

**ANN ARBOR CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING  
MINUTES OF MEETING  
MONDAY, APRIL 4, 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 7:33 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 Matt Rechten, Township Planner Sally Elmiger, Township Engineer Eric Humesky, Zoning Official Peter Pace, and Planning Assistant Joanne Collins.

**Allison moved to amend the agenda to advance item V.B before item V.A. Gorman seconded the motion which was adopted unanimously.**

**II. CITIZEN PARTICIPATION**

No citizen signed up for participation.

**III. APPROVAL OF MINUTES**

Corrections to the 3/9/16 minutes: On page 2 at the end of the 1<sup>st</sup> paragraph strike “no mitigation would be required.” and insert “can be addressed as part of the storm water best management practices.” and under item VIII.A. in the 5<sup>th</sup> line change “complimentary” to “complementary”.

**Kotila moved approval of the March 9, 2016 meeting minutes as amended. Olsson seconded the motion which was adopted unanimously.**

**IV. COMMUNICATIONS**

Allison reported on the March 21, 2016 Board of Trustees regular meeting and March 29, 2016 special meeting. The Board minutes were included in the Commissioners’ packets. Attorney Sorini reported due to the loss of John Hamlin the Township will be strictly adhering to the published deadline schedule for document submittals.

**V. PUBLIC HEARING**

**B. Public Hearing to consider a zoning change request submitted by property owner Joan Merritt to change zoning from RC to R1 for a parcel of land numbered parcel I -09-12-300-016 and located at 4283 Ford Road.**

1. Presentation

Petitioner Joan Merritt stated she hopes her request to rezone the property is approved.

2. Consultant Comments/Planning Commission Comments

Elmiger reported the existing property is currently zoned R-C and the applicant is requesting it be rezoned to R-1 single family rural residential. Elmiger stated she reviewed the Master Plan which designates the subject site as a single family site with a minimum lot size of 2 to 5 acres.

Elmiger explained this land use designation is most closely associated with either A-R or R-1.

Elmiger explained the R-C zoning designation is most closely associated with recreational land

uses therefore rezoning the property brings it into closer conformance with the Master Plan than it is currently zoned. Elmiger also reported R-C zoning allows more uses than R-1 zoning therefore rezoning will result in more restrictive land uses, however, the parcel size is larger than the minimum lot size and lot width for R-1 zoning and therefore exceeds the lot requirements in the R-1 district. Elmiger stated she supports the rezoning because it is more conforming to the Master Plan, and the existing land use of single family residential is more consistent with the R-1 zoning district. Pace concurred with Elmiger.

### 3. Public Comment

O'Connell opened the public hearing at 7:45 p.m. There were no public comments. O'Connell closed the public hearing at 7:46 p.m.

### 4. Planning Commission Discussion/Action

Attorney Sorini presented the proposed draft resolution and summarized the findings in support of the zoning ordinance amendment. **Allison moved to adopt the Resolution of Findings and Recommend to the Board of Trustees Approval of Rezoning of Property from R-C to R-1 4283 Ford Road dated April 4, 2016. Gorman seconded the motion which was adopted unanimously.**

## **A. Public Hearing to consider an area plan and a PUD zoning amendment for a planned unit development (PUD) known as "All Seasons of Ann Arbor," a senior housing development project, submitted by Beztak Land Company for a 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.**

