

**ANN ARBOR CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
MINUTES OF MEETING - MONDAY, JUNE 6, 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 7:30 p.m.

Present: David Gidley, Lee Gorman, Peter Kotila, Diane O’Connell, Kris Olsson and Karen Mendelson.

Absent: John Allison.

Also Present: Township Attorneys Sandra Sorini-Elser and Matthew 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

Corrections to the 5/9/16 minutes: On page 3 at the end of the 2nd line insert “This is stated in the Resolution and Mr. Kenney accepted this interpretation.”, and under item B in the 3rd line strike “ratios” and insert “radii”. **Kotila moved approval of the May 9, 2016 meeting minutes as amended. Olsson seconded the motion which was adopted unanimously. Kotila moved approval of the May 31, 2016 workshop meeting minutes. Mendelson seconded the motion which was adopted unanimously.**

IV. COMMUNICATIONS - The minutes of the May 16, 2016 Board of Trustees meeting were included in the Commissioners’ packets.

V. PUBLIC HEARING - None

VI. NEW BUSINESS - None

VII. OLD BUSINESS

A. SP-07-15 – All Seasons of Ann Arbor – Area Plan and PUD Zoning Amendment Approval

Mark Highlen Land Development Project Manager for The Beztak Companies indicated they have responded to the Township consultants comments and are present tonight to answer any questions.

Township Engineer Humesky referenced his review letter dated June 2, 2016. Humesky reported the applicant is proposing the site will be divided into smaller parcels as part of phasing of the project which will require a Class A private road and easement to all of the parcels. Humesky reported the proposed right-of-way width and horizontal curve radii do not meet the Township’s Class A private road standards however per PUD regulations, the “standards of design and construction for public and private streets within the PUD may be modified as deemed appropriate to adequately provide the anticipated service required. Right-of-way standards may also be modified, especially where the area plan provides for the separation of pedestrian and vehicular patterns and adequate off-street parking facilities.” Humesky reported the WCWRC provided

conceptual approval of the plan and the WCRC found the location and type of both driveways acceptable. Humesky noted a left turn lane was not warranted per WCRC standards but the applicant is proposing one at Geddes Road. Humesky also reported the entire loop road should be built in Phase 1 or paved turn-around areas adequate for the Township fire truck must be included at the phase lines. Humesky also noted the storm water plan is a good one with adequate infiltration provided.

Township Planner Elmiger referenced her review letter dated May 16, 2016. Elmiger reported boundary and shading indicating the location of the conservation easement should be shown on the site plans, along with conservation easement language regarding the understory and ground layer vegetation, and sidewalk gaps between cottage clusters should be addressed during the final site plan process. Elmiger also recommended a memo from WCPARC indicating agreement with the list of items provided by the applicant in a document dated March 30, 2016. Elmiger reported the Planning Commission will need to approve the proposed height of the buildings as part of the PUD, and recommended the Planning Commission and applicant discuss parking needs for various uses to better determine appropriate number of spaces. Elmiger indicated it was her opinion too many parking spaces were being provided in front of the cottage units and that the applicant didn't consider the driveways for providing spaces. Elmiger also referenced her memorandum regarding evaluation of EMS call estimates, and that she confirmed with the Fire Chief that the estimated seven calls per week were not significant, and would not create a problem per the PUD regulations. Elmiger also reported the prairie fen is off-site and based upon the applicant's environmental analysis the fen is fed by groundwater not surface water therefore the proposed project is not considered to have any impact on it.

Highlen reported parking in the cottage driveways is not permitted because there is not enough space and vehicles would block the sidewalk. Sam Beznos reported they have been conservative in their approach to the number of parking spaces and have reduced the number of parking spaces as much as possible based upon the needs of the project. After a brief discussion the Planning Commission found the proposed parking to be adequate and the proposed height of the buildings to be reasonable. Highlen also reported the farmhouse on site will remain as a rental unless it becomes undesirable. Highlen noted they will be responsible for maintaining the farmhouse and it's possible it may be used as office space for staff.

Allison requested the number of permanent occupants be limited to 400 residents due to a concern that the two bedroom cottages could become single family residences that could lead to traffic issues. Highlen and Beznos responded to Allison's concerns indicating they didn't see a reason to limit the number of residents pursuant to the fair housing act and senior housing regulations. Beznos suggested limiting the number of residents to the cottage units only. The Planning Commission decided they didn't want to impose an arbitrary number limiting the number of residents. Allison also requested at least 15 memory units be maintained as the proposed zero to thirty unit range represents a lack of commitment by the applicant to this important community need. Beznos reported senior housing can provide all levels of care and they wanted the option regarding the number of memory care units based upon demand. Beznos noted they don't want to build something if the demand isn't there, and that the memory care is the last phase of the project so they can retain flexibility based upon the needs of the community and complexity of the development. Allison also expressed concern regarding property division and resident service uses.

Sorini responded to Allison's concern and indicated land divisions and easements is addressed under Section 5.2.4 of the resolution. Highlen indicated resident service uses are not open to the public nor will they be advertised. The Planning Commission reviewed the proposed resolution and incorporated a number of changes as recommended by the Township attorney and suggested by the applicant.

