

**ANN ARBOR CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
MINUTES OF MEETING
MONDAY, FEBRUARY 6, 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, and Planning Assistant Joanne Collins.

II. CITIZEN PARTICIPATION - No citizen signed up for participation.

III. APPROVAL OF MINUTES

Gorman moved approval of the January 9, 2017 meeting minutes as drafted. Olsson seconded the motion which was adopted unanimously.

IV. COMMUNICATIONS

Allison reported on the January 16, 2017 Board of Trustees meeting. The Board minutes were included in the Commissioners' packets.

Olsson moved to amend the agenda to advance item VIII.B. after item V. Gidley seconded the motion which was adopted unanimously.

V. PUBLIC HEARING

A. To consider recommending zoning ordinance amendments. Such amendments would add a new zoning code section: 74-613 Campgrounds. The amendments would also change zoning code sections 74-2, 74-461, 74-462, 74-463, 74-464, 74-547, 74-592, 74-761, 74-763, 74-764, and 74-835.

1. Presentation

Attorney Rechtien summarized the proposed amendments to the zoning ordinance as outlined in the draft resolution. Rechtien requested the resolution be tabled to allow further review by the Township planner regarding the exclusion of a number of uses in the areas designated in the Township Master Plan for agricultural preservation.

2. Consultant Comments/Planning Commission Comments

There were no comments from the consultants or commissioners.

3. Public Comment

O'Connell opened the public hearing at 7:41 p.m. There were no public comments. O'Connell closed the public hearing at 7:42 p.m.

4. Planning Commission Discussion/Action

Commissioners discussed changing private greenhouses from an accessory use to a permitted use to allow a property owner the right to put up a greenhouse without requiring a principal dwelling.

Commissioners noted that greenhouses/hoop houses may be part of a farm operation and may be exempt under the Right to Farm Act. Elmiger indicated she would follow-up to determine if commercial and private greenhouses are covered under the Right to Farm Act. **Olsson moved to table to hold a public hearing on March 6, 2017. Gorman seconded the motion which was adopted unanimously.**

VIII.B. Review Coal Tar Ordinance

Elmiger provided a draft coal tar ordinance based on a sample ordinance from the City of Ann Arbor. Elmiger gave a brief overview summarizing the prohibitions and registration and reporting requirements of the ordinance. Elmiger noted the proposed ordinance can be difficult to enforce and recommended a need for public education to inform residents of the new regulations. Rebecca Esselman with the HRWC recommended a number of options available to the Township for educating residents such as a Township-wide mailing, posting information on the Township website, and informing local business owners. Attorney Rechten recommended eliminating the definition of coal tar-based sealant product; changing item 26-527 (c) from “person’s ownership” to “person’s possession” and deleting section 26-529. Rechten agreed to review the penalty provision to determine the amount of fine to be imposed. Gorman recommended changing the name of the ordinance from coal tar-based to pavement sealant products. **Kotila moved to recommend adoption by the Township Board of the revised Pavement Sealant Products Ordinance. Gorman seconded the motion which was adopted unanimously.**

VI. NEW BUSINESS - None

VII. OLD BUSINESS

A. Tree/Woodland Removal Permit application for 4975 Ridge Creek Lane, I-09-01-101-001. Applicant is requesting approval for tree removal permit in order to build a house.

Elmiger reported the site plans have been amended significantly with the establishment of a woodland area and two other locations for more ecological activities that will benefit the existing woodland. Elmiger noted the woodland restoration and ecological activities are \$30,000 of a \$49,000 budget with remaining mitigation occurring with landscaping and trees. Elmiger recommended approval provided the flexibility in the mitigation plan is acceptable; if any changes consistent with the plan need to be reviewed, and if so, can be reviewed administratively; and if any changes inconsistent with the plan be reviewed by the Planning Commission. Attorney Rechten summarized the proposed resolution noting sections 1.2 and 1.3 address the flexibility identified in the plan with any changes to the plan being addressed under section 2.6. **Gorman moved to adopt the Resolution Approving Tree/Woodland Removal Permit 4975 Ridge Creek Lane draft dated February 6, 2017. Kotila seconded the motion which was adopted unanimously.**

VIII. ITEMS FOR DISCUSSION

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

Elmiger reported this review of the ordinance was suggested by John Petz to allow for administrative review and approval for single family residential development. Elmiger noted

administrative review and approval can be difficult and that the Planning Commission usually is more persuasive. Commissioners agreed that Planning Commission review and approval provides value and can be very educational to property owners.

IX. INFORMATIONAL ITEMS - None

X. PUBLIC COMMENT - None

XI. ADJOURNMENT

Gorman moved to adjourn the meeting at 9:02 p.m. Kotila seconded the motion which was adopted unanimously.