### 1. Presentation

Mark Highlen Land Development Project Manager for The Beztak Companies presented a power point presentation of their plans for a senior housing development known as All Seasons of Ann Arbor. Highlen reported Beztak Properties currently have 23 multi-family residential properties across the country plus several in the design and construction phase. Highlen summarized the All Seasons mission and provided a brief overview of amenities and services. Highlen explained the reasons they chose the proposed location resulting in a context driven campus-style layout with a wide variety of residence options in buildings of differing sizes and complementary architectural styles. Highlen reported All Seasons will contain 13 new buildings with a total of 280 units. The primary building will have a one story central area with 21,000 square feet of social areas, plus offices and operational areas, and 2 wings of 3 stories with a total of 156 independent living residences, and a 2 story wing with 50 assisted living residences. Eleven buildings are 1 story with a total of 46 independent living cottage residences and a one story building with a total of 30 memory care residences. Highlen noted similar buildings are on the perimeter to accommodate grade changes and to screen the primary building. Highlen also noted they received approvals from Fleming Creek Advisory Committee, WCRC, WCWRC, and reached an agreement with the WCPARC. Highlen explained their approach is a multi-phased development consisting of 5 phases over a period of 6 years. Highlen summarized the site information, topography and natural features, current zoning, adjacent zoning and uses, designated future land use, and proposed zoning and land use. Highlen also addressed development impacts and mitigation, traffic, water and sewer services, storm water management, parking space distribution, schools, EMS calls, views, and environmental impacts.

### 2. Consultant Comments/Planning Commission Comments

Humesky reported there are no plans yet for the existing farmhouse on site except for three

parking spaces and sewer and water to the site. Humesky reported the water main design is good overall, and will improve water quality to the community to the east, by improving water circulation and providing additional connections. Humesky reported the fire plan is reasonable conceptually, with the applicant providing a full access road around the entire site that will help with fire access. Humesky noted the grading plan has been scaled back to reduce the height of retaining walls. Humesky reported the storm water design is very good but the applicant is over the 20% imperviousness rule if water surfaces are included. Humesky noted the applicant calculated special mitigation volumes at 97,000 cubic feet with the latest site plans proposing to infiltrate 123,000 cubic feet which are above and beyond the infiltration requirement. Humesky noted the applicant has reduced the size of the detention basin by half since their first submittal with a reduction in the number of trees impacted. Humesky reported the WCWRC has provided preliminary conceptual approval of their storm water management plan, and the WCRC has determined the access points are acceptable, but the applicant's traffic impact study is still under review. Humesky noted according to the traffic impact study the applicant's proposed off-site mitigation is to upgrade the traffic signal at Geddes and Dixboro Roads and expand the left turn lane on Geddes Road.

Elmiger reported she reviewed the PUD criteria and found that more information is needed regarding emergency services. Elmiger noted the facility does not provide any medical care and there is not enough information to confirm the number of 5 to 6 EMS trips per week. Elmiger reported the proposed bus shelter would serve as a public benefit, and the PUD site plan criteria for height of buildings exceeding 35 feet must be approved as to specific height by the Planning Commission. Elmiger noted the applicant has improved the detention basin by reducing its size and the number of trees impacted. Elmiger reported a lot of trees are proposed to be impacted that will require mitigation but there are no wetland impacts to the site. Elmiger stated there needs to be a use for the farmhouse and this should be included in the PUD agreement. Elmiger recommended reducing the width of the access drive and reducing the number of parking spaces for the cottage units. Elmiger also recommended reducing the number of parking spaces in the circular drive area that connects to the main internal road, and that the plans show when the external trails are to be installed. Elmiger stated she is supportive of the project but believes some further refinements can be made. Pace concurred with Elmiger and stated it is good to see the applicant create a conservation area as part of the project which is a very good aspect for the proposed community.

Attorney Sorini reported a PUD agreement will need to be drafted along with a PUD resolution. Attorney Sorini asked the applicant to provide a use for the farmhouse and the form of conservation easements they are proposing. Sorini advised the applicant to review the Township ordinance regarding phasing timelines and noted all final site plans have to be approved within 3 years.

### 3. Public Comment

O'Connell opened the public hearing at 8:41 p.m.

Doug Price 4820 Geddes Road commented that he and his wife watch the traffic every morning which extends a ¼ mile beyond his house to the east and is equally heavy in the afternoon. Price expressed concern the development may become a short cut to beat the traffic light, and

emergency vehicles may have problems making turns into the entrances due to the high volume of traffic. Price asked the applicant to consider lowering the proposed height of the buildings to preserve the the integrity of Parker Mill and 19<sup>th</sup> century homes. Price also expressed concern about the impact from lighting for the parking lot and to bury power lines for aesthetics.

O'Connell closed the public hearing at 8:47 p.m.

