

**ANN ARBOR CHARTER TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
WEDNESDAY, MAY 7, 2008**

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, Kris Olsson, Diane O’Connell, Richard Mitchell and James Snyder.

Also present: Township Attorney Sandra Sorini Elser, Township Planner Zak Branigan, Township Engineer Damien Wetzel, Building Official John Hamlin and Planning Assistant Joanne Collins.

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

III. APPROVAL OF MINUTES

Corrections to the 4/7/08 minutes: On page 2 under Old Business item A, in the first line add the letter “d” to the end of the word “reference”. **Allison moved approval of the April 7, 2008 meeting minutes as amended. Kotila seconded the motion which was adopted unanimously. Kotila moved approval of the April 14, 2008 workshop meeting minutes. O’Connell seconded the motion which was adopted unanimously.**

IV. COMMUNICATIONS

Allison reported on the Board of Trustees meeting held on April 22, 2008 and Kotila reported on the Farmland and Open Space Preservation Board meeting held on April 28, 2008. The minutes were included in the Commissioner’s packets.

V. PUBLIC HEARINGS

A. Steller Bed and Breakfast – CUP

1. Presentation

Gary and Hillary Steller presented their request for a conditional use permit to operate a bed and breakfast business. Hillary Stellar explained they have a 4 bedroom home which they plan to rent out two bedrooms for guests. Steller said there will be no change to the site except for a 3 foot square sign that will be attached to the house and there will be ample parking for guests. Steller added that they intend to comply with the conditions and requirements set forth by the Township.

2. Consultant Comments

Zak Branigan, Township planner, referenced his report dated May 6, 2008. Branigan indicated he had met with the applicant several times and determined under the ordinance that a site plan is not required unless the planning commission specifically requires one. Since there are no changes or alterations to the existing site and the Steller’s are within the confines of what is already permitted he recommended approval of the CUP with conditions. Branigan listed the conditions as outlined in his report. John Hamlin, Township Building Official, informed the applicant that they will need to have an inspection and fire extinguishers and smoke alarms are required on each floor. The Township attorney advised the applicants that parking for guests shall be limited to one vehicle per guest room.

3. Public Comment

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

Henry Micallef, 1549 Gleaner Hall Circle, objected to the issuance of a CUP for a bed and breakfast business. Micallef expressed concern of commercialization of the neighborhood, overtaxing of the septic system and wells, disruptive activities such as increased traffic, noise and transients, and the negative impact on the quality of life and property values of the neighborhood.

Michael Umpleby, 1544 Gleaner Hall Circle, expressed concern that he is not sure it is the right use or atmosphere for the neighborhood and doesn't understand the Township's rush to get this done.

Elaine Micallef, 1549 Gleaner Hall Circle, asked who will be responsible for maintaining the septic field, what is the term or time limit of the business, and how any future changes will be handled by the Township.

Chair Olsson closed the public hearing at 7:53 p.m.

4. Planning Commission Discussion/Action

The Commissioners advised the public that a septic field for a single family home is built according to the number of bedrooms and not by the number of occupants living there. The Steller's are responsible for maintaining the septic field and have rights under an easement to maintain the field regardless of an adjacent absentee property owner. The CUP runs with the land and if any changes occur the Steller's would be required to file an amendment with the Township. The residential zoning is fully compliant with the GDP designation of residential and is therefore complimentary to the GDP.

Gorman said bed and breakfast businesses tend to be in quiet neighborhoods and generally fit in with residential neighborhoods. Snyder said he sees a bed and breakfast as an asset to the community but shares the concern expressed by the neighbors regarding the septic field. Olsson said she believes the CUP is harmonious with the neighborhood and that there is adequate capacity for septic usage and parking, and supports approval with conditions. Allison said he believes it is an appropriate use and supports approval with additional conditions such as no employees and an unlit sign. Mitchell said he sees the bed and breakfast business as a passive use and is appropriate for the area. Kotila said he thinks it is a good use of the facility and that the proprietors are willing to comply with the conditions. O'Connell said she agrees with all that has been said and supports approval with additional conditions. **Gorman moved to recommend to the Board of Trustees that they approve the resolution recommending approval of the issuance of a CUP for a bed and breakfast as amended with additional conditions of no employees and an unlit sign. Mitchell seconded the motion which was adopted unanimously.**

