

**ANN ARBOR CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING  
MINUTES OF MEETING - MONDAY, MARCH 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: Lee Gorman, Peter Kotila, Diane O’Connell, Kris Olsson and Karen Mendelson.

Absent: John Allison and David Gidley.

Also present: Township Attorney Matt Rechtien, Township Planner Sally Elmiger, Township Engineer Eric Humesky, and Planning Assistant Joanne Collins.

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

**III. APPROVAL OF MINUTES**

**Gorman moved approval of the February 6, 2017 meeting minutes as drafted. Mendelson seconded the motion which was adopted unanimously.**

**IV. COMMUNICATIONS**

The minutes of the February 20, 2017 Board of Trustees meeting were included in the Commissioners’ packets. Gorman reported the Zoning Board of Appeals met on February 21, 2017 and approved two variances for the Township’s parking lot expansion project.

**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 explained the revised version from the past meetings are identified in color with green indicating additions and red indicating deletions. He noted the revised version incorporates changes regarding greenhouses based on Elmiger’s memorandum. He also reported

A couple of items were missing in the resolution and advised striking “for wholesale purposes only” in the definition of commercial greenhouses and adding in the chart on page 4 for commercial greenhouses “as part of farming operation”. Attorney Rechtien also reported footnote 1 was added to Places of Worship and Charitable, philanthropic institution to indicate these uses are not allowed in the areas designated for agricultural preservation.

2. Consultant Comments/Planning Commission Comments

Kotila recommended correcting the chart on page 4 for commercial greenhouses to reflect it is a permitted use in all three districts. Mendelson recommended revising the language under item 14 on page 13 changing to avoid using the word “operation” twice. Elmiger recommended changing “quarry operation” to “mineral mine”.

### 3. Public Comment

O'Connell opened the public hearing at 7:42 p.m. There were no public comments. O'Connell closed the public hearing at 7:43 p.m.

### 4. Planning Commission Discussion/Action

**Gorman moved to approved the Recommendation for Amendment to Zoning Code, Sections 74-2, 74-461, 74-463, 74-464, 74-547, 74-592, 740-761, 74-763, 74-764, and addition of Zoning Code Section 74-613 "Campgrounds" Ordinance with changes to page 1 under Greenhouse, commercial, strike "for wholesale purposes only"; on page 4 under Greenhouse, commercial add "as part of farming operation" and change to permitted use in all 3 districts, and on page 13 under item 14 change "operation" to "mineral mine".**

**Kotila seconded the motion which was adopted unanimously.**

## VI. NEW BUSINESS

- A. SP-05-06, NF-05-16, Research and Development Applicant is seeking approval for a preliminary site plan, natural features permit and Tree/Woodland Removal Permit for a proposed building, storm water facilities, utilities, paving and landscaping on parcels I-09-14- 480-001, 002, 003 and 004, 14.48 acres, NW Quad of Plymouth Road and N. Earhart Place.

Robert Carson on behalf of the applicant stated the proposed development is fully compliant with Township zoning, and meets and exceeds the Township's criteria as it applies to use. Carson indicated a 3-story building is not permitted nor can the site be stepped to allow efficient office space for research and development. Carson stated the natural features are being preserved to the extent feasible per the Township's criteria, and the proposed signalization for traffic control improves the site from a grade of F to C.

Humesky referenced his review letter dated March 2, 2017. Humesky reported there are substantial off-site road improvements proposed along Plymouth Road; the WCRC and MDOT will be performing a signal optimization project study separately; and the proposed road widening will require additional right-of-way and easements on Plymouth Road. Humesky explained the WCRC will not allow the driveway onto N. Earhart Place but is agreeable to abandoning the right-of-way that would require the conversion to a private road. Humesky reported the proposed retaining walls should not be taller than 5 feet where people or vehicles will be present on the high side, and the sanitary sewer must be extended to the northeast corner of the site. Humesky reported all of the buildable land is proposed to be cut or filled and doesn't meet the storm water ordinance by minimizing site grading to the maximum extent reasonable to preserve the natural topography and site drainage. Humesky reported the proposed detention basin is 20% larger than required, and that the basin should be sized to balance accommodating the required volume of storm water runoff, and minimizing the overall footprint of impact to natural features. Humesky emphasized that additional BMP's should be explored to further reduce the size of the basin. Humesky noted the ingress and egress drive at the N. Earhart Place approach should be increased from 20 feet to 22 feet wide, and that the WCWRC and WCRC has issued preliminary approvals.

