

**ANN ARBOR CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
MINUTES OF MEETING
Wednesday, August 3, 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, Diane O'Connell, Kris Olsson and Karen Mendelson.

Absent: Joh Allison and Peter Kotila.

Also Present: Township Attorneys Sandra Sorini-Elser and Matthew Rechten, Township Planner Richard Carlisle, Township Engineer Eric Humesky and Planning Assistant Joanne Collins.

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

III. APPROVAL OF MINUTES

Gorman moved approval of the July 5, 2016 meeting minutes. Mendelson 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.

The minutes of the July 19, 2016 Zoning Board of Appeals meeting were included in the Commissioners' packets.

Gorman moved to amend the agenda to advance item IX. D. before item V. Olsson seconded the motion which was adopted unanimously.

IX. D. Presentation by Scott Miller of the WCWRC County stormwater rules and Township stormwater rules.

Scott Miller, WCWRC Engineer Supervisor, discussed the County's stormwater rules, which are not much different from the Township's rules. His presentation came about because Toyota's engineer thought the County's rules were very different. However, the County has recently upgraded their rules to be closer to the Township's. The only difference now is the 20% rule. The Township may require additional storm water management for projects proposed to be greater than 20% impervious surface. ~~The Township states infiltrate or retain over 20%. The County states infiltrate only over 20%. Humesky and Miller agreed that there is no inherent conflict in the rules.~~

V. PUBLIC HEARING

Public Hearing to consider an 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”.

1. **Presentation** - Attorney Matthew Rechten read through the draft of the proposed ordinance.
2. **Consultant Comments/Planning Commission Comments** - None
3. **Public Comment** - None
4. **Public Hearing Closed** – at 8:00pm
5. **Commission Discussion/Action** – Mendelson objected to the requirement for a site plan in section 74-613 section 4. The Commissioners agreed to strike the verbiage pertaining to site plan requirements and asked the attorneys to redraft the section. **Gorman motioned to table to allow attorneys time to update the draft and set a public hearing for the September 6, 2016 Planning Commission meeting to consider an 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”.** Mendelson seconded the motion which was adopted unanimously.

VI. NEW BUSINESS

- A. ZC-02-16 Cornwell Farms 3601 Pontiac Trail, I-09-09-200-014, set a public hearing to consider a request for a zoning change from A-1 to PUD.**

Heath Hart with Midwestern Consulting introduced the project, a 30 lot development on 42 acres. The entrance will be on Pontiac Trail. WCRC has approved the entrance. All roads will be private roads. 30% of the site is proposed for open space mostly along the border of US23. Private wells and septic fields will service each dwelling site. All stormwater will be infiltrated. They are working with the Brauns to establish a dry hydrant system. They are proposing a trail through the open spaces. Price range will be \$400k to 600K.

Humesky stated the site has very few engineering issues thanks to the well-draining soils. Humesky met on site with the Utility Director to check the placement of the hydrant. The roads have to accommodate fire apparatus. Silo on site needs to be made safe to prevent children from climbing.

Carlisle stated the proposed use and density are consistent with the Master Plan designation. The project is a somewhat clustered development that provides modest open space for future residents. The property will need to be rezoned from general agricultural to PUD and approval sought from the Board.

Heath Hart commented on the consultants comments. He believes all the comments from the planner can be addressed. Gidley asked about the number of trees to be removed. Hart stated that a lot of the trees are undesirable and invasive species. However, the trees that will be removed will be mitigated

throughout the site.

O'Connell questioned if the applicant was applying for a Natural Features permit. The applicant included an application in his packet. It may not be necessary as the steep slopes located on the property are part of the open space area.

Gorman motioned to set a public hearing for the September 6, 2016 Planning Commission meeting. Mendelson seconded the motion which was adopted unanimously.

B. SP-02-16, NF-02-16 and a Tree/Woodland Removal permit Cornwell Farms 3601 Pontiac Trail, I-09-09-200-014, applicant wishes to build a residential development on 42 acres.

Olsson motioned to table until September 6, 2016. Gidley seconded the motion which was adopted unanimously.

C. SP-04-16 Ann Arbor Charter Township, 3792 Pontiac Trail, I-09-09-100-022, applicant is requesting a parking lot expansion.

Carlisle introduced the project. He stated the project was before the planning commission for information only. No action was expected. There are many steps that still have to take place before the project can come before the Planning Commission for action. He noted that the project will give the Township much needed parking spaces. Humesky noted that the project was a work in progress. A zoning change is required, a variance is needed and further comments from the WCRC will be required. The Commissioners had no comments.

VII. OLD BUSINESS - None

IX. ITEMS FOR DISCUSSION

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

Attorney Matthew Rechtien reviewed the draft that reflected all changes requested by the Planning Commission. Mendelson noted an error in Sec. 18-66 (b), first sentence, remove “or patient”. Gidley noted that Sec. 18-64 (i) is redundant and should be removed.

B. Review the uses in the RC, A-1 and A-R districts.

Carlisle reviewed the suggested changes for “places of worship”. Attorney Sorini suggested that any further discussion should take place after Supervisor Moran has a chance to see the suggestions.

C. Fee schedule for performance guarantees.

Humesky briefly explained why this is an issue to be discussed with the Planning Commission. The Commissioners decided to wait until Elmiger was present for further discussion

E. Coal Tar Sealant Ordinance.

Olsson requested that the planner look at the various Coal Tar Sealant Ordinances obtained from other municipalities. The commissioners discussed the matter amongst themselves concerning the ramifications of the sealant. It was decided that the ~~Board would have to address this issue~~ consultants would supply sample ordinances for review by the Planning Commission, and the Board would have to pass the ordinance.

X. INFORMATIONAL ITEMS

A. City of Ann Arbor has created a draft of their Master Plan for Parks and Recreation Open Space Plan.

XI. PUBLIC COMMENT

Cathy Braun made note that the Food Hub was dumping brush along the berm at 4175 Whitmore Lake Road. It was suggested that the Building Official investigate.

XII. ADJOURNMENT

Mendelson moved to adjourn the meeting at 9:20pm Gorman seconded the motion which was adopted unanimously.