

**ANN ARBOR CHARTER TOWNSHIP
BOARD OF TRUSTEES MEETING MINUTES
MONDAY, MAY 19, 2008**

I. CALL TO ORDER

The regular monthly meeting of the Ann Arbor Charter Township Board of Trustees was called to order by Supervisor Moran at 7:31 p.m. at the Township Hall, 3792 Pontiac Trail, Ann Arbor, Michigan, 48105.

Present: Supervisor Michael Moran, Clerk Rena Basch, Treasurer Della DiPietro, Trustees John Allison, Richard Dieterle, Randolph Perry and Claudia Sedmak.

Also Present: Township Attorney Sandra Sorini Elser, Fire Chief Rick Ericson and Utilities Superintendent Rick Judkins.

II. CITIZEN PARTICIPATION

No citizen signed up for participation.

III. APPROVAL OF MINUTES

Corrections to the 4/22/08 minutes: On page 1 under item IV.B. in the second line strike "certain standards" and insert "limited conditions". **DiPietro moved approval of the April 22, 2008 minutes as amended. Allison seconded the motion which was adopted unanimously. Allison moved approval of the April 28, 2008 special meeting minutes. Dieterle seconded the motion which was adopted unanimously.**

IV. WASHTENAW COUNTY ROAD COMMISSION

Steve Purri, Managing Director for WCRC, presented a summary of Township activities for primary and local roads, routine maintenance costs and road projects. Purri said WCRC now accounts for in-kind services for road improvements paid for by developers and local school systems. For 2009 MDOT has estimated that the Michigan Transportation Fund will be down by 5%. Purri indicated that monies from the primary road fund are transferred in part to the local road fund to support necessary maintenance and improvements to local roads. The local matching program has been scaled back from \$650,000 to \$500,000 due to reductions in general revenues. Purri explained that any funds resulting from townships not spending all of the money allocated to them will be returned to the primary road fund and redistributed in a future year. Purri explained the two year carry-over option.

The Board discussed the proposed 2008 local road projects for Joy Road from Dixboro to Pontiac Trail, Joy Road from Dixboro to Earhart, Joy Road from Earhart to Pontiac Trail and the Belgrade Notch project. Moran reported he had again asked Northfield Township to split the costs for repairs to Joy Road from Pontiac Trail to Dixboro Road. Moran said Northfield Township indicated they would agree to a payment plan or an interest free loan to pay off their share of the costs for improvements.

Purri advised the Board of increases in costs for dust control. The Board agreed to one application of calcium chloride, and to complete the Belgrade Notch project. Purri said he would

explore the possibility of advancing funds to Northfield Township for repairs to Joy Road and will extend the Township's deadline to June 17th to allow the Board time to make a decision on the Joy Road project.

V. ANNEXATIONS, ORDINANCES, CONDITIONAL USES, ZONING

A. The Traditions

Bill Davis with Glenchester Senior Development distributed project concept booklets. The Traditions is a Continuing Care Retirement Community that provides a variety of different housing types on one campus. Davis indicated the PUD resolution is acceptable to the developer and property owner and addressed the issue of phasing and financial guarantees. Davis stated the commercial services within the facility will be owned and operated by The Traditions with their employees or independent contractors. Allison commented that the Planning Commission has been working on the project since September and have dealt with a number of issues raised at the public hearing. Allison added the petitioner has been very creative at dealing with traffic and natural feature issues, and the project was recommended unanimously by the Planning Commission.

Allison moved to approve the resolution approving the PUD rezoning petition and area plan and ordaining PUD rezoning draft dated May 19, 2008 including exhibits provided in the May 14, 2008 version with modifications to pages 2, 6, 7 and 9 and to authorize the Supervisor to sign the PUD agreement with the same modifications. Basch seconded the motion which was adopted unanimously.

B. Steller Bed and Breakfast

Allison explained that the Planning Commission received comments from 3 residents from Gleaner Circle, and although they may not have met all of the neighbors' ir concerns, ~~they did address concerns of~~ the Planning Commission discussed the concerns at length satisfactorily and unanimously recommended approval. The Stellers requested clarification of the language of section 2.7 of the resolution as it pertains to a lighted sign. The Board discussed proposed metrics and language for section 2.7 to ensure the sign would have unobtrusive lighting. Perry commented that the conditions imposed in the resolution and agreement were overly restrictive. Basch concurred. **Allison moved to approve the resolution approving issuance of a conditional use permit for a bed and breakfast with modifications to section 2.7 and to authorize the Supervisor to sign the development agreement. Moran seconded the motion which was adopted unanimously.**

