

**ANN ARBOR CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
MINUTES OF MEETING
MONDAY, JULY 10, 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 7:30 p.m.

Present: John Allison, Lee Gorman, Peter Kotila, Diane O’Connell, and Kris Olsson.

Absent: David Gidley and Karen Mendelson.

Also Present: Township Attorney Matt Rechtiem, Township Planner Sally Elmiger, Township Engineer Humesky, Zoning Official Peter Pace, and Planning Assistant Joanne Collins.

II. CITIZEN PARTICIPATION

No citizen signed up for participation.

III. APPROVAL OF MINUTES

Corrections to 6/5/17 minutes: On page 1 in the last paragraph 5th line insert a period after “standards”, capitalize “the” and strike “since the tenant needs are not yet known all space is presumed to be occupied versus warehouse”. On page 2 in the 2nd paragraph 8th line after “that” insert “subject to Board approval”. On page 3 in the 2nd paragraph 4th line strike “he” and insert “his firm”; in the 3rd paragraph 3rd line strike “site plan ordinance” and insert “dimensional requirements of the district.”; in the 5th line after “plan” insert “dimensional requirements”; and in the 7th line after “plan” insert “or with the preliminary site plan review standards regarding natural resources and site grading”. **Allison moved approval of the June 5, 2017 meeting minutes as amended. Gorman seconded the motion which was adopted unanimously.**

IV. COMMUNICATIONS

Allison reported on the June 19, 2017 Board of Trustees meeting. The Board minutes were included in the Commissioners’ packets.

V. PUBLIC HEARING - None

VI. NEW BUSINESS

- A. SP-02-17, NF-01-17 and TW-01-17– Applicant is seeking approval for a combined preliminary & final site plan, natural features permit and tree/woodland permit for parking lot improvements with associated grading, infrastructure and landscaping at Lobby A-C Parking Lot, Ave Maria Drive in Domino’s Farms Office Park. Parcels I-09-13-200-017, I-09-13-200-018, I-09-12-300- 020 and I-09-11-100-010.**

~~John~~ Petz with Domino Farms explained they are making application to construct 146 of the 210 land-banked parking spaces for the office park development. Petz provided a brief history of the project and indicated they have a number of medical clinics which is driving the demand for additional parking spaces.

Thomas Covert Project Manager with Midwestern Consulting explained the layout plan provides for the resurfacing of the existing parking lot, changing the location of existing parking islands,

adding smaller internal islands, and eliminating the dual access road. Covert noted they will have to lower the existing water main in the easement so that it's at the adequate depth for the proposed parking. Covert reported the storm water management system is adequate, and that the existing central basin is adequate to hold the additional impervious surface. Covert noted however they do plan to reconfigure the outlet control structure so it can hold a little more volume. Covert reported a number of trees are proposed to be removed with mitigation standards to replace those trees. Covert also reported the proposed paving system is more durable than the current system with various pavement cross sections. Covert stated they are agreeable to planting on the new steep slopes, however, the area is for grazing animals and they may need more specifics as to the type of deep-rooted plants. Covert stated they are confident they can address the Township consultants outstanding comments and requested contingent approval of their combined preliminary and final site plan, natural features permit and tree/woodland permit.

Humesky referenced his review letter dated June 29, 2017. Humesky reported the applicant has addressed all of their comments with only minor comments remaining. Humesky reported a couple of light poles will need to be lowered to meet ordinance requirements, and there is ample storm water storage in the existing central basin to accommodate the land-banked parking spaces with only a minor increase in impervious surface. Humesky also reported the WCWRC approved the plans on June 30th, and a water main isolation plan must be coordinated with the Township prior to construction for the lowering of the water main. Humesky noted a utility permit and a soil erosion permit are required prior to construction.

Elmiger referenced her review letter dated June 26, 2017. Elmiger reported she miscalculated the required number of trees to be mitigated and recommended that 20 evergreen trees be increased in size to 8-feet tall. Elmiger recommended tree protective fencing symbols around trees at the end of islands toward the building and along the northern boundary. Elmiger also recommended planting on the new slopes on the south end of the lot with deep-rooted plants to minimize soil erosion and improve infiltration, but would also be appropriate for grazing animals.

Attorney Rechten presented a proposed resolution approving the project. Rechten summarized the recitals along with findings and conditions. Elmiger recommended a change to language under item 1(e) to strike "8 Black Hills Spruce trees" and insert "all 20 proposed evergreen trees". Rechten also recommended a change under item O to strike "and approval". Allison recommended adding a condition to include FCAC's recommendation to add depressed native planting areas to aid in run-off absorption. **Gorman moved approval of Resolution Approving Combined Preliminary and Final Site Plan and Natural Feature Setback and Woodland Removal Permits for Domino Farms Banked Parking draft dated July 10, 2017 with the following changes: On page 2 under item O in the 3rd line strike "and approval"; on page 3 under item 1(e) in the 2nd line strike "8 Black Hills Spruce trees" and insert "all 20 proposed evergreen trees"; and adding condition #7 "Per the Fleming Creek Advisory Council recommendation Domino Farms shall evaluate and consider adding depressed native planting areas to aid in run-off absorption."** Olsson seconded the motion which was adopted unanimously.

VII. OLD BUSINESS

- A. (Bring back to the table) SP-05-16 and NF-05-16 - Research and Development. Applicant is seeking approval for a preliminary site plan, Natural Features Permit and a Tree/Woodland Removal Permit for a proposed building, storm water facilities, utilities, paving and landscaping on parcels I-09-14-480-001, 002, 003 and 004, 14.48 acres, NW Quad of Plymouth Road and N. Earhart Place.**

Elmiger referenced her memorandum dated July 8, 2017. Elmiger reported she did not previously provide any comments or assessment of the industry standards for R&D buildings that were provided by the project architect. Elmiger named two examples in the Township of R&D buildings that have unique configurations (not long and narrow) and the site design preserves significant amounts of natural features, specifically IMRA America Inc and NSK Corporation. Elmiger also commented if the building design for an R&D building were so rigid why would a site with such significant topography be selected. Elmiger also stated the site conditions are the reason for the variance process and could justify practical difficulties for reasonable use of the land. Pace concurred with Elmiger.

Attorney Rechten presented a proposed resolution denying the project as directed by the Planning Commission. Rechten explained the recitals detail the procedural history of the project, required ordinance review standards, and identifies all of the concerns raised by the Planning Commission. Rechten recommended correcting the section number under item O and inserting the date of July 8th under item L. Humesky recommended a change to the language on page 3 in the 4th line to strike “a deceleration lane” and insert “road widening”. **Kotila moved to approve the Resolution Rejecting the Preliminary Site Plan and Denying Applications for Natural Features Setback Permit and Tree/Woodland Permit for Research and Development Center draft dated July 10, 2017 with the following changes: On page 3 in the first paragraph 4th line strike “a deceleration lane” and insert “road widening”, under item L in the 7th line insert “July 8” and under item O in the 10th line changing the section number to 26-508(a)(2). Allison seconded the motion which was adopted unanimously.**

VIII. ITEMS FOR DISCUSSION - None**IX. INFORMATIONAL ITEMS**

Items were included in the Commissioners’ packets.

X. PUBLIC COMMENT

Barbara Bloch commented she prepared a Forest (Woodland) Stewardship Plan and asked the Planning Commission to accept the plan.

XI. ADJOURNMENT

Olsson moved to adjourn the meeting at 8:45 p.m. Gorman seconded the motion which was adopted unanimously.