

**ANN ARBOR CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING  
MINUTES OF MEETING MONDAY, APRIL 3, 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 7:35 p.m.

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

Absent: Lee Gorman

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

**Olsson moved to amend the agenda to add item VII.D. Public Hearing for Ann Arbor Charter Township parking lot expansion. Gidley seconded the motion which was adopted unanimously.**

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

**III. APPROVAL OF MINUTES**

**Mendelson moved approval of the March 6, 2017 meeting minutes as amended. Olsson seconded the motion which was adopted unanimously.**

**IV. COMMUNICATIONS**

Allison reported on the March 20, 2017 Board of Trustees meeting. The Board minutes were included in the Commissioners' packets.

**V. PUBLIC HEARING** - None

**VI. NEW BUSINESS** - None

**VII. OLD BUSINESS**

**A. SP-04-16 Ann Arbor Charter Township, 3792 Pontiac Trail, I-09-09-100-022, applicant is requesting approval of a preliminary and final site plan for a parking lot expansion.**

**B. Tree/Woodland Removal permit – Approval is requested for Ann Arbor Charter Township, 3792 Pontiac Trail, I-09-09-100-022**

Attorney Rechtien reported the date and time for rezoning has to be reset for the May meeting. Rechtien reported the Township had wanted to proceed with the preliminary and final site plan approvals but decided to wait for rezoning approval. Elmiger recommended the Township modify the landscape plan between the street and the parking lot and noted the large evergreen trees on the north side could count for landscaping and provide shading. Humesky reported the site plans have not changed since preliminary review other than providing more detail in the final site plan. **Allison moved to table the Ann Arbor Charter Township request for preliminary and final site plan, natural features permit and tree/woodland removal permit for parking**

**lot expansion. Olsson seconded the motion which was adopted unanimously.**

**C. SP-02-16 – Cornwell Farms – Applicant seeks approval for final site plan of a 28 unit, 42-acre PUD at 3601 Pontiac Trail, 3601 Pontiac Trail, I-09-09-200-014.**

Representative for Cornwell Farms reported the final site plans represent the usual change from preliminary to final including detailed grading, mapping of utilities, massing of landscaping, outside agency approvals, along with minor housekeeping items that can be addressed administratively.

Humesky referenced his review letter dated March 30, 2017. Humesky reported the applicant has proposed a 12-foot wide easement beyond the WCRC's newly proposed 27-foot wide right-of-way to allow for a potential future pathway along Pontiac Trail. Humesky also reported the applicant has received all outside agency approvals, and the proposed private road meets the Township's design standards. Humesky reported he had no other comments regarding storm water but noted the flooding issues at Warren Court come from upstream not because of MDOT. Humesky reported he did however receive a response from MDOT and they have changed their designs that will improve drainage in the area.

Elmiger referenced her review letter dated March 30, 2017. Elmiger recommended the applicant provide a storm water maintenance agreement with the WCWRC to the Township once finalized, and to consider conditioning any approval on receipt of MDEQ floodplain permit; and consider delaying issuance of building permits until after receipt of the MDEQ permit by the Township.

Attorney Rechten presented a proposed resolution approving the final site plan and summarized the recitals, findings and conditions. Rechten recommended striking the first two sentences under item S on page 4 and on page 5 under item B inserting "and easements to the dry hydrant and trail". **Kotila moved to adopt the Resolution Approving Final Site Plan for Cornwell Farms with added changes on page 4 striking the first two sentences and on page 5 under item B after "Master Deed" inserting "and easements to the dry hydrant and trail". Olsson seconded the motion which was adopted unanimously.**

**D. Public Hearing for Ann Arbor Charter Township Parking Lot Expansion**

**Allison moved to set a public hearing for May 4, 2017 to consider rezoning from R-2 to PL for Ann Arbor Charter Township parking lot expansion. Mendelson seconded the motion which was adopted unanimously.**

**VIII. ITEMS FOR DISCUSSION**

**A. Procedures for processing site plan approvals**

Commissioners briefly discussed the issue of holding up site plan approvals until outside agency approvals are obtained before placing an item on the agenda. Humesky reported this issue came up with the Beztak development, and that there had been a disconnect or miscommunication that they would be on this month's agenda, even though they didn't have final outside agency approvals. Rechten noted the zoning ordinance requires outside agency approvals before final site plan approval will be granted. Commissioners suggested improving communications with applicants so the Township's expectations and requirements are clearly understood.

**B. Workshop for Medical Marijuana**

Commissioners briefly discussed the latest status regarding the MMFLA and set a workshop meeting for May 8<sup>th</sup>.

**IX. INFORMATIONAL ITEMS – None**

**X. PUBLIC COMMENT - None**

**XI. ADJOURNMENT**

**Olsson moved to adjourn the meeting at 8:32 p.m. Gidley seconded the motion which was adopted unanimously.**