VI. OLD BUSINESS

A. SP-04-07 The Traditions

Bill Davis with Glenchester Senior Development addressed the PUD resolution and the proposed sales activities in relation to temporary structures. Davis said the PUD resolution is acceptable to the developer and property owner and asked that the planning commission recommend approval

to the Board. Davis said they are requesting that a trailer be placed on site, before and during construction, to serve as a temporary office structure to support sales activities for a period of two years plus a one year extension in order to obtain necessary financing.

Damien Wetzel, Township engineer, referenced his report dated May 1, 2008. Wetzel said all of his comments have been incorporated into the PUD resolution. Wetzel stated because a temporary structure is being proposed there is no need to connect to public water and sewer, and would be impractical to do so without changing the characteristics of the parcel. Wetzel added the pump and haul method procedure for sewage is standard and acceptable to the WCHD.

Zak Branigan, Township planner, referenced his report dated April 30, 2008. Branigan said the number of underground parking spaces have been reduced to a minimum number of 297 spaces with a maximum of 422 spaces with 43 surface parking spaces.

Gorman moved to recommend to the Board of Trustees to adopt the resolution on The Traditions with changes to recital G and section 12.29 to clarify resubmittal of the temporary structure plans after the ordinance is adopted. Allison seconded the motion which was adopted unanimously.

B. SP-05-07 Ann Arbor Waste Water Treatment Plant

Paul Vogel with Greeley and Hansen LLC introduced the representatives from the City of Ann Arbor and addressed the Township consultants' comments.

Damien Wetzel, Township engineer, referenced his report dated April 30, 2008. Wetzel said the MDEQ issued a permit to construct work in a floodplain on April 30, 2008 and the two buildings have been removed from the plans. Wetzel recommended a letter of map revision be submitted to FEMA for the site and a photometric plan should be included in the next plan submittal.

Wetzel reported on behalf of Eugene Jaworski, Environmental Consultant. Jaworski submitted a report dated April 24, 2008. Wetzel indicated no wetlands will be impacted and there is no requirement for a natural features permit. Wetzel said Jaworski shares the concern regarding the dike and is requesting the dike be tested for impervious integrity by a qualified engineer.

Zak Branigan, Township planner, referenced his report dated April 29, 2008. Branigan indicated the preliminary and final site plan requirements have been met and recommended approval.

Allison moved to find the preliminary and final site plans for the Ann Arbor Waste Water Treatment Plant dated April 8, 2008 meets the Township's site plan review standards, and approves it conditioned upon petitioner's compliance with all outstanding consultant comments, administrative review and approval by the Township engineer for the photometric plan to ensure no off site impacts, and the City's agreement to work with the Township to submit a letter of map revision to FEMA to adjust the 100 year floodplain. Snyder seconded the motion which was adopted unanimously.

VII. NEW BUSINESS

A. GDP

Branigan presented an overview of the history of changes to the GDP and the next steps in the process for the adoption of the amended plan. **Gorman moved to request the Board of**

Trustees to permit the distribution of the draft GDP with incorporated changes discussed tonight. O’Connell seconded the motion which was adopted unanimously.

B. Amendment to Zoning Code Section 74-4 Temporary Structures

Mitchell moved to set a public hearing for the proposed amendment to section 74-4 temporary structures. Gorman seconded the motion which was adopted unanimously.

VIII IIEMS FOR DISCUSSION - None

IX. INFORMATIONAL ITEMS – Items were included in the Commissioner’s packets.

X. PUBLIC COMMENT- None

XI. ADJOURNMENT

Kotila moved to adjourn the meeting at 10:17 p.m. O’Connell seconded the motion which was adopted unanimously.