

**ANN ARBOR CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
MINUTES OF MEETING - MONDAY, MAY 9, 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, Township Planner Sally Elmiger, Township Engineer Eric Humesky, Zoning Official Peter Pace, and Planning Assistant Joanne Collins.

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

Kotila moved to amend the agenda to advance item VII.B before item VII.A. Gorman seconded the motion which was adopted unanimously.

III. APPROVAL OF MINUTES

Gorman moved approval of the April 4, 2016 meeting minutes. Kotila seconded the motion which was adopted unanimously.

IV. COMMUNICATIONS

Allison reported on the April 8, 2016 Board of Trustees regular meeting. Minutes were in the packets.

V. PUBLIC HEARING - NONE

VI. NEW BUSINESS - NONE

VII. OLD BUSINESS

A. SP-05-15 Fr. Gabriel Richard High School – Combined Preliminary and Final Site Plan approval for a Gymnasium Addition and Storage Shed submitted by Hobbs and Black Architects, parcel number I-09-13-200-020, 4333 Whitehall Drive.

Brian Bagnick of Hobbs and Black Architects briefly spoke of the project and introduced Michael Kenney, President of Father Gabriel Richard High School. Mr. Kenney noted that he had received a draft copy of the proposed resolution approving the combined preliminary and final site plan and was pleased with the contents.

Eric Humesky, Township Engineer, had no real issues with the site plan. He indicated that the draft stormwater maintenance agreement that was provided with the submittal is acceptable. He did have a question regarding the number of staff, 40 versus 70. One of the main concerns is with parking. Humesky deferred to Rick Judkins, Utility Director, for comments on the parking issues that have been observed first hand. Judkins noted that there is a critical need to implement parking enforcement tools by the High School

Administration. He stated that the plan the administration has for parking enforcement is good, however, they need to create some sort of consequences in order to make the enforcement consistent. Lack of consistent enforcement has been an ongoing issue and is a safety factor. Students have been seen parking in Arbor Lakes and IHA parking lots and then walking across Whitehall Drive to the school. At this time there are no sidewalks on Whitehall.

Sally Elmiger, Township Planner, reviewed her comments. She questioned the previous PUD submittal by the school where they were asking for an addition of a gym and a theater. Given the major issues with parking, does the site actually have enough space for a theater? She brought that up so the applicant could give the necessity of a theater more thought before submitting for the addition down the road. It was suggested the number of parking passes issued should be reduced by fifteen or more parking spaces constructed to accommodate the addition of the gym. She brought attention to the banked parking which is encroaching on the open space areas of the site. She does not agree with the location of the banked parking and suggested that the banked parking be moved to another location, possibly in the disturbed area behind the new gym. Visitor parking needs to be signed. The parking agreement with Christ the King needs to be reviewed by the Township. The parking space furthest to the east of the drop off parking area should be removed from the plan. The curb in this space is angled which will allow the back end of the vehicle to extend into the travel lane. The HVAC system needs to be screened. Special events parking at Christ the King should be for staff and teachers, not for students.

Attorney Sorini asked the petitioner how they would guarantee there would be no more than 230 parking passes. The petitioner stated that the Washtenaw County Sheriff's department can ticket. Seniors, juniors and a handful of sophomores can obtain passes and the school regulates the issuance. The parents are fully aware of the number of passes that can be issued.

A lengthy discussion ensued regarding the parking issues and lack of enforcement of the school's traffic parking plan. The school has drafted an amendment of the traffic parking plan that should address the concerns of the Township.

Atty. Sorini is adding a clause to the resolution of approval that there will be no more than 600 students according to the present PUD plan.

Michael Kenney thought the original Site Plan which was approved had been extended to March 2017. Sally stated it was extended but the new Site Plan amended the old site plan, phasing the project and making the original site plan void. They would have to reapply for the theatre addition and parking addition. [This is stated in the Resolution and Mr. Kenney accepted this interpretation](#)

Changes to the resolution were indicated by Atty. Sorini as:

- A letter from the Diocese of Lansing giving permission to the school to submit a site plan to the Township is required.