Olsson moved to recommend to the Township Board approval of the Resolution of Findings and Recommendation of Approval of Amended PUD Rezoning Petition, and Amended Area Plan, All Seasons of Ann Arbor (Formerly Traditions and Formerly Verdura) draft dated June 6, 2016 with the following changes proposed by the Township attorney: Under Recital A strike "confirm"; Section 1.2 strike "Commission" and insert "Consultant" and in the last sentence strike "submission" and insert "approval; Section 1.2 (b) strike "and Dixboro Road" and add at the beginning of (d), (e) and (g) "Investigate and if possible provide" and delete (f); on page 5 in the last paragraph 1st sentence strike "prior to" and insert "as part of"; at the top of page 6 insert "Consider reducing parking with each phase at the time of final site plan submission."; Section 3.2.1 in the 6th line after "and" insert "where possible"; Section 3.2.2 insert "confirmation that the property will remain subject to real estate taxes and if not will provide fire services agreement"; Section 4.2.2 in the 2nd line after "propose" insert "investigate and if possible provide"; Section 5.2.3 in the 2nd line strike "maintain improvements" and insert "install improvements and maintain for three years"; Section 7.2.1 strike "70s and be up to the 90s" and insert "55 years of age or older in accordance with the federal housing guidelines"; change 7.2.4 to 7.2.5; Section 9.2.2 at the end of the 2nd paragraph insert "As part of the final site plan application provide more detail on the loss of trees, to be graded, and other matters." and in the 4th paragraph 6th line strike "In addition" and after "20" insert "of the replacement trees"; Section 11.2.1 strike "check" and at the end of the 1st paragraph insert "subject to AATA and WCRC approval"; Section 11.2.1(b) strike "At least" and insert "One of these spaces has been eliminated at this location"; Section 12.6.2 insert "The infrastructure shown on the plans at each phase shall be constructed"; Section 12.23 strike the 2nd sentence and add at the end of the first sentence "and shall be ancillary to the residential nature of the project with no outside advertising."; Section 12.25 shall include the same language on fire services agreement; Section 12.26 strike "office use if approved by the Planning Commission based on information submitted as to parking" and insert "ancillary office use for the project."; and change Section 12.28 to 12.27. Gorman seconded the motion which was adopted unanimously.

B. SP-06-15 & WP-01-16 – Toyota Tech Center – Final Site Plan & Wetland Permit Approval

Marshall Azar indicated they have been working with the Township planner and engineer and were present tonight to answer any questions.

Township Engineer Humesky referenced his review letter dated May 31, 2016. Humesky reported he has been working on a lengthy engineering review of a very elaborate storm water plan. Humesky noted the calculated amount of storm water proposed to be mitigated to meet the Township's 20% rule is being retained in the south pond with an irrigation pump station to draw down the pond to irrigate the land. Humesky reported they are proposing to replace turf grass with prairie grass to help with storm water run-off along with rain gardens to help with water quality

and the first flush rain event. Humesky reported they added natural gas generators to the site plan but more detail must be provided as to location, size and type. Humesky noted they have provided some preliminary noise calculations but a plan must be provided ensuring that the noise generated from the final design will meet the Township noise ordinance. Humesky also noted more information is needed at the sidewalk south of the EVAL building showing barrier free access. Humesky reported the Fire Chief has requested that the installation of the overhead utility trestle and natural gas generators meet NFPA standards. Humesky also reported the applicant has received approvals from the WCWRC, WCRC and Ann Arbor Technology Park.

Township planner Elmiger referenced her review letter dated May 16, 2016. Elmiger reported information about the natural gas generators has been provided and addressed by the applicant. Elmiger also reported her minor comments regarding landscaping and the mix of parking lot fixture designs have been addressed by the applicant. Elmiger recommended approval of the wetland permit and noted the wetland is not a naturally-occurring wetland and was formed after the site was developed and is of poor quality.

Township attorney Rechten reported they prepared a draft resolution and provided a brief summary of the contents of the resolution. Rechten recommended striking the second sentence under Section 2.E. The Planning Commission recommended minor revisions to Sections 1.C, 2.D., E., and I of the resolution. **Kotila moved to approve the Resolution Approving Wetland Permit and Final Site Plan for Toyota Technical Center, USA draft dated June 6, 2016 with the following changes: On page 4 under Section 1.C in the 7th line strike “and is not naturally occurring”; under Section 2.D in the 1st line strike “plan” and insert “plant” and in the 2nd line strike “plans” and insert “plants”; under Section 2.E strike “sought” and insert “west”, and strike the last sentence; and under Section 2.I strike “All new” and insert “No” and strike “shall be conducted indoors, and shall not” and insert “may”. Gidley seconded the motion which was adopted unanimously.**

C. Medical Marijuana Grow Operations Draft Zoning Ordinance Amendment

The Planning Commission decided to address the issue of licensing before adopting an amendment to the zoning ordinance for medical marijuana grow operations. The Planning Commission asked the Township planner to draft a license ordinance for consideration at their next meeting. **Mendelson moved to table. Kotila seconded the motion which was adopted unanimously.**

IX. ITEMS FOR DISCUSSION

A. Continued Discussion of Medical Marijuana Grow Operations

The Planning Commission agreed to defer discussion to next month's meeting.

X. INFORMATIONAL ITEMS - Items were included in the Commissioners' packets.

XI. PUBLIC COMMENT - None

XII. ADJOURNMENT - **Kotila moved to adjourn the meeting at 10:15 p.m. Mendelson seconded the motion which was adopted unanimously.**