

**ANN ARBOR CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
MINUTES OF MEETING
MONDAY, FEBRUARY 1, 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 Planner Sally Elmiger, Township Engineer Eric Humesky, Zoning Official John Hamlin and Planning Assistant Joanne Collins.

II. CITIZEN PARTICIPATION

No citizen signed up for participation.

III. APPROVAL OF MINUTES

Corrections to the 1/4/16 minutes: On page 3 under item VII.A. in the 7th line strike “approving” and insert “recommending the approval of”. **Gorman moved approval of the January 4, 2016 meeting minutes as amended. Olsson seconded the motion which was adopted unanimously.**

IV. COMMUNICATIONS

Allison reported on the January 18, 2016 Board of Trustees meeting. The Board minutes were included in the Commissioners’ packets.

V. ITEMS FOR DISCUSSION

A. Medical Marijuana

Supervisor Michael Moran provided a summary of relevant portions of HB 4209 regarding proposed licensing for medical marijuana growers, processors, secure transporters, provisioning centers, and safety compliance facilities. Moran reported the MTA expects HB 4209 to be approved in June and asked the Planning Commission to be proactive as to what uses it intends to recommend to the Township Board.

VI. PUBLIC HEARING – None

Gorman moved to amend the agenda to consider items VII.A. & B together. Allison seconded the motion which was adopted unanimously.

VII. OLD BUSINESS

A. SP-04-15 Rudolf Steiner School of Ann Arbor – 5775 Newport Road, I-09-18-201-003 – Preliminary Site Plan approval. Applicant is requesting a 4,624sqft addition with related parking and site work.

B. CUP-03-15 Conditional Use Permit – Recommend approval to the Board of Trustees for Rudolf Steiner School of Ann Arbor - 2775 Newport Road, I-09-18-201-003.

Attorney Sorini reported she prepared a draft resolution dated January 27, 2016 and noted the maximum number of elementary school students to be served by the project and future phases will be 280. Sorini reported the maximum number of 280 students has been confirmed in a letter from Robert Black architect for Rudolf Steiner School and indicated the word “CHECK” in bold print under item E on page 4 of the resolution can be stricken. **Allison moved to adopt the Resolution Recommending Approval of Conditional Use Permit and Approving Preliminary Site Plan for Rudolf Steiner School of Ann Arbor dated February 1, 2016. Mendelson seconded the motion which was adopted unanimously.**

C. SP-01-15 Solid Rock Church - 3823 Dixboro Road, Ann Arbor, MI 48105, parcel I-09 fki-12-100-023, Final Site Plan approval to allow an addition to the Church and the parking lot. Approval of the Tree Removal Permit.

Scott Betzoldt with Midwestern Consulting reported they have discussed the project several times with the Planning Commission and do not have anything more to add tonight.

Humesky referenced his review letter dated January 28, 2016 and reported the emergency access drive has been revised from a grass surface to a paved surface. Humesky also reported the lighting plan must provide fixture details that show the fixtures are fully shielded or directed downward. Elmiger referenced her review letter dated January 27, 2016 and recommended moving the existing light fixture along the entry drive from the south side to the north side to prevent light sources from being visible to adjacent residences. Elmiger also recommended any lighting within 200 feet of residential property be turned off between the hours of 11 p.m. and 6 a.m. Hamlin reported the Washtenaw County Health Department will be issuing a permit for the septic system. Sorini reported the project is a single story addition, with mezzanine containing 2 offices for church administration, and a walk out basement with a total maximum floor area of 18,438 square feet. Sorini summarized the standards, findings and conditions of the resolution and noted under section 1.3 of the lighting plan the light intensity should be changed from 30 to 3.0 with additional language at the end of the sentence to include: “the lights within 200 feet of residences must be turned off from 11 p.m. to 6 a.m.” Mendelson asked a series of questions regarding the emergency access drive, lighting, and the status of the left turn lane. Kotila asked a series of questions regarding the ecological restoration of the property and the lighting plan. **Kotila moved to adopt the Resolution Approving Woodland Permit and Final Site Plan for Solid Rock Church dated February 1, 2016 with corrections to section 1.3 changing light intensity from 30 to 3.0 and adding the lights within 200 feet of the residences must be turned off from 11 p.m. to 6 a.m. Olsson seconded the motion. Motion carried with Mendelson opposed.**

VIII. NEW BUSINESS

A. SP-06-15 Toyota Power Train Expansion – 1555 Woodridge Avenue, I-09-24-200-011- Preliminary Site Plan approval for a new building addition, loop road connection, associated parking, fuel storage area and underground fire containment tank.

