

**ANN ARBOR CHARTER TOWNSHIP BOARD OF TRUSTEES
RESOLUTION AND ORDINANCE REZONING
CONDITIONALLY REZONED PROPERTY (REVERSION) FROM R-1A TO A-1
500 STEIN ROAD**

July 21, 2025

Resolution adopted at a regular meeting of the Board of Trustees (“Township Board”) of Ann Arbor Charter Township (the “Township”), Washtenaw County, Michigan, held at the Township Hall, on July 21, 2025 at 7:30 p.m.

PRESENT: John Allison, Rena Basch, Carlene Colvin-Garcia, Della DiPietro, Eric Kaldjian, Peter Kotila, Diane O’Connell

ABSENT: n/a

Motion by Basch; supported by Kotila.

RECITALS

A. On March 6, 2021, Doug Selby, as petitioner, on behalf of Barton Estates, LLC, as owner (together, the “Applicant”) submitted a petition for zoning amendment (“Petition”) of a parcel of land located in Ann Arbor Charter Township consisting of 11.488 acres commonly known as 500 Stein Road, Tax Parcel ID I-09-08-200-001 (“Property”).

B. The request was to rezone the Property from A-1 General Agriculture to R-1A Single-Family Rural Residential District (“Initial Rezoning Request”).

C. On May 3, 2021, the Planning Commission held a public hearing on the Petition for the Initial Rezoning Request for the Property, at which time members of the public had an opportunity to be heard.

D. At the public hearing on May 3, 2021, the Applicant offered, and the Planning Commission accepted, withdrawal of the Initial Rezoning Request and instead requested a request to rezone the Property from A-1 to R-1A subject to certain conditions that were voluntarily offered in writing by the Applicant (the “Voluntary Conditions”). Together, the revised request for rezoning of the Property along with the Voluntary Conditions shall be referred to as the “Conditional Rezoning.”

E. On May 24, 2021, Applicant submitted a letter confirming the Applicant’s Voluntary Conditions for the Conditional Rezoning of the Property.

F. On June 7, 2021, the Planning Commission held a public hearing on the Conditional Rezoning of the Property at which time members of the public had an opportunity to be heard.

G. After the public hearing, the Planning Commission heard comments from and reviewed the reports from the Township Planner, Building and Zoning Official and the Township Attorney, including written reports from the Township Planner dated March 20, 2021 and May 24, 2021 (together, the “Reports”).

H. On June 7, 2021, pursuant to the Petition, and after reviewing the materials submitted, the Voluntary Conditions, the Reports, and after hearing any comments of the public at the public hearings held on May 3, 2021 and June 7, 2021, the Planning Commission adopted a resolution (“PC Resolution”) recommending approval of the Conditional Rezoning to the Ann Arbor Charter Township Board of Trustees, subject to certain terms and conditions set forth in the PC Resolution.

I. On June 21, 2021, the Township Board resolved to conditionally rezone the Property to R1-A based upon the voluntary conditions submitted by the Applicant and memorialized in a conditional rezoning agreement recorded on August 19, 2021.

J. The conditions for rezoning were required to be satisfied within two years of the date of approval, otherwise, in accordance with the Conditional Rezoning Agreement, the Property would automatically revert to its previous A-1 zoning classification.

K. The applicant did not satisfy all of the voluntary conditions for rezoning, including the requirement to record an instrument against the Property that depicts such conditions.

L. The Planning Commission held a public hearing on June 2, 2025 regarding rezoning the Property back to A-1, and thereafter by motion, recommended the Township Board rezone the property back to A-1.

M. The Township’s planning consultant submitted a report dated June 10, 2025, recommending rezoning the Property to A-1, in accordance with the standards and conditions specified in Sec. 74-310 and 74-312.

RESOLUTION

NOW THEREFORE, the Township Board resolves:

Based on the foregoing Recitals, which are incorporated herein by reference, review of the Reports from Township consultants and staff and pursuant to the Township Code of Ordinances, the comments of the public, and recommendation of the Planning Commission the Township Board hereby makes the following findings, standards and conditions for approval of the rezoning of the Property back to A-1:

A. **FINDINGS, STANDARDS AND CONDITIONS.**

- a. The Township Board finds that the conditions of the June 21, 2021 conditional rezoning of the Property have not been satisfied, in that an instrument recording the conditions for rezoning has not been completed and more than two years elapsed since the conditional rezoning was approved.
- b. The Conditional Rezoning Agreement provides that the Property shall automatically revert to A-1 if the conditions for rezoning are not satisfied within two years of the approval for conditional rezoning.

c. The Township Board further accepts and adopts the findings of the Findings of Fact (the "Findings") set forth in the June 10, 2025 report by the planning consultant, which are incorporated herein by reference.

B. **RESOLUTION OF REZONING.** Based on the foregoing Findings, standards, conditions and the Planning Commission recommendation for approval the Township Board approves the Rezoning of the Property back to A-1.

C. **ZONING MAP.** The official zoning map of the Township shall be updated to reflect the reversion of the Property back to A-1 zoning district.

AYES: John Allison, Rena Basch, Carlene Colvin-Garcia, Della DiPietro, Eric Kaldjian, Peter Kotila, Diane O'Connell

NAYES: none

ABSTAIN: none

Resolution Declared Adopted.



Diane O'Connell
Ann Arbor Charter Township Supervisor

I certify that the foregoing is a true and complete copy of a resolution adopted by the Ann Arbor Charter Township Board of Trustees, County of Washtenaw, State of Michigan, at a regular meeting held on July 21, 2025, that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.



Rena Basch, Township Clerk

Dated: July 22, 2025

Public Hearing: June 2, 2025

Planning Commission Recommendation: June 2, 2025

Board Action: July 21, 2025

Publication July 31, 2025