

**ANN ARBOR CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING  
MINUTES OF MEETING  
WEDNESDAY, APRIL 4, 2007**

**I. ROLL CALL**

The regular monthly meeting of the Ann Arbor Charter Township Planning Commission was called to order by Chair Olsson at 7:30 p.m.

Present: John Allison, Lee Gorman, Peter Kotila, Diane O'Connell, Kris Olsson, Richard Mitchell and James Snyder.

Also present: Township Attorney Sandra Sorini Elser, Township Planner Dick Carlisle, Township Engineer Damien Wetzel, Environmental Consultant Eugene Jaworski and Planning Assistant Joanne Collins.

**II. CITIZEN PARTICIPATION - No citizen signed up for participation.**

**III. APPROVAL OF MINUTES**

Corrections to the 3/5/07 minutes: On page 3 in the third paragraph fourth line strike "fowl" and insert "fallow", strike "past" and insert "passed" and in the eighth line after "who" insert "don't". **Kotila moved approval of the March 5, 2007 Planning Commission meeting minutes as amended. O'Connell seconded the motion which was adopted unanimously. Gorman moved approval of the March 12, 2007 Planning Commission workshop meeting minutes. O'Connell seconded the motion which was adopted unanimously.**

**IV. COMMUNICATIONS**

Allison reported on the Board of Trustees meeting held on March 19, 2007. The minutes were included in the Commissioner's packets. Mitchell reported on the Zoning Board of Appeals meeting held on March 21, 2007. The minutes were included in the Commissioner's packets.

**V. PUBLIC HEARING**

**A. Public Hearing to approve the Agricultural Residential Preservation District Zoning Ordinance Amendments**

Dick Carlisle, Township planner, explained this is essentially an overlay district which provides an option for properties designated under the GDP for agriculture production or open space preservation. Carlisle said at the previous public hearing there was some misunderstanding that the Township was going to preemptively rezone properties or impose this on properties which is not the case. Carlisle stated this is to be applied to properties already designated for agricultural production and is simply a discretionary application by a property owner to make use of their property in somewhat of a different manner than what it is currently zoned. Carlisle said the ordinance provides for certain residential use of the property in return for preservation of the property in accordance with agricultural production and characteristics.

Mitchell said at the previous public hearing there were a large number of people who assumed incorrectly that this was a rezoning and not an optional rewriting of the ordinance. Mitchell said with lots of commentary directed towards rezoning the Commission felt the public deserved a chance to reconsider their thoughts for another hearing in the proper context.

Chair Olsson opened the public hearing at 7:43 p.m.

Olsson read a letter into the record from Shaun Murray, Public Affairs Director of the Home Builders Association. Murray raised several concerns with the following sections of the proposed ordinance amendments: 14.1 Intent, 14.4 (B) Clustering, 14.4 (J) Ownership of Agricultural Lands and continued availability of land for farming, 14.4 (L) Agricultural Disclosure, 14.5 Density Calculations, and 14.6 (F) Landscaping and buffering. In closing Murray stated it is the opinion of the HBA that the overall purpose or intent of the APD is not being fulfilled by this ordinance and the Planning Commission must think about the substantial negative impact that this ordinance will have on any land that a farmer has.

Chair Olsson closed the public hearing at 7:47 p.m.

The Township attorney suggested it may be a good idea to include at the beginning of the ordinance an intent provision to make it clear the intent is to provide an optional means for development of lands.

Gorman agreed with the Township attorney and said the public comment received tonight sounds as if they ~~are~~ still thinking it is mandatory. Gorman said because the ordinance is an optional approach none of those objections have any merit.

Allison said he was in agreement with Gorman's point as to the HBA's letter. Allison commented on an issue a property owner raised regarding the definition of allowable farm uses. Allison stated the Commission examined this issue extensively and on the advice of the Township attorney and planner decided the right to farm act is the ~~most appropriate~~ broadest possible definition. Allison also commented on the issue of buffers and the proximity to private wastewater systems. Allison said the ordinance has adequate language to protect buffers and adjacent properties and in addition the PWS ordinance has sufficient language about standards for odors and setbacks.

