

**ANN ARBOR CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
MINUTES OF MEETING
MONDAY, SEPTEMBER 11, 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 7:33 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 and Sarah Williams, Township Planner Sally Elmiger, Zoning Official Peter Pace, and Planning Assistant Joanne Collins.

Kotila moved to amend the agenda to add under New Business Item C "Set new date for November Planning Commission meeting" and to add under Informational Items Item A "Letter from the City of Ann Arbor regarding a draft of the City of Ann Arbor Master Plan" and Item B "Medical Marijuana information from MTA". Gorman seconded the motion which was adopted unanimously.

II. CITIZEN PARTICIPATION

No citizen signed up for participation.

III. APPROVAL OF MINUTES

Corrections to the 7/10/17 minutes: On page 1 under item VI.A. in the first line change "Jon" to "John". **Allison moved approval of the July 10, 2017 meeting minutes as amended.**

Gorman seconded the motion which was adopted unanimously.

IV. COMMUNICATIONS

Allison reported on the July 17, 2017 and August 21, 2017 Board of Trustees meetings. The Board minutes were included in the Commissioners' packets.

V. PUBLIC HEARING - None

VI. NEW BUSINESS

A. Tree/Woodland Ordinance Amendment - Set a public hearing for October.

Township Attorney Sorini presented the proposed draft amendment along with a memorandum summarizing the purpose of the amendment. Attorney Sorini stated the primary purpose of the amendment is to clarify when a woodland stewardship plan can be used for tree removal, and to address some administrative issues such as fees for review of woodland stewardship plans or amendments to tree removal permits. Attorney Sorini noted some of the changes also clarified that the ordinance prohibits the removal of protected trees and woodlands without a permit, if one is required; a woodland stewardship plan must be approved by the Township Environmental Consultant, the State of Michigan Forest Stewardship Program, and be consistent with generally accepted forestry management practices adopted by the Michigan Department of Natural

Resources. Attorney Sorini also noted the amendment provides that security for installation and survival of mitigation plantings must be in the form of cash or a letter of credit rather than a surety bond due to the nature of the work.

Township Planner Elmiger reported woodland management methods advocate clear cutting for invasive species or diseased trees, and that the criteria in the Township ordinance for a woodland stewardship plan is the same as the state's criteria, so it's not a burden on the applicant nor is the Township asking the applicant to do anything in addition to the state requirements. Elmiger also noted the woodland stewardship plan runs specific to a designated area of the property not the entire property. **Olsson moved to set a public hearing on the proposed amendment to the Tree/Woodland Ordinance for October 2, 2017. Mendelson seconded the motion which was adopted unanimously.**

B. Domino's Farms Area Plan Amendment - Major/Minor determination.

John Petz on behalf of Dominos Farms Corporation requested a minor change determination for a technical correction to the Domino's Farms Office Park Area Plan Amendment. Petz reported due to a current development proposal to construct an office building at the location of Support Facility C of the Area Plan, it was discovered during the Township's initial review, that the acreage of Support Facility C in the Area Plan did not reconcile with the parcel that was created during the parcel divisions in 2013, that facilitated the IHA Medical Center development. Petz indicated this amendment is to reconcile the actual parcel acreages and Area Plan and no uses, building allocation or other elements are proposed to be changed. Petz noted the graphics have been updated so they are more functional for the Township's review needs, and more consistent from a planner perspective from what would be expected for an area plan. Petz indicated they imposed the actual building, and what the built environment is on site, so it reconciles with the realities. Petz noted the proposed color scale legend for the development summary has to be corrected identifying the main office park in yellow, the three support facilities in orange, the farm in blue, the employee park in dark green, and the open space area in light green.

Township Planner Elmiger referenced her review letter dated September 7, 2017. Elmiger reported she evaluated the modifications based on the Township ordinance, and considers it a minor variation in layout which does not constitute a major change. Elmiger noted the Area Plan has been formalized due to the lot splits in 2013, and the new graphic and the consistency of the development table makes it very clear what the actual acreage is for future development. Attorney Sorini provided a proposed resolution and noted Carlisle/Wortman recommended changes under recital D and in the resolution to correct the revision date of "September 6, 2017" and to add "with further revisions to include correcting the legend". Attorney Sorini also recommended adding "subject to documentation Domino Farms Corporation of authority to bind other property owners in the office park" on page 2 of the resolution.

Commissioners reviewed and discussed the original Area Plan approved in 1984, the collection of parcels that make-up of the office park district, lot splits approved in 2013, acreage, and floor area ratios. Commissioners determined the proposed amendment meets the criteria for a minor change to the Area Plan. **Olsson moved to approve the Resolution Approving the Domino's Farms Office Park Amended Area Plan (DF Amended Area Plan) draft dated September**

11, 2017 with Carlisle/Wortman and Township attorney recommended edits. Gidley seconded the motion which was adopted unanimously.

C. Set new date for November Planning Commission Meeting

Gorman moved to change the November Planning Commission meeting from November 6, 2017 to November 13, 2017. Olsson seconded the motion which was adopted unanimously.

VII. OLD BUSINESS

A. Set a date for a workshop for Medical Marijuana to address any ordinance changes for the law going into effect at the end of the year.

Due to a lack of consensus Olsson agreed to send out a doodle poll to all Commissioners to determine a future workshop date for Medical Marijuana ordinance changes.

VIII. ITEMS FOR DISCUSSION - None

IX. INFORMATIONAL ITEMS

Informational items were included in the Commissioners' packets.

X. PUBLIC COMMENT

There were no public comments.

XI. ADJOURNMENT

Olsson moved to adjourn the meeting at 8:44 p.m. Gorman seconded the motion which was adopted unanimously.