

**ANN ARBOR CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
MONDAY, JANUARY 7, 2008**

**I. ROLL CALL**

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

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

Absent: Kris Olsson and Richard Mitchell.

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

**Gorman moved approval to amend the agenda to advance item VI.B. to VI.A. Allison seconded the motion which was adopted unanimously.**

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

**III. APPROVAL OF MINUTES**

**Kotila moved approval of the December 3, 2007 meeting minutes. Allison seconded the motion which was adopted unanimously. Allison moved approval of the December 10, 2007 workshop meeting minutes. Kotila seconded the motion which was adopted unanimously.**

**IV. Communications**

Allison reported on the Board of Trustees meeting held on December 17, 2007. The minutes were included in the Commissioner's packets. Kotila reported on the Farmland and Open Space Preservation Board meeting held on December 17, 2007.

**V. PUBLIC HEARINGS**

**A. Amendment to Zoning Ordinance Section 426**

**1. Presentation**

The Township attorney explained the amendment allows for the possibility of adding conditional uses not specifically listed in the schedule of use restrictions for a district under certain circumstances. The Township Board may approve a conditional use not specifically listed if the proposed conditional use is similar to, or a logical extension of, a permitted or conditional use specifically listed in the schedule of use restrictions for the district; the proposed conditional use is not specifically listed as a permitted or conditional use in any other zoning district; and the Planning Commission recommends approval of such proposed conditional use after a public hearing.

**2. Consultant Comments**

Dick Carlisle commented the amendment sets up a very good process to deal with situations where it may not be clear whether certain uses are permitted in the ordinance. There were no additional comments from the consultants.

**3. Public Comment**

O'Connell opened the public hearing at 7:35 p.m. There were no public comments. O'Connell closed the public hearing at 7:36 p.m.

**4. Planning Commission Discussion/Action**

**Allison moved to recommend approval of the amendment to zoning ordinance section 74-426 to the Township Board. Gorman seconded the motion which was adopted unanimously.**

**VI. OLD BUSINESS**

**A. SP-217A-01 – The Motherhouse Phase III Expansion**

Chuck Bisel with Focus Facility Group for the Dominican Sisters of Mary, Mother of the Eucharist, stated in August 2007 they anticipated a certain schedule for the preparation of construction documents and to begin construction in 2008. He said they are currently on the brink of exceeding their timeline and are requesting a six month extension as part of the PUD and final site plan approval. **Snyder moved**

**approval of granting a six month extension under section 542(k) for the PUD and section 174(f) for the final site plan from the end of the current time period. Allison seconded the motion which was adopted unanimously.**

**B. SP-04-07 – The Traditions**

Eric Aulestia, architect with Torti Gallas & Partners Inc. for Glenchester Senior Development, presented a visual simulation of the view from Parker Mill Road and the parking lot site. The simulation showed the view with and without natural screening. The proposed trees species for screening will vary in height and are estimated to grow 12-18 inches per year with the tallest trees shown at 22 feet. Aulestia said it will take approximately 3 to 4 years for the trees to reach that height. Bill Davis with Glenchester Senior Development presented the economic impact of the project which included the budget estimate for taxable value, employment impact, development timeline and pre-sale requirements.

Dick Carlisle, Township planner, referenced his report dated January 3, 2008. Carlisle commented there have been a number of changes to the preliminary site plan which have been positive in response to the consultants and planning commission concerns. Carlisle listed the revisions and said that overall he is satisfied with the preliminary site plan. Carlisle added the one major issue is conformity of the project with the GDP. The Planning Commission must find that the PUD would represent land use policy that is a logical and acceptable change in the adopted GDP. Carlisle expressed concern regarding the proposed parallel parking and strongly suggested a cut-out type design for safety reasons. Carlisle recommended tabling approval of the preliminary site plan to address the issues of GDP conformance, parallel parking, and other minor informational items.

Damien Wetzel, Township Engineer, referenced his report dated January 4, 2008. Wetzel indicated the Fire Chief's concerns and all sanitary sewer concerns have been addressed at the preliminary level. The WCDC granted preliminary approval of the plans on December 21, 2007. Wetzel said mechanical pretreatment must be installed at the entrance to all underground detention systems and recommended that a Chapter 18 drainage district be established for retention basins and outlet control structures. Details of each individual infiltration area must be included in the final site plan. Wetzel indicated additional analysis and delineation is needed for storm water runoff and infiltration techniques and the applicant should demonstrate the amount of storm water collection from the pervious pavement that may occur on the steep slope areas.

The sequence/methods of construction and dewatering activities need to be addressed for impacts on surface water and surrounding area wells; a complete hydro geological evaluation to address impacts of dewatering on the area and impacts on the direction of natural groundwater. The WCRC granted preliminary approval of the Dixboro Road and Geddes Road approach locations on October 11, 2007. Wetzel added the applicant must have written permission from the County Park Department in order to perform work on the county park's property.

Eugene Jaworski, Environmental Consultant, referenced his report dated December 26, 2007. Jaworski said the DEQ will demand water budgets for wetlands A-E-B, C and D because the drainage area has been reduced by the project. The infiltration trenches are part of the mitigation to replace the water. Jaworski said all of the wetlands on site are regulated by the DEQ because they are within 500 feet of the Huron River and Fleming Creek. Jaworski discussed the wetlands, natural features and natural features setback permits required by the DEQ and Township, tree loss and replacement, groundwater recharge areas, groundwater infiltration trenches, loss of wildlife habitat, percentage of imperviousness, lack of soil erosion control plan, underground detention system in area D, construction sequence and a storm water management plan. Jaworski indicated this is a very complex site and more detail is needed on the groundwater recharge trenches and the ability to supply sufficient water to the trenches.

The Commissioners discussed with the Township consultants and applicant issues and concerns regarding hydro geological evaluation, impervious surface, road improvements, conservation easements, concerns of neighbors, lighting, and impact on natural features, wetlands, and groundwater recharge.

**Allison moved approval to table the PUD application and all wetland and natural features applications for the petitioner to provide the following: letters of approvals from the County Parks and WCRC including preliminary agreements on any required road improvement agreements, revised site plan with the following: a storm water management system with a cumulative volume**

less than 20% impervious surface, detailed analysis of the impacts and mitigation for groundwater fed wetlands A-E-B, C and D and off site wetlands, improved entrance on Dixboro Road (left hand turn lane on southbound Dixboro Road), detailing any off site natural features impacts for the outlet to basin B, delineation of natural areas for conservation easements, compliance with the consultants' preliminary site plan comments and natural features and wetland permits. Gorman seconded the motion which was adopted unanimously.

**VII. NEW BUSINESS**

**A. Amendment to the Open Space Preservation Residential District Ordinance**

Allison noted the purpose of the amendment is to correct the wording under section 74-543(b)(6) from "agricultural preservation" to "agricultural production". **Snyder moved approval to set a public hearing for February. Kotila seconded the motion which was adopted unanimously.**

**VIII. ITEMS FOR DISCUSSION – None.**

**IX. INFORMATIONAL ITEMS – Items were included in the Commissioners' packets.**

**X. PUBLIC COMMENT – None.**

**XI. ADJOURNMENT – Allison moved approval to adjourn the meeting at 9:10 p.m. Kotila seconded the motion which was adopted unanimously.**