The Commission agreed to add the following sentence to the first sentence of the ordinance: "The purpose of this ordinance is to establish an optional means for development of lands located in the agricultural production or open space preservation areas of the Township."

**Allison moved approval to recommend to the Board of Trustees to approve the Agricultural Preservation Residential District with modifications to the first sentence. Gorman seconded the motion which was adopted unanimously.**

**VI. OLD BUSINESS****A. Pine Hills Villas**

**Allison moved approval that Pine Hills Villas remain on the table until such time that they are ready to resubmit their request for a zoning change. Gorman seconded the motion which was adopted unanimously.**

**VII. NEW BUSINESS****A. SP-01-07 WCC Health and Fitness Center Parking Lot Addition**

Joe Maynard on behalf of WCC said they are requesting additional parking for the Washtenaw County Parks and Recreation Department to service a proposed bike path and for additional visitor parking along the front of the building.

Damien Wetzel, Township engineer, referenced his report dated March 29, 2007. Wetzel said the previous site plan was approved contingent upon a water service agreement between the Township, City of Ann Arbor, and WCC. A letter of intent has been signed by the WCC but no agreement has been executed. The City and WCC attorneys' comments still need to be addressed. The applicant is proposing 48 additional parking spaces to service a trail head, however, no justification has been provided in the plans for the added imperviousness. Also the additional vehicular trips were not calculated in the 2006 traffic impact study. The WCDC received plans last week but there are no review comments at this time. Wetzel addressed the four concerns raised by the Fire Chief.

Dick Carlisle, Township planner, referenced his report dated March 14, 2007. Carlisle said this proposal reopens some issues that he thought were resolved during the course of site plan review for the original approval. Carlisle said if the additional parking is simply to service the proposed pathway it is way over and above what is customary and normal and more explanation from the applicant is needed. The four visitor parking spaces are a reopening of a previous issue raised regarding the location of the additional curb cut in such close proximity to the main access. Carlisle said the applicant agreed to eliminate that cut due to the unsafe location. Carlisle stated the use of gates is a whole new issue and raises some questions as to the original approval.

Eugene Jaworski, Environmental Consultant, referenced his report dated March 18, 2007. Jaworski said it isn't quite necessary to remove the .40 acres of woodland but recommended approval provided the applicant mitigates the loss of the woodland.

**Allison moved approval that the Planning Commission finds the petition represents a major change to the site plan. O'Connell seconded the motion which was adopted unanimously.**

Mike Fleming, architect of record with Ohlson Lavoie Collaborative, explained representatives from the WCC and Washtenaw County Parks and Recreation Department were suppose to be present to explain the need for gates and additional parking. Fleming said the gate proposal is to ensure adequate parking for members. The Commission expressed concern regarding the efficiency of the gate and the potential problem of

creating traffic back-ups. Carlisle suggested the Commission table the matter until representatives from WCC and WCPR can appear to answer the Commissioner's questions.

**Allison moved approval to table until such time that the Commission has correspondence from WCPR justifying the request for the 48 parking spaces, letter of approval from the WCDC, clarification of the status of the water service agreement, clarification on the use and membership restrictions and site plan modifications requested by the consultants and for representatives from the WCC and WCPR to appear before the Commission. O'Connell seconded the motion which was adopted unanimously.**

**Allison moved approval to add a new business agenda item for zoning ordinance codification. Mitchell seconded the motion which was adopted unanimously.**

**B. Zoning Ordinance Codification**

**Gorman moved approval to set a public hearing for review of the codification of the zoning ordinance. O'Connell seconded the motion which was adopted unanimously.**

**VIII. ITEMS FOR DISCUSSION**

The Commission discussed their upcoming workshop meeting to be held on April 9, 2007. Kotila announced on April 28, 2007 several Township representatives met with Toyota in a preliminary session regarding their proposed addition of an external above ground fuel tank which they plan to add to their technical center. Mitchell updated the Commission on the Huron River Drive study being conducted by the City of Ann Arbor.

**X. INFORMATIONAL ITEMS**

Items were included in the Commissioners' packets.

**XI. PUBLIC COMMENT – None**

**XII. ADJOURNMENT**

**Allison moved approval to adjourn the meeting at 8:48 p.m. O'Connell seconded the motion which was adopted unanimously.**