

**ANN ARBOR CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING  
MINUTES OF MEETING  
MONDAY, JANUARY 9, 2017**

**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 Attorney Matt Rechtien, Township Planner Sally Elmiger, Township Engineer Eric Humesky, and Zoning Official Peter Pace.

**II. CITIZEN PARTICIPATION**

Patrick Hogan asked the Commission to consider a more fair and reasonable tree mitigation escrow amount for the single-family residence development at 4975 Ridge Creek Lane. Hogan stated the escrow amount of \$50,000 seems like a double charge and a lot of money to be held up as it will take approximately 15 to 18 months for the house to be built, and the escrow will not be returned until the certificate of occupancy is issued.

Jim Green builder for 4975 Ridge Creek stated the escrow seems excessive for a single-family residence versus requiring that amount from a developer, and asked the Commission to consider other mechanisms such as withholding the certificate of occupancy until the mitigation conditions are fulfilled.

John Petz with Domino Farms Petz gave a brief history of the parcel development at 4975 Ridge Creek and indicated there is less than 1 acre or 10% of the property being impacted. Petz suggested the Township consider administrative review of these types of developments so it’s not such a financial burden on the property owner, and recommended withholding the certificate of occupancy or imposing a special assessment on taxes for tree mitigation work. Petz also asked the Township to revisit the provisions of the tree removal ordinance.

**III. APPROVAL OF MINUTES**

Corrections to the 12/5/16 minutes: Under item VI.A. in the second line strike “education”.

**Olsson moved approval of the December 5, 2016 meeting minutes as amended. Gorman seconded the motion which was adopted unanimously.**

**IV. COMMUNICATIONS**

Allison reported on the December 19, 2016 Board of Trustees meeting. The Board minutes were included in the Commissioners’ packets.

**V. PUBLIC HEARING**

**A. To consider Zoning Ordinance Amendments to Uses in Various Districts. New Zoning Code Sections are proposed: 74-613 Campgrounds and 74-615 Recreation Facility. Amendments are proposed to Zoning Code Sections 74-2, 74-547, 74-761,**

**74-763, 74-764, 74-835, 74-461, and 74-462 regarding the types of parks and recreational facilities to be allowed in rural districts and suburban areas. The proposed amendments revise the recreation definitions to exclude more active types of recreation in RC, A-1 and A-R.**

O'Connell opened the public hearing at 7:50 p.m. There were no public comments. O'Connell closed the public hearing at 7:51 p.m. Attorney Rechten advised the Commission the public hearing will need to be re-noticed as the notice that was posted linked to the wrong document. Mendelson stated the public hearing notice only refers to the parks and recreation facilities and recommended it be made broader to include all amendments. Commissioners reviewed and discussed the proposed draft amendments and recommended further revisions to sections 74-2, 74-461, 74-462, 74-463, 74-464, and 74-592(c)(4) (13) (14). **Allison moved to adjourn the public hearing to the February 6, 2017 meeting. Mendelson seconded the motion which was adopted unanimously.**

**VI. NEW BUSINESS**

**A. SP-04-16 Ann Arbor Charter Township, 3792 Pontiac Trail, I-09-09-100-022, applicant is requesting a parking lot expansion.**

Humesky referenced his review letter dated January 5, 2017. Humesky provided a brief background of the Township's opportunity to expand the parking lot by a transfer of a portion of property from the northern adjacent property owner provided a road be constructed from Pontiac Trail to the existing culvert stream crossing east of the Township Hall. Humesky reported the storm water management system consists of pervious pavement, underground retention, a standard retention basin, and offsite drainage bypass piping. The plan proposes 16 new parking spaces to be extended from the northeast edge of the existing pavement bringing the total amount of parking from 15 to 32 spaces, and will require two variances from the Township's off-street parking ordinance. The WCRC has granted preliminary approval, and have requested the access into the existing entrance to the Township Hall be separated as far as possible from the newly proposed approach to the northeast. The WCWRC also granted preliminary approval indicating the project's conformance to WCWRC standards.

Elmiger referenced her review letter dated December 22, 2016. Elmiger reported there is an assumption that the Township's parcel and the parcel to be conveyed will be combined, and that the conveyed piece is rezoned to Public Lands. Elmiger stated given this assumption, she considers the general design to be consistent with the preliminary site plan requirements, and recommended approval be conditioned upon the parcel combination/rezoning and that the required variances be obtained. Elmiger also reported the existing roadway to be used as an access for easement requires tree mitigation with a proposed estimate of \$30,000. Elmiger noted the site cannot accommodate that many trees and recommended the tree mitigation be used as part of the Dixboro Road Shared-Use trail project for trail landscaping. Elmiger also recommended approval of the natural features setback permit as the proposed activity will provide needed parking for public meetings, restore a portion of the stream buffer, improve wildlife habitat, and provide water quality benefits. **Gorman moved to table the request for parking lot expansion to allow for ZBA variance approval, property transfer easement information, and rezoning. Allison seconded the motion which was adopted unanimously.**

**VII. OLD BUSINESS - None**

**VIII. ITEMS FOR DISCUSSION**

**A. Review Tree Removal Ordinance 74-605 (g) (2) for building family residence.**

The Commission had a lengthy discussion around the security requirements of the ordinance for tree mitigation. The Commission agreed to have Elmiger check with Township staff to see if the tree mitigation escrow for the single-family homes could be set up with the Township and be paid out to the homeowner.

**IX. INFORMATIONAL ITEMS**

The Commission agreed to have the Coal Tar Ordinance included as an item for discussion at the February 6<sup>th</sup> meeting. Elmiger will provide examples of ordinance language for review by the Commission.

**X. PUBLIC COMMENT**

There were no public comments.

**XI. ADJOURNMENT**

**Gorman moved to adjourn the meeting at 9:35 p.m. Mendelson seconded the motion which was adopted unanimously.**