Sorini reported there is a public easement for the nature center and play areas and understands this public access will continue. Attorney Rechten reported one of the conditions of the permit indicates the number of students would not change from the current enrollment and asked the applicant to confirm this. Greenstone reported the current enrollment is 145 students with a maximum capacity enrollment of 280 students (28 students per class times 8 classes plus 3 kindergarten classes with 20 students per class). Attorney Sorini advised that according to the Township planner's report there would be no increase in current student enrollment so there would be no disturbance to neighboring properties which will be something the Planning Commission will need to take into consideration.

3. Public Comment

O'Connell opened the public hearing at 8:05 p.m.

Dan Walters 2945 Newport Road asked about the location of the drain pipe and what does conditional use mean.

Linda Young 2828 submitted written comments to the Planning Commission and read her comments into the record. Young stated she supports the conditional use permit as presented but asked that additional consideration be given to the delineation of the eastern boundaries.

The Planning Commission also received written comments from Richard Anderson 2766 Newport Road expressing several concerns regarding the school's conditional use permit application.

O'Connell closed the public hearing at 8:13 p.m.

4. PC Discussion/Action

Gorman moved to table Rudolf Steiner School of Ann Arbor Conditional Use Permit until consideration of their Preliminary Site Plan. Mendelson seconded the motion which was adopted unanimously.

VI. OLD BUSINESS

A. Woodland/Tree Protection 1205 Country Club Road

Sachin Kheterpal stated he is in agreement with Elmiger's recommendations per her review letter dated December 17, 2015. Humesky stated he will review the storm water management plans once they are submitted. Attorney Sorini indicated she may have miscalculated the cost estimate for the tree mitigation and would like to confirm the amount with Elmiger. **Gorman moved to approve the Resolution Approving Tree/Woodland Removal Permit Sachin Kheterpal/Gupta Residence 1205 Country Club Road subject to the conditions of the resolution and confirmation of the dollar amount for tree mitigation under item 1.2 and the addition of the word "the" under item B in the 5th line after the word "reviewing". Olsson seconded the motion. Motion carried with Allison opposed.**

VII. NEW BUSINESS

A. Rudolf Steiner School of Ann Arbor Preliminary Site Plan (SP-04-15)

There were no further comments from the Township consultants or applicant. Gidley asked about the use of phase 2 and 3 additions. The applicant explained the first phase would be for 6th, 7th and 8th grade classrooms, they were uncertain of the use for phase 2, and phase three would be for a music room and possibly a library. Attorney Sorini explained the Planning Commission will be approving the primary addition which is the first phase, two wing additions for the second phase, and the square footage of the building for the third phase. Attorney Sorini indicated once the resolution is drafted the Planning Commission will be recommending the approval of the conditional use permit for all three phases for elementary primary school purposes stating the primary building will be used for 6th, 7th, and 8th grades, as well as the preliminary site plan approval. The Planning Commission asked the applicant to work with neighboring property owners to ensure property boundaries are respected with the expansion of the building and that it be included as a condition of the resolution. There was general discussion regarding the proposed additional parking and the overflow parking area located on the grassy area for occasional special events. Attorney Sorini provided language to include in the resolution to address special events where the public is invited requiring the school to develop a plan to shuttle guests from Skyline High School. **Gorman moved to table action on the Conditional Use Permit and Preliminary Site Plan for Rudolf Steiner School of Ann Arbor to the February 1, 2016 meeting to allow the Township attorney to prepare a resolution. Allison seconded the motion which was adopted unanimously.**

B. Toyota Power Train Expansion (SP-06-15)

Marshall Azar facility manager on behalf of Toyota explained they are not here tonight for preliminary site plan approval but rather to present the current concept of their project to gather feedback on one of the proposed solutions to address storm water retention on site. Azar explained they are proposing to expand the facility with a 65,000 square foot addition with some additional parking to the north and west. Azar indicated they have met all of the requirements of outside agencies and are able to meet the Township's 20% rule, however, they are proposing not to meet that requirement. Azar explained the site has approximately 36% impervious surface so they are required to make up that difference in retention but are required to provide infiltration by the WCWRC. Azar stated there is zero infiltration on site due to the clay soils. Azar indicated they can create the retention on site but it will not infiltrate the soils and will actually act as impervious surface, leaving standing water after the first rainfall and then flow off site.

Azar added they are also adding permeable pavement to the north and west to meet WCWRC detention requirements. Azar asked for feedback as to what they would like them to do regarding the Township retention requirements, as there is currently no value to add retention due to the clay soils.

Humesky referenced his review letter dated December 22, 2015 and stated the storm water management plans are very incomplete at this point, and that they still need to understand the existing capacity of the existing detention basins on site. Humesky noted this is a re-developed site which involves a trading system and some of the existing surface will drain to some of the new permeable surfaces but it is not clear how much run-off is getting to the area to the north, and he is not sure if the trading system is a fair trade at the moment. Humesky emphasized the focus should be on special mitigation volume using best management practices such as permeable pavement, rain gardens, bio-retention basins, infiltration systems, green roofs, or other options not currently being considered. Hamlin reported there is a variance from the storm water ordinance that would require the Planning Commission to hold a public hearing and make a recommendation to the Township Board if the 20% rule could not be met. The Planning Commission suggested increasing underground storage, green roofs, or conservation easements as an option for meeting the 20% rule. Azar thanked the Planning Commission for their feedback and indicated they will explore other options.

VI. B. Use Amendments for Rural Zoning Districts

Attorney Sorini reported she is still working on the issue of religious use and recommended tabling the matter. **Gorman moved to table. Allison seconded the motion which was adopted unanimously.**

IX. ITEMS FOR DISCUSSION

A. Medical Marijuana

The Planning Commission requested the Township attorney provide a brief summary of case law pertaining to dispensaries. **Olsson moved to table until the next meeting. Allison seconded the motion which was adopted unanimously.**

B. Coal Tar Ordinance

O'Connell reported a representative from the HRWC will be attending their February 1st meeting to present information on the coal tar ordinance.

X. INFORMATIONAL ITEMS - None

XI. PUBLIC COMMENT - There were no public comments.

XII. ADJOURNMENT

Gorman moved to adjourn the meeting at 10:03 p.m. Kotila seconded the motion which was adopted unanimously.