

**ANN ARBOR CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
MINUTES OF MEETING
MONDAY, JANUARY 8, 2007**

I. ROLL CALL

The regular monthly meeting of the Ann Arbor Charter Township Planning Commission was called to order by Chair Olsson at 7:33 p.m.

Commissioners present: John Allison, Peter Kotila, Diane O'Connell, Kris Olsson, Randolph Perry and James Snyder.

Absent: Richard Mitchell.

Also present: Township Attorney Sandra Sorini Elser, Township Planner Zak Branigan, 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 12/4/06 minutes: Under Communications in the first paragraph, fifth line, insert "at least" between "have" and "one". In the third paragraph, third line, strike "they" and insert "that the revisions" and in the ninth line strike "November" and insert "December". **Kotila moved approval of the December 4, 2006 Planning Commission meeting minutes as amended. Allison seconded the motion which was adopted unanimously.**

Corrections to the 12/11/06 workshop minutes: Under the agricultural preservation ordinance strike the second sentence. **Allison moved approval of the December 11, 2006 Planning Commission workshop meeting minutes as amended. O'Connell seconded the motion which was adopted unanimously.**

Allison moved approval of the December 18, 2006 Planning Commission special meeting minutes. Kotila seconded the motion which was adopted unanimously.

IV. COMMUNICATIONS

Allison reported on the Board of Trustees meeting held on December 18, 2006. The minutes were included in the Commissioner's packets.

V. PUBLIC HEARING

A. Public Hearing on Revised Site Plan Ordinance

Branigan informed the Commission the current version of the December 11, 2006 Township attorney's draft of the amendments to the site plan review provisions includes all of the incorporated changes at the last session and everything discussed up to that point. Branigan noted one item which needs to

be changed is the reference to the Natural Features Ordinance. Branigan said it should read as the Natural Features Setback Ordinance on page 7 under section 22.03 subsection (c) 3.d. and on page 13 under section 22.04 subsection (b)3.f.

There were no further or additional comments from the Township consultants.

Chair Olsson opened the public hearing at 7:44 p.m.

John Petz with Domino Farms commented that there are fundamental changes and a lot of significant additions to the current site plan ordinance both preliminary and final included. Petz said he is not sure of what the full objective is here, but if there is any attempt to simplify the planning process and bring clarity to it, he is not sure how this ordinance amendment achieves that. Petz pointed out the following items/issues that he felt merited additional consideration or discussion by the Commission: Petz stated under the previous ordinance public buildings were required to go through site plan approval and that is not the case with this amended ordinance including the elimination of review of cell towers. On page 3 item (g)2, Petz raised the issue of the requirement for submittal of electronic version of site plans. Petz asked if the Township has identified a specific or standard format which is going to be accepted and that is compatible with the planning consultants for their review. On page 5 item 7, Petz raised the issue of the requirement for high resolution aerial photos. Petz asked if the material the County has in their records will be sufficient or will each applicant need to have separate flights of properties. Petz asked why the land development standards were incorporated into the ordinance as opposed to previous policy that separated out engineering technical detail versus the broader policy that would be found in an ordinance. On page 7 item 3.d Petz stated there is a reference to endangered species habitat. Petz asked if the Township is looking for MDEQ standards or are there particular guidelines the applicant will be required to meet for reports. On page 13 item 4.g Petz noted there is a new requirement of a development agreement for all site plans. He questioned the rationale for such a significant change and asked if there is a particular format for the development agreement.

Chair Olsson closed the public hearing at 7:52 p.m.

Allison commented that one of the intents was to codify the development standards at the recommendation of the Township planner. The Township attorney noted all cell towers are incorporated under conditional use permits. Branigan discovered the previous site plan ordinance, in a separately adopted amendment, included public buildings and read "Any principal public building in any zoning district". The Commission agreed to add public buildings to the amended site plan ordinance as a requirement for site plan approval. Perry recommended the ordinance reflect the following as it pertains to electronic submittal of site plans: "An electronic version of the site plan submittal shall also be provided in a format acceptable to the Township (including all supporting

material).” The Commission indicated the County’s material would be sufficient for high resolution aerial photos. O’Connell said the Commission is looking for MDEQ standards for endangered species and it is stated on page 13. The Commission agreed to add the following to the ordinance on page 7 item 3.d as it pertains to endangered species: “as identified by the MDEQ”. The Township attorney said she had recommended development agreements for every site plan because there are always conditions and a performance guarantee may be necessary. The Township attorney said if it is a small project it would be a very short development agreement whereby the applicant is agreeing to the conditions imposed by the Township.

Kotila moved approval to recommend to the Township Board adoption of the new Site Plan Review Ordinance including incorporated changes. Snyder seconded the motion which was adopted unanimously.

B. Public Hearing on Industrial District Ordinance Amendments Section 10.03E

Branigan updated the Commission on the industrial district ordinance. Branigan indicated a public hearing was held but the Township Board remanded the ordinance to include permitted uses. Branigan said the ordinance now has four permitted uses and two accessory uses. Agricultural operations were incorporated as a permitted use, construction and farm were changed to farm and landscaping equipment sales as a permitted use, agricultural products were converted to bulk feed and fertilizer outlets as a permitted use and canvas products were allowed to remain as a permitted use. The two accessory uses are office for a permitted principal use and signs.

Chair Olsson opened the public hearing at 8:08 p.m. There were no public comments. Chair Olsson closed the public hearing at 8:09 p.m.

Perry moved approval to recommend to the Township Board approval of the amendment. Allison seconded the motion which was adopted unanimously.

VI. OLD BUSINESS - None

VII. NEW BUSINESS

Allison informed the Commission a recent notice of an intent to plan has not been sent out to required jurisdictions. **Allison moved approval to direct Township staff to send out a notice of intent to plan to required jurisdictions. O’Connell seconded the motion which was adopted unanimously.**

VIII. ITEMS FOR DISCUSSION

The Commission discussed their upcoming workshop meetings. Topics for discussion for the January 10th meeting include residential maps of the master plan, impervious surface and By-laws.

IX. INFORMATIONAL ITEMS - None

X. PUBLIC COMMENT - None

XI. ADJOURNMENT

Kotila moved approval to adjourn the meeting at 8:18p.m. Allison seconded the motion which was adopted unanimously.