

**ANN ARBOR CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING  
MINUTES OF MEETING  
MONDAY, OCTOBER 2, 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: Lee Gorman, Peter Kotila, Diane O’Connell, Kris Olsson and Karen Mendelson.

Absent: John Allison and David Gidley.

Also present: Township Attorneys Sandra Sorini-Elser and Sarah Williams, Township Planner Sally Elmiger, Township Engineers Brian Simons and Maranda Miller, Zoning Official Peter Pace, and Planning Assistant Joanne Collins.

**II. CITIZEN PARTICIPATION**

No citizen signed up for participation.

**III. APPROVAL OF MINUTES**

**Gorman moved approval of the September 11, 2017 meeting minutes as drafted. Olsson seconded the motion which was adopted unanimously.**

**IV. COMMUNICATIONS**

Pace reported on the September 18, 2017 Board of Trustees meeting. The Board minutes were included in the Commissioners’ packets.

**V. PUBLIC HEARING**

**A. To consider an amendment to the Tree/Woodland Ordinance.**

Attorney Sorini summarized the proposed ordinance changes as outlined in her memorandum dated September 6, 2017 and reported there were no changes to the proposed amendment since last month’s meeting. There were no comments from the consultants or commissioners.

O’Connell opened the public hearing at 7:35 p.m. There were no public comments. O’Connell closed the public hearing at 7:36 p.m. Kotila commented the proposed amendment is a significant improvement to the ordinance. **Olsson moved to recommend to the Township Board adoption of the Amendment to Zoning Code Section 74-605(a)(c)(d)(f)(m) and (n)(7) “Tree and Woodland Resource Preservation” dated October 2, 2017. Gorman seconded the motion which was adopted unanimously.**

**VI. NEW BUSINESS**

**A. SP-03-17 Arbor Research Collaborative for Health – Preliminary Site Approval for a 57,000 sq. ft., 2 story office building, parking lot, landscaping and storm water management located in Domino’s Office Park, property ID I -09-12-300-027.**

Tom Phillips with Hobbs and Black Architects reported they are adding features to the site with trees and a significant amount of rain garden area to manage the storm water, which will leave the storm water management of the site in better shape than it is now. Phillips explained they’ve spent 5 to 6 months studying the site which has been designed specifically for Arbor Research. Phillips reported the proposed two-story building rises out of the field to save view sheds with

compressed parking to the west along with plantings to stabilize the grade, and allow the grade to flow around the building and maintain the natural direction of the water courses. Phillips also reported they reduced the number of parking by 16% from 225 spaces to 190 spaces as well as a reduction in the size of the building from 57,500 square feet to 49,500 feet, a reduction of 8000 square feet or 13% of the building.

Deborah Vandermade, Operations Manager for Arbor Research Collaborative for Health, gave a brief presentation of who they are and what they do, and also provided a handout about the company and its mission.

Township Engineer Maranda Miller referenced her review letter dated September 28, 2017. She reported the utilities under the proposed retaining wall will need to be relocated, and the proposed project is 33.8% impervious surface which triggers the 20% rule under the Township's storm water ordinance. The entire mitigation volume is proposed to be handled by the proposed rain gardens with a large retention basin that will be utilized to repurpose storm water for irrigation. It should be clarified if the retaining wall near the proposed building will be removed when phase two is built, the tree pit proposed on top of the water leads going into the building should be removed or relocated, drainage arrows should be provided to clarify where drainage will flow during a storm event, and clarify if changes in drainage would adversely impact the wetland mitigation/stream restoration that has taken place downstream. Miller noted additional fire hydrants will need to be installed and one relocated, and an access drive should be provided for fire trucks in case of an emergency. Miller also reported the WCWRC and WCRC issued preliminary approval and comments were received from the FCAC.

Elmiger referenced her review letter dated September 12, 2017. Elmiger reported the proposed square footage of the building is not clear on the plans and she is not comfortable recommending preliminary approval at this point. Elmiger noted there are a significant number of topographic changes to the site with 11 foot retaining walls and questioned if the building can be designed to fit the site better. Elmiger also requested information on the depth of the retention. how much water is going to be sitting in it, what is it going to look like when its drained out, expressing concern that it will be a muddy hole. Elmiger also reported she is pleased the amount of parking has been reduced for the first phase.

Pace expressed concern regarding the fire lane and recommended the hammerhead be lengthened for fire trucks. Pace also expressed concern regarding the proposed size of the retention basin. Attorney Sorini recommended the petitioner amend their application indicating Domino Farms as the owner.

Phillips noted Phase 2 is not envisioned for another 7 to 10 years and that the proposed storm water management takes Phase 2 into consideration. Phillips also noted the retaining walls have been lowered to a maximum height of 5 feet.

Bob Wanty with Washtenaw Engineering reported the retention pond meets WCWRC standards, and provides water for irrigation with a lot of vegetation so it's not a barren mud hole. Wanty explained the proposed rain gardens are to accommodate impervious areas, and that they're constrained by County and Township ordinances regarding the design of the pond. Wanty also

explained they are constrained by Earhart Road, the woodland behind the building, and property lines regarding the proposed location of the pond. Phillips explained the grading of the site allows water to flow from north to south. John Petz of Dominos Farms Corporation explained the access drive will be gated off to the north to prevent the neighboring property owner from utilizing the drive when the petting farm is not open. Vandermade reported they currently have 140 employees that have staggered schedules but work within standard business hours.

Gorman commented she likes what the petitioner has done with the rain gardens and plantings but would like the Township planner's comments addressed since the plans don't reflect the changes presented tonight. Kotila and Olsson questioned if the proposed retention pond could be tied into the existing retention pond to the south on the adjoining parcel. Wanty explained it would be difficult to accomplish that due to the WCWRC ordinances, and would require changes to the existing pond and would probably impact wetlands.

Mendelson expressed concern that the traffic study is from 2015 and doesn't take into account new development and questioned whether an updated traffic study is needed. Mendelson also questioned why a sidewalk is not proposed for the development. Phillips explained this is not a residential center and is designed for vehicular access. Wanty reported the traffic study showed minor impacts to the level of service and that it recommended a right turn lane and left turn lane on Earhart Road to improve traffic circulation for the development. Olsson recommended that the petitioner coordinate with the Township engineer and County engineer to see if the retention pond really needs to be that big and deep, and also recommended the use of native plantings for the proposed rain gardens. **Gorman moved to table to allow the petitioner to address all consultant comments and comments discussed tonight. Mendelson seconded the motion which was adopted unanimously.**

**VII. OLD BUSINESS** - None

**VIII. ITEMS FOR DISCUSSION** - None

**IX. INFORMATIONAL ITEMS**

Items were included in the Commissioners' packets.

**X. PUBLIC COMMENT**

There were no public comments.

**XI. ADJOURNMENT**

**Mendelson moved to adjourn the meeting at 9:18 p.m. Gorman seconded the motion which was adopted unanimously.**