VI. APPOINTMENTS, RESOLUTION, REPORTS, DISCUSSIONS

A. Appointments to Farmland and Open Space Preservation Board

Moran recommended the appointment of John Allison, Raymond Grew, Oran Hesterman, Otto Moehrle, Ken Koch, Tom Bartoshesky and Wayne Jones to the FOSPB. Moran proposed longer terms for those already serving on the FOSPB, while the proposed new members would take the shorter terms to see how they work out on the board. Moran said the Township's ordinance allows for up to 2 non-resident members; Raymond and Oran have been annexed to the City. **DiPietro moved approval of the appointments of Ken Koch, Tom Bartoshesky, and Wayne Jones to the FOSPB for terms ending March 1, 2010 and for existing members John Allison, Raymond Grew, Oran Hesterman and Otto Moehrle for terms ending March 1, 2011. Allison seconded the motion which was adopted unanimously.**

B. KLB-Earhart Corporate Center

Moran reported that Kojanian Management Corporation is requesting to construct 140 deferred parking spaces at the KLB-Earhart Corporate Center. The Board expressed concern that Kojanian has not met the terms of the Township's conditions under the development agreement and has failed to demonstrate a compelling need for the construction of the deferred parking spaces. The Board also expressed concern that the additional parking spaces would negatively impact traffic, the environment, and neighboring residential properties. **Allison moved to deny the request to unbank 140 parking spaces. Sedmak seconded the motion which was adopted unanimously.**

C. Fleming Creek Phases 1 & 2 Street Lighting Assessment for 2008

Moran supplied the 2008 Fleming Creek Street Lighting Assessment reports to the Board. Moran indicated the 2008 assessment for Phase 1 is \$20.37 and for Phase 2 is \$18.90. Moran opened and closed the public hearing at 9:51 pm, as there were no public comments. **Basch moved to approve the Fleming Creek Street Lighting Assessment in the amount of \$20.37 for Phase 1 lots and \$18.90 for Phase 2 lots. DiPietro seconded the motion which was adopted unanimously.**

D. Supervisor's Report

Moran reported the Greenbelt Board is considering holding off on land purchases to allow land values to drop further. Moran plans to attend their June meeting to discourage such action and recommend that they should be acquiring farmland as quickly as possible. Moran said he expects to hire Jerry Kruse, a retired EMU professor of governmental accounting, as the Township's new controller. Moran also reported he is having on-going discussions with WCC involving the parking lot adjacent to the county's trailhead.

E. Clerk's Report

Basch reported all board members met the deadline for filing for office and there are no challengers in the upcoming election cycle.

F. Treasurer's Report

Treasurer DiPietro provided a written report to the Board.

G. Planning Commission

Allison reported on the Planning Commission meeting held on May 7, 2008.

H. Public Safety**1. Fire Department**

Ericson reported the department sold \$9600 worth of equipment at the Jackson swap meet and the money will be put into the capital improvement plan. Ericson also provided the Board with the department's proposed site plan review guidelines and requested final Board approval. Perry expressed concern of over regulation, and said that the site plan ordinance is flexible enough to allow for administrative officials to apply policies such as these guidelines. **Allison moved approval of the Fire Department's Site Plan Review Guidelines with modifications. Dieterle seconded the motion. The motion passed with Perry opposed.**

2. Sheriff's Department

Sergeant P. Cook submitted a written report to the Board.

I. Utilities Department

Judkins reported on the 6 - 10 year Capital Improvement Plan and a 30-year State of the Infrastructure Report for a Sanitary Sewer Network. Judkins also reported on the SESC homeowner's guide, Zirbes' contract and final design for the Ayrshire SAD.

J. Building Department

John Hamlin submitted a written report to the Board.

K. Farmland and Open Space Preservation Board

Allison reported on the FOSPB meeting held on April 28, 2008. The minutes were included in the Board's packets.

L. Approval of Claims Listing

Allison moved approval of the claims listing for May 1, 2008 in the amount of \$295,690.18. Basch seconded the motion which was adopted unanimously. Basch moved approval of the claims listing for May 14, 2008 in the amount of \$88,986.60. Dieterle seconded the motion which was adopted unanimously.

VII. INFORMATIONAL ITEMS - Items were included in the Board's packets.

VIII. NON-AGENDA ITEMS – None.

IX. PUBLIC COMMENTS – None

X. ADJOURNMENT

DiPietro moved to adjourn the meeting at 10:30 p.m. Basch seconded the motion which was adopted unanimously.