

**ANN ARBOR CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
MINUTES OF MEETING
MONDAY, DECEMBER 5, 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: John Allison, David Gidley, Lee Gorman, Peter Kotila, Diane O'Connell, Kris Olsson and Karen Mendelson.

Also present: Township Attorney Matt Rechtien, Township Planner Sally Elmiger, Township Zoning Official Peter Pace, and Planning Assistant Joanne Collins.

II. CITIZEN PARTICIPATION

Attorney Benjamin Joffe expressed support of the Medical Marijuana Facilities Licensing Act but recommended the Commission proceed with caution when considering adoption of an ordinance as the state develops administrative rules over the next year.

III. APPROVAL OF MINUTES

Gorman moved approval of the November 10, 2016 meeting minutes as amended.

Mendelson seconded the motion which was adopted unanimously.

IV. COMMUNICATIONS

Allison reported on the November 21, 2016 Board of Trustees meeting. The Board minutes were included in the Commissioners' packets.

V. PUBLIC HEARING – None

VI. NEW BUSINESS

**A. SP-06-16 Washtenaw Food Hub 1-09-05-300-004 Major or Minor Amendment
Determination to CUP to expand loading dock to event space**

Rich Henes architect with Cornerstone Design explained the Food Hub would like to enlarge the existing farm market area by expanding into the loading dock area for an educational event space. Elmiger reported the reason for the change is that the Food Hub is finding it too difficult to accommodate the farm market use and educational events in the same space. Elmiger recommended the Planning Commission find the proposal constitutes a minor amendment to the CUP, as renovation of the existing loading dock into event space does not meet any of the requirements that would trigger procedures to review the plans as a major change, and that the number of people being accommodated will not change from the agreed-to maximums in the permit. Pace commented he thinks it's a good idea to encompass the loading dock area as it will improve the aesthetics of the front of the building and is a needed expansion for the Food Hub.

Olsson moved that the Planning Commission finds the Washtenaw Food Hub's proposed change to expand the loading dock to event space is determined to be a minor change to the CUP. Gorman seconded the motion which was adopted unanimously.

B. Recommendation to the Board of Trustees of the Medical Marijuana Grow Operation Ordinance

Elmiger explained the options available to the Commission regarding regulating commercial facilities noting the state will be promulgating their rules over the next year. Gorman commented she is not comfortable recommending uses to the Board until the law is shaken-out over the next year, and suggested opting-out of all five uses, as there is not enough information available now to know what would best fit the Township. Allison recommended further consideration and discussion based on the Supervisor's request of more than a cursory review. Mendelson commented she is not ready to opt-out because she doesn't know enough now, and doesn't want to be forced into a position that she is not ready to take yet. After further discussion, the Planning Commission agreed to have Township consultants gather more information and provide periodic reports with a workshop to be scheduled in April. **Allison moved to table discussion of medical marijuana grow operation ordinance until the workshop scheduled for April 10, 2017 at 7:00 p.m. Olsson seconded the motion which was adopted unanimously.**

C. Election of Officers

Olsson moved to appoint Diane O'Connell as Chair, Peter Kotila as Vice-Chair and Lee Gorman as Secretary. Allison seconded the motion which was adopted unanimously.

VII. OLD BUSINESS

A. Tree/Woodland Permit Application for 4975 Ridge Creek Lane I-09-01-101-001

Elmiger reported the applicant submitted revised plans based upon the comments from last month's meeting. Elmiger reported based upon the ecological assessment report the home is being built on a moderately high quality woodland consisting of roost trees for the Indiana Bat habitat and recommended tree removal between October 1st through March 31st. Elmiger also recommended a woodland restoration plan be provided versus the landscape approach as submitted by the applicant. Elmiger noted the proposed resolution includes a woodland restoration plan to be approved administratively or the Commission has the option to wait and review and approve the plan. Allison commented he is in favor of tabling until a woodland restoration plan is received from the applicant. Mendelson indicated she just received the proposed resolution tonight and is not ready to accept or reject it at this time. Jamie Gorenflo with Midwestern Consulting commented they provided a mitigation plan because they didn't understand that the Township wanted a restoration plan. **Allison moved to table the tree/woodland permit application for 4975 Ridge Creek Lane. Kotila seconded the motion which was adopted unanimously.**

IX. ITEMS FOR DISCUSSION

A. Review of PC Annual Report draft

The Commission reviewed and approved the amended draft annual report.

B. Review PC 2017 Calendar

The Commission reviewed and approved the 2017 Calendar noting the July 3rd meeting may need to be changed in case there is a lack of quorum.

X. INFORMATIONAL ITEMS

Items were included in the Commissioners' packets.

XI. PUBLIC COMMENT - None

XII. ADJOURNMENT

Kotila moved to adjourn the meeting at 8:48 p.m. Mendelson seconded the motion which was adopted unanimously.