

**ANN ARBOR CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
MINUTES OF MEETING
MONDAY, OCTOBER 3, 2005**

This regular meeting of the Ann Arbor Charter Township Planning Commission was called to order at 7:32 p.m.

Commissioners Present: Chair, Kris Olsson, Commissioners John Allison, Richard Mitchell, Peter Kotila, Randolph Perry, James Snyder and Diane O'Connell

Also Present: Township Attorney Sandra Sorini Elser, Township Planner Dick Carlisle, Environmental Consultant Eugene Jaworski, Township Engineer Michael Bickel, and Township Supervisor Michael Moran

Citizen Participation

Shary Brown - Speaking to the Vistas
Richard Bowerman - Speaking to Vistas
George Fahmie - Speaking to Northbrooke

Approval of Minutes

Changes: page 5 "clarification of the prior 199 Master Plan"; "designated by the Petitioner"; page 6 "master plan's"; "adopted in 2005"; page 7 "system inspection and maintenance"; "for petitioner to address"

Motion to approve minutes from September 6, 2005 with changes made by Mr. Allison

Seconded by Mr. Perry

Motion carried with a 7-0 voice vote

Communications

Mr. Allison reported on the September 19, 2005 meeting.
Mr. Allison reported on the Pre-Application meeting with Washtenaw Community College for a Health and Fitness Center.

Public Hearings

ZC-3-05 - Silverman Northbrooke

Public hearing to consider a rezoning petition resubmitted by Silverman Development Company to rezone parcels I-09-03-300-001, I-09-03-300-002, I-09-03-400-001, I-09-03-200-033 and I-09-03-200-036 (being approximately 260.73 acres) from A-1 to R-1 zoning districts to a Planned Unit Development (PUD) District.

Silverman Development Company failed to post the required sign for public notice of a Public Hearing, necessitating the Public Hearing to be adjourned until the November 9, 2005 Planning Commission meeting.

Applicant Presentation

Mr. Robinson, of Silverman Development Company, provided a brief history of the application before the Planning Commission up to the point we are at today. He also provided a thorough and detailed report on the Centralized Waste Water System to be used in the Northbrooke site. Mr. Robinson indicated that the new plan also presents reduced lot sizes to increase the Agricultural land and to address the set back issues. Discharge permits have been obtained from both the State and the County. Fees to operate the Centralized Waste Water Treatment System will be built into the Home Owners Association. They have proposed that the system be owned and maintained by the Home Owners Association. The system is currently in use in Highland Township.

Consultant Reports

Dick Carlisle - Carlisle/Wortman Associates
Township Planning Consultant

Mr. Carlisle stated the layout of the proposed PUD is the same with the exception of the reduced lot size. Recommended a visit to Highland Township. Questioned if there would be long term maintenance and operational issues.

Michael Bickle – Ayers, Lewis, Norris & May, Inc.
Township Engineer

Commented on the operation of the particular Wastewater System in question. Had questions regarding the administration of the system.

Gene Jaworski – J&L Consulting
Township Environmental Consultant

Commented on the increased open space. Wants to see the drain water area. Does not want the onus on the homeowner. To which Atty. Sorini-Elser stated that a special assessment could be established.

Commission Comments

There was a concern as to how many Waste Water Systems like the one being proposed were in place in the various Townships, having noted there are none in Washtenaw County. Mr. Allison asked for a list of all communities and a contact person that are currently utilizing this system. Questions arose regarding the failure rate and modes.

Public Comment

Opened by Chair Olsson

1. Jean Wymer - 2151 Joy Road
2. Bruce DeMaine - Saline Resident and NSF employee
3. Rhonda Frantz - 4200 Nixon Road
4. George Fahmie – 4545 Pontiac Trail
5. Don Oswell – 2150 Warren Road

Public comments closed by Chair Olsson

Commissioner Discussion

Discussion regarding the permit for the system. Petitioner clarified that the State and County worked together. In response to questions, Mr. Robinson stated that the preserved farmland would be donated to Ann Arbor Township. He also stated that Mr. Dale Kapp would be allowed to continue to farm the non-developed portion of the property during site plan review and construction, within reasonable limits allowing construction.

Commissioner Action

Planning Commission requested the following from the petitioner:

- Updated farmland donation letter offering preserved farmland to Ann Arbor Township
- Tree Mitigation Table
- Area Plan to include: Revised access road WWTP
Drain Tile Map
Detailed map showing preserved ag and open space
- Analysis of Storm Water drainage in case of system failure
- Potential impact on Pond at 4200 Nixon.

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Planning Commission also requested review of proposed WWTP system by township Utility Committee to determine if township should become the system owner/operator.

Joint Meeting with the Board of Trustees is to be scheduled for November 2, 2005 to discuss in general, Wastewater Treatment Systems.

Mr. Allison moved to adjourn the Public Hearing at 9:32pm to continue at the Planning Commission’s November 9, 2005 meeting.

Ms. O’Connell seconded

Motion carried with a 7-0 voice vote .

OLD BUSINESS

- A. ZC-2-05 DF Land Development - The Vistas
Petition for Zoning Amendment regarding 54.18 acres currently zoned A- 1. Petitioner is requesting parcel to be rezoned to R-7.

Mr. Petz, representing DF Land Development, requested a delay. He presented a letter acknowledging tolling of review period.

Mr. Allison motioned to table.

Mr. Perry seconded

Motion carried on a 7-0 voice vote.

B. SP-238-05 NSF International Laboratory Expansion Project
Final Site Plan Review NSF approval conditions

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Allison moved that the Final Site Plan dated 8/10/05 be approved contingent upon the following:

- 1) Establishment of security for three years for landscaping, tree mitigation and stormwater maintenance in an amount approved by the township consultants and a form approved by township attorney and supervisor.
- 2) Establishment of an escrow account of \$1500 for three annual inspections of stormwater system by township consultant.
- 3) Providing the township a revised Final Site Plan with changes approved by the WCRC, consistent with township approved plan.
- 4) Providing the township a revised Final Site Plan with lighting plan that turns off lighting in the first two parking tiers and new (South) parking area between the hours of 11:30pm-5am each night, Monday thru Thursday; and 11:30pm Friday thru Monday at 5AM. Plan shall also show shielding on lamps in northeast parking tier.

Seconded by Mr. Dieterle
Motion carried on a 7-0 voice vote

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... Lighting Plan to be submitted for PC review¶
... Screening trees¶
... Storm Water Management System Inspection¶
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NEW BUSINESS

A. ZC-4-05 - 2511 Pontiac Trail
Petition for rezoning of parcel I-09-16-250-017 from A-1 to R-2.

Motion to table for corrected rezoning petition by Mr. Allison
Seconded
Motion carried on a 7-0 voice vote

INFORMATIONAL ITEMS

Informational items were briefly reviewed and noted.

PUBLIC COMMENT

There were no public comments.

ADJOURNMENT

APPROVED

Mr. Mitchell moved to adjourn.
Mr. Snyder seconded the motion
Motion carried on a 7-0 voice vote
Meeting adjourned at [un-recorded hour](#).

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Kris Olsson

Minutes prepared by Joanne Collins