- Land bank parking needs to be excluded from the current site plan as the parking lot expansion is not included in the final site plan submission.
- Limit the number of parking passes to 230.
- Applicant must submit an amendment to the existing Agreement to Implement Traffic Management Plan and Parking Enforcement Plan dated October 9, 2014 that will be acceptable to the Township Supervisor, Building and Zoning Official, Engineer, Planner and Attorney.
- There will be no more than a total of 600 students.

Olsson moved to approve the Resolution Approving Combined Preliminary and Final Site Plan for Gabriel Richard High School Gymnasium and Storage Building Addition with changes read by Atty. Sorini. Gorman seconded the motion which was adopted unanimously.

B. SP-07-15 – All Seasons of Ann Arbor – Area Plan and PUD zoning amendment approval 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 stated that they had made some changes. They eliminated 16 parking spaces, requested banking of 13, met with the Fire Chief regarding the turnaround ra~~di~~ities down further on the drive, provided an EMS study in the packets, and submitted a view of the park pathway which is also in the packets.

Humesky stated water main, stormwater and layout are good. Grading is in good shape. Stormwater is acceptable, infiltrating a lot of water on site. All buildings will be fire suppressed. They have received a conditional approval from the Water Resources Commission. Traffic Impact Study analysis has not yet been reviewed by the Road Commission. The Traffic Study that they have submitted indicates that there is not a lot of traffic generated during peak hours.

Elmiger asked for an EMS study. It was provided in the packets. Tree mitigation has been provided. Farm house use has been proposed as an auxiliary office or a rental, which is the current use, or as a special events area. We would need to see a parking plan if special events were to be used. Parking spaces shown at the entrance of Dixboro should eliminate the last space. There are too many spaces in front of the cottages. Asking for additional information regarding selling the property back to themselves. Phasing may change number of units based on market demand. Needs applicant to explain those statements.

Pace stated he was concerned with some of the parking spaces. He thinks there are a number of tight spots that need to be addressed. Lighting was also an issue to one of the residents in the area.

Atty. Sorini asked if there was an agreement with Parks and Recreation. She asked for a general outline. Applicant said they would attempt to put it together. They did state there was an approval letter from Parks and Recreation.

Applicant responded that the extra parking in front of the cottages was a direct result of requests from tenants in other sites. The farm house parking should not be an issue as they will not be using the farm house for special events.

Highlen stated the height of the buildings was the lowest of the previous approved submittals.

Allison thinks the biggest concern is traffic.

Highlen indicated that they had met with AATA. They will not put up a shelter at the location, but would place a bench instead. He also indicated the left hand turn lane is before the Road Commission for review.

Kotila is concerned about Parker Mills. Tree mitigation should flow into Parker Mills. He wants to see the landscaping beefed up. O'Connell and Elmiger suggested that the applicant work with the Parks and Recreation to create a mitigation plan.

Conservation easement needs to be submitted to the Township.

Olsson motioned to table to allow the attorney to draft a resolution for the June meeting. Mendelson seconded the motion which was adopted unanimously.

C. SP-04-15 Rudolf Steiner Lower School – Final Site Plan approval for a 4,624 square foot, stand-alone, single story building at the rear of the existing school building, a 420 square foot porch addition, and a 21 space parking lot addition submitted by Brevar Construction Company for parcel number I-09-18-201-003, 2775 Newport Road.

The site plan now shows two retention ponds down from eight. Phase three, music room, has been eliminated.

Allison motion to approve the Resolution Approving the Final Site Plan with Rudolf Steiner School with 2 corrections on page 2, IIa and page 3 II – I. Gorman seconded the motion which was adopted unanimously.

IX. ITEMS FOR DISCUSSION

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

Olsson moved to table to the May 31, 2016 Workshop meeting. Gidley seconded the motion which was adopted unanimously.

X. INFORMATIONAL ITEMS

A. Memo from Carlisle Wortman regarding Wetland Mitigation requirements.

B. Notice of Public Hearing from the City of Ann Arbor regarding their annual Master Plan review.

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.