#### 4. Planning Commission Discussion/Action

The Planning Commission expressed concern about the amount of impervious surface and recommended the applicant reduce the number of parking spaces and the width of the access drive to help with storm water management. The Planning Commission expressed concern about visual impacts and recommended the applicant reduce visual impacts from Parker Mill by providing year round screening. The Planning Commission also expressed concern about the impact to traffic from the proposed development and asked the applicant to provide more information regarding the estimated number of EMS trips per week. **Allison moved to table to allow the petitioner time to consider and address the Planning Commission, consultants, and public comments, and resubmit. Gorman seconded the motion which was adopted unanimously.**

#### VI. OLD BUSINESS - NONE

#### VII. NEW BUSINESS

##### A. **SP-06-15 Toyota Tech Center, 1555 Woodridge Avenue, parcel I-09-24-200-011, 71.59 acres. Preliminary Site Plan approval for a Powertrain Expansion at Toyota Tech Center to include a new building addition, loop road connection, associated parking, fuel storage area and underground fire containment tank.**

Bill Knighton with Mannick & Smith Group presented the layout of Toyota's proposed expansion that includes a re-contoured detention pond, providing retention with native prairie grasses, trees, shrubs, and emergent wetland plantings. Knighton reported they are still planning on porous pavement in the new parking area with rain gardens in the parking islands along with a Stormceptor to channel roof water to the detention pond. Knighton indicated they are planning to use the retention area for irrigation with a new irrigation pump house which will draw down the retention pond. Knighton provided the Planning Commission with more accurate irrigation calculations for storm water management. Knighton stated Toyota would like to keep the decorative pond as a sculptural image along with the landmark oak tree.

Humesky reported he hasn't reviewed Toyota's latest irrigation calculations but with the different types of vegetation being proposed the water shouldn't go back to the retention pond. Humesky noted based on their recent submittal they are off to a good start and can expand irrigation and draw down the retention pond. Elmiger reported the re-landscaping of the detention/retention area is a big improvement to the site plan. Elmiger also reported the number of existing parking spaces changed significantly and asked the applicant to confirm the number of existing and proposed parking spaces. Attorney Sorini presented the proposed resolution approving the preliminary site plan with findings and conditions.

The Planning Commission expressed appreciation for Toyota's irrigation plan. Allison stated he believes Toyota has met the spirit and intent of the ordinance but wanted to see the irrigation calculations a month ago and by right the Planning Commission should table to allow consultants time to review the calculations. Olsson commented this is great example of urban land use with creative storm water management and expressed appreciation for what Toyota has done over the past few month. O'Connell concurred with Olsson. The Planning Commission confirmed that the 925 parking spaces are reasonable. Allison recommended revisions to item Z and item 2 of the resolution. Mendelson recommended striking item 9 of the resolution. **Olsson moved to adopt the Resolution Approving Preliminary Site Plan for Toyota Technical Center, USA dated April 4, 2016 with changes to item Z adding at the end "and to receive materials regarding the use of storm water pond for irrigation;" under item 2 adding as a condition "consultant review and approval of irrigation calculations provided at the meeting;" and adding at the end "The maintenance plan required for the storm water system will include irrigation; and deleting item 9. Mendelson seconded the motion which was adopted unanimously.**

**B. Discuss and determine a date for the May and November 2016 Planning Commission Meetings.**

**Olsson moved approval to move the May 3, 2016 regularly scheduled Planning Commission meeting to May 9, 2016. Gorman seconded the motion which was adopted unanimously.**

**IX. ITEMS FOR DISCUSSION**

**A. Review draft zoning ordinance for lawful marijuana grow operations.**

**Mendelson moved to table to the May 9<sup>th</sup> meeting. Olsson seconded the motion which was adopted unanimously.**

**X. INFORMATIONAL ITEMS - None**

**XI. PUBLIC COMMENT**

There were no public comments.

**XII. ADJOURNMENT**

**Olsson moved to adjourn the meeting at 10:25 p.m. Gorman seconded the motion which was adopted unanimously.**