William Knighton with The Mannik & Smith Group, Inc. presented Toyota's plans for a 112, 800 square foot addition for testing cells with seven new test cells, four for vehicles and three for engines, along with new parking to the north, east, and west, and approximately 90 new employees. Knighton reported they excavated 10 test pits looking for some sandy soils for infiltration purposes but unfortunately found the entire site to be clay soils. Knighton explained they are using BMP's for storm water and are proposing porous pavement for the parking area, rain gardens in the parking islands, along with underground detention. Knighton reported there is a small wetland on site approximately .21 acres in size, and it is questionable as to whether it is a regulated wetland. Knighton explained they applied to the MDEQ for a wetland permit because the MDEQ cannot make a determination due to the time of year. Knighton reported they received approval from the FCAC, WCRC, and preliminary approval from WCWRC and Ann Arbor Tech Park. Knighton reported they can meet the Township ordinance requirements for storm water retention and are proposing to enhance the southern pond with wetland plantings for water quality.

Humesky referenced his review letter dated January 28, 2016 and recommended that only the new proposed impervious surface be required to meet the 20% rule because the site was developed before the Township ordinance was adopted. Humesky reported they are increasing the imperviousness of the site by 8.51%. Humesky noted because infiltration is not feasible on the site, the applicant is proposing to dredge two feet from the bottom of the existing south detention pond and enhancing the pond with wetland plantings, as there is no storm water benefit to retention on sites that do not infiltrate. Humesky noted per the WCWRC standards the applicant will be required to detain 120% of the calculated runoff generated from the 100-year storm from the redeveloped areas. Humesky also reported the site plan must indicate the amount of drainage flowing to the pervious pavement detention. Humesky noted the rest of the applicant's storm water calculations for detention are satisfactory.

Allison commented the ordinance requires retaining on site using BMPs and there are other BMPs that the Township could impose such as green roofs and off-site mitigation to meet the 20% rule. Elmiger suggested using landscape solutions such as prairie grass and tree plantings, irrigation, and exploring other BMP options. The Commission suggested expanding the existing decorative ponds by making them contiguous and enhancing them with additional wetland plantings, using ponds for irrigation, and making improvements to existing conservation easements.

Elmiger referenced her review letter dated January 27, 2016 and indicated support of the location of the proposed addition. Elmiger reported the ordinance requires 1500 parking spaces but the applicant is only proposing 969 parking spaces leaving 105 spaces for visitors and other vehicles. Elmiger indicated the Planning Commission should determine that the number of parking spaces is adequate, but not excessive. The Planning Commission agreed that the number of proposed parking is reasonable based on the number of employees.

Marshall Azar on behalf of Toyota asked if they could be considered for combined preliminary and final site plan approval in March. Azar indicated they know they can meet the ordinance requirements for storm water retention with the current proposal and that they will propose additional improvements above and beyond the storm water retention for water quality purposes

– converting ponds to more of a wetland system, possibly re-using water for irrigation purposes, additional plantings, and improvements to conservation easements. Hamlin advised the applicant does have the option to apply for combined preliminary and final site plan. The Planning Commission ~~agreed~~ reached a consensus that it would be possible for the applicant ~~can~~ to meet the ordinance requirements for storm water retention with the present proposal with the understanding the applicant will propose other BMP options as part of their proposal to be presented at the March meeting. **Gorman moved to table Toyota Power Train Expansion Preliminary Site Plan approval until March 9, 2016. Olsson seconded the motion which was adopted unanimously.**

B. WP-01-16 Toyota Power Train Expansion – 1555 Woodridge Avenue, I-09-24-200-0 11- set a public hearing for a wetland permit
Gorman moved to set a public hearing for a wetland permit for Toyota Power Train Expansion for March 9, 2016. Allison seconded the motion which was adopted unanimously.

IX. ITEMS FOR DISCUSSION

A. Future Coal Tar Ordinance

Olsson provided information on coal-tar sealant and its danger, frequently asked questions about coal-tar based sealcoats, and a sample ordinance regulating coal tar sealant products. The Planning Commission agreed to hold a workshop on the topic to consider adopting an ordinance regulating coal-tar use in the Township.

X. INFORMATIONAL ITEMS

Items were included in the Commissioners' packets.

XI. PUBLIC COMMENT

There were no public comments.

XII. ADJOURNMENT

Kotila moved to adjourn the meeting at 10:05 p.m. Gorman seconded the motion which was adopted unanimously.