

**ANN ARBOR CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING  
MINUTES OF MEETING  
MONDAY, NOVEMBER 13, 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, 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 October 2, 2017 meeting minutes as amended. Olsson seconded the motion which was adopted unanimously. Allison moved approval of the October 19, 2017 workshop meeting minutes as amended. Gorman seconded the motion which was adopted unanimously.**

**IV. COMMUNICATIONS**

Allison reported on the October 23, 2017 Board of Trustees meeting. The Board minutes were included in the Commissioners' packets.

**V. PUBLIC HEARING**

**VI. NEW BUSINESS**

**VII. OLD BUSINESS**

- A. Bring back to the table. SP-03-17 Arbor Research Collaborative for Health – Preliminary Site Approval and Tree/Woodland Removal Permit for a 49,500-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 met with the Fire Chief and updated the site plan with an added spur and sidewalk to the patio entrance; a paved walk with stairs through the retaining wall; reduced the size of the turnaround; and removed parking shown on the plans for the second phase.

Humesky referenced his review letter dated November 9, 2017, reporting the proposed project is over the Township's 20% rule with 31.6% impervious surface. He indicated the storm water management plan is good, with the entire mitigation volume to be retained within proposed rain gardens that are adequate to meet the 20% rule. Humesky noted the applicant is also proposing a retention/detention basin that will be utilized to repurpose storm water for irrigation but is not

necessary to meet Township standards. He reported the traffic impact study uses data from 2013, and is acceptable to the WCRC, because at the time of the study a traffic light was already designed and proposed to be built at the intersection, bringing the intersection to a level of service A. Humesky reported the wrap-around driveway should be shown on the plans as a “future driveway” and the sanitary sewer and water leads should not be located under the proposed retaining wall on the west side of the building. Humesky also reported the parking space located where the 8-foot-wide walkway connects to the parking lot southwest of the building must be eliminated. Humesky noted it appears the reduced flow rate leaving the site is a positive change as it will reduce the chance of erosion, and the increased overall volume of water leaving the site will have no effect on the quality of the stream or wetlands, other than slightly increasing the duration that these features are wet. Humesky also noted the fire chief requested the fire lane tee turnaround be extended further east to allow easier access for fire apparatus.

Elmiger referenced her review letter dated November 8, 2017. Elmiger reported the applicant implemented changes to the site plan with the most significant changes of reduced grading and much shorter retaining walls to site the building. Elmiger reported there are no landmark trees being impacted by the project, and the trees proposed to be removed are being replaced with a number that far exceeds the Township’s mitigation requirements. Elmiger recommended the Planning Commission determine the necessary number of loading areas; and expressed concern regarding the depth of the storm water basin and the level of water being drawn down to irrigate the site. Elmiger recommended the Planning Commission discuss the necessity of the basin, and how the aesthetics of the basin will be managed.

Attorney Sorini presented the proposed draft resolution approving the preliminary site plan and tree removal permit. Sorini reported she added a number of findings to the resolution to address the number of loading areas, to provide for a copy of the shared driveway agreement, a requirement of native plantings for rain gardens, and a maintenance agreement for the detention pond to ensure survival of plantings.

Bob Wanty with Washtenaw Engineering addressed the Planning Commission regarding the number of rain gardens and detention pond for managing storm water on site. Wanty explained the purpose of the detention pond is for storage for irrigation that will be supplemented with a well during dry periods. Wanty indicated they could reduce the depth of the basin but it would not be smaller just shallower, but then they would have to use the well and pump groundwater all the time. Wanty noted what is being proposed is the same way Masco operates. Phillips addressed the Planning Commission regarding the need for only one loading area, noting this is a research organization where most things are done electronically so there is a nominal amount of trash, and most deliveries are by Fed-ex. Elmiger recommended adding a language to the resolution that specifies a minimum level of water in the detention pond is required. **Olsson moved to approve the Resolution Approving Preliminary Site Plan and Preliminary Approval of Tree Removal Permit for Arbor Research Collaborative for Health dated November 13, 2017 with the addition under section 1.4 of “one” and under sections 1.7 and 2.5 after the word “maintenance agreement” adding “including a specified minimum level of water in the pond”. Allison seconded the motion which was adopted unanimously.**

**VIII. ITEMS FOR DISCUSSION**

**A. Private Road Ordinance Amendment**

Humesky presented a draft of proposed revisions to the Private Road Ordinance to address past issues they have experienced as the Township engineer. He summarized the proposed revisions in a memorandum dated November 9, 2017. Humesky walked through the proposed revisions and answered a series of questions from Commissioners.

**B. Medical Marijuana**

**C. Building Official's memo regarding Medical Marijuana question asked at the workshop.**

Attorney Williams reported a number of additional LARA advisory bulletins regarding the co-location of medical marijuana facilities, the medical marijuana facilities license application process, the authorization of medical marijuana facilities, and temporary medical marijuana facilities. Elmiger reported Sumpter, Salem, Pittsfield, Scio, Lima, City of Dexter, and Dexter Township have all decided to opt out of permitting medical marijuana facilities.

**D. Washtenaw County Parks and Recreation Commission's letter regarding Beztak Properties' All Seasons Senior Housing Development Project.**

Attorney Sorini reported she is currently working on easements for the development project.

**IX. INFORMATIONAL ITEMS**

Items were included in the Commissioners' packets.

**X. PUBLIC COMMENT**

Chuck Bolton a local architect commented he would like to start a dialogue with the Planning Commission regarding old farmsteads and how the Township can embrace and save these old rural buildings by making changes to residential codes.

**XI. ADJOURNMENT**

**Olsson moved to adjourn the meeting at 9:14 p.m. Kotila seconded the motion which was adopted unanimously.**