

**ANN ARBOR CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
MINUTES OF MEETING
Tuesday July 5, 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 7:35 p.m.

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

Absent: Peter Kotila.

Also Present: Township Attorneys Sandra Sorini-Elser and Matthew Rechten, Township Planner Sally Elmiger and Planning Assistant Joanne Collins.

II. CITIZEN PARTICIPATION

No citizen signed up for participation.

III. APPROVAL OF MINUTES

Gorman moved approval of the June 6, 2016 meeting minutes. Olsson seconded the motion which was adopted unanimously.

IV. COMMUNICATIONS

The minutes of the June 20, 2016 Board of Trustees meeting were included in the Commissioners' packets.

V. PUBLIC HEARING - None

VI. NEW BUSINESS – None

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

VII. OLD BUSINESS

- A. Review draft Amendment to Zoning Code Sections 74-2, 74-461, 74-462, and 74-465 and Addition of Zoning Code Sections 74-613, 74-614, and 74-615 "Medical Marijuana Grow Operation".**

Planning Commissioners reviewed the draft amendment. **Allison moved to schedule a Public Hearing for the August 3, 2016 meeting. Gorman seconded the motion which was adopted unanimously.**

IX. ITEMS FOR DISCUSSION

- A. Continued discussion of Medical Marijuana Grow Operations – police power ordinance.**

Planning Commissioners reviewed the draft for the Medical Marijuana Ordinance. The following changes were entered;

Sec. 18-62. (c) delete “annual” and replace with “two year”

Sec. 18-64. (a) delete “the” replace with “any”

(b) delete “CHECK”

(h) delete “CHECK”

(i) delete

(j) delete “churches, synagogues”

Sec. 18-66 (c) insert “be” after shall not

(c) insert “to patients”

Gorman moved to table until 8/3/2016 for the Township attorney and planner to address issues discussed. Gidley seconded the motion which was adopted unanimously.

B. SP-03-16 Domino’s Empty Nesters Residential Development – 2250 & 2520 N. Earhart Pl., 4003, 4065 & 4165 Plymouth Rd., Parcels I-09-13-325-005, 006, 007, 008, 009, 010 & 011. Applicant addressed the Planning Commission with a proposed PUD at Old Earhart and Plymouth Road to obtain feedback and direction from the Planning Commission.

Howard Fingerroot, Managing Partner of Pinnacle Homes and William Anderson of Atwell Consulting, Engineering, and Construction introduced Pinnacle Homes and discussed Pinnacle’s concept of ‘empty nester’ homes. The homes are high quality, single story, targeting the empty nester, 55 years and older. Pinnacle is proposing the construction of 40 of these homes on a 17 acre parcel that is currently zoned R-2, Suburban Residential and is Master Planned Suburban Residential with a proposed density of up to 1.0 du/ac. Mr. Fingerroot announced the State of Michigan had given Pinnacle the designation of “Pure Michigan”. He also noted that Pinnacle is one of the contractors building homes in the Northbrooke subdivision.

The Planning Commission discussed the issue of the site density and traffic concerns. They suggested the petitioner would have to request an amendment to the master plan and still reduce the density of the plan; a straw poll indicated that commissioners would be more amenable to 20-30 units. A PUD needs a minimum of 20 acres, although the Board could waive the minimum acre requirements. A subarea study would have to be performed. The lowest residential district that may apply would be R-3A at du/22,000sqft. A traffic light would have to be installed. Water and sewer could be available.

X. INFORMATIONAL ITEMS

XI. PUBLIC COMMENT - None

XII. ADJOURNMENT

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