Elmiger referenced her review letter dated January 31, 2017. Elmiger reported the applicant is proposing a 120,000 square foot, two-story building to be used for research and development. Elmiger noted it appears the building is being built on speculation as the applicant states that information about the proposed user is unknown. Elmiger stated proposed development does meet all the dimensional requirements of the ordinance, however, there are additional requirements for natural resources regarding topography and woodlands. Elmiger indicated the design of the building could be revised to fit in better with the topography, preserve more of the woodland, and provide greater connection between the wooded area on site and Fleming Creek tributary. Elmiger also recommended the applicant provide an analysis for the proposed number of 514 parking spaces as it is 167 parking spaces over the average number of spaces used by other R& D uses in the Township based on square footage.

Chris Wahl, author of the traffic study, addressed the Commissioners regarding ingress and egress and the number of cars queuing off of Earhart Road, and indicated based on the traffic impact study that the proposed traffic signal will improve the site. Curry addressed the storm water management on site and indicated BMP's are being used providing above and beyond the required infiltration.

Commissioners requested the applicant find reasonable ways to shrink the footprint of the project, minimize the cut and fill on site to the maximum extent possible, pursue more BMPs for storm water management, and provide a reason to believe the number of employees justifies the number of proposed parking spaces. **Gorman moved to table to allow the applicant to address concerns discussed tonight. Olsson seconded the motion which was adopted unanimously.**

B. ZC-01-17 Ann Arbor Charter Township, 3792 Pontiac Trail, I-09-09-100-021, applicant is requesting public hearing to consider a zoning change from R-2 to PL.

Humesky reported the preliminary site plan was previously approved, however, in order for the project to proceed the Township has to acquire property to the north that must be rezoned.

**Gorman moved to set a public hearing for Ann Arbor Charter Township request to consider a zoning change from R-2 to PL on April 3, 2017. Olsson seconded the motion which was adopted unanimously.**

## VII. OLD BUSINESS

A SP-07-15 – All Seasons of Ann Arbor – Applicant seeks approval for phase 1, 2 and 3 of a 5-phase site plan for a planned unit development (PUD), a senior housing development project, submitted by Beztak Land Company for parcel of land owned by 4540 LLC, parcel number I -09- 36-100-016, approximately 31 acres located on the southeast corner of Geddes & Dixboro Roads.

Mark Highlen on behalf of the applicant reported they have been working through the design process with Township consultants, and are requesting final site plan approval based on changes to the site. Highlen summarized the changes of the project that slightly reduced the footprint of the project.

Humesky referenced his review letter dated March 2, 2017. Humesky reported there has been a couple of detailed engineering reviews and all necessary changes have been made by the

applicant. Humesky noted the applicant still needs to verify fire suppression for the cottages, more details for the cleanouts for the external grease traps, and final approvals from outside agencies.

Elmiger referenced her review letter dated February 14, 2017. Elmiger recommended the final site plan sheets only show project elements that will be constructed in Phases I, II, and III; approvals be conditioned upon receiving a signed agreement from County Parks before grading permits are issued; tree removal timing to October 1 to March 31<sup>st</sup> per MDEQ permit; response from Fire Chief and Sheriff's office regarding emergency plan; review of agreements by Township attorney, and that a concrete pad and bench be required for the bus-stop.

Sam Beznos on behalf of the applicant stated they are looking for conditional approval to finalize drawings for building permits so they can begin construction in the fall and are confident they can meet all conditions. **Kotila moved to table until the April 3, 2017 meeting and direct the Township attorney to draft a resolution incorporating the consultant comments. Gorman seconded the motion which was adopted unanimously.**

**VIII. ITEMS FOR DISCUSSION - None**

**IX. INFORMATIONAL ITEMS - None**

**X. PUBLIC COMMENT - None**

**XI. ADJOURNMENT**

**Gorman moved to adjourn the meeting at 9:40 p.m. Olsson seconded the motion which was adopted unanimously.**