

**ANN ARBOR CHARTER TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
MONDAY, NOVEMBER 5, 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, Kris Olsson, Richard Mitchell, Peter Kotila, Diane O'Connell and James Snyder.

Also present: Township Attorney Sandra Sorini Elser, Township Planner Dick Carlisle, Township Engineer Damien Wetzel, Supervisor Michael Moran and Planning Assistant Joanne Collins.

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

III. APPROVAL OF MINUTES

Gorman moved approval of the October 1, 2007 meeting minutes. Allison seconded the motion which was adopted unanimously. Kotila moved approval of the October 8, 2007 workshop meeting minutes. O'Connell seconded the motion which was adopted unanimously.

IV. COMMUNICATIONS

Allison reported on the Board of Trustees meeting held on October 15, 2007 and the Farmland and Open Space Preservation Board meeting held on September 24, 2007. The minutes were included in the Commissioner's packets.

V. PUBLIC HEARINGS

A. WCC – Health and Fitness Center

Tom Freeman with the Washtenaw County Parks and Recreation Commission (WCPRC) presented the proposed bike path and supporting parking lot adjacent to the new WCC Health and Fitness Center. Freeman said the bike path will serve as a trail head and alternative side trail and connect to an existing trail that parallels Huron River Drive and extends to the St. Joseph Mercy Hospital complex. The WCPRC will be constructing the trail on an easement granted by the WCC. Freeman said the bike path is part of a system of non-motorized trails and is part of the Border to Border trails.

There were no additional comments from the Township consultants. Chair Olsson opened the public hearing at 7:37 p.m. Tom **Brandt Grant** with the Washtenaw County Bicycling & Walking Coalition commented that more non-motorized transportation is needed in the state and county and he hopes the Commission will approve the project. Chair Olsson closed the public hearing at 7:38 p.m. Allison noted the Natural Features permit has been addressed but modifications to the final site plan are still outstanding.

Gorman moved approval of the natural features permit for the bicycle path. Allison seconded the motion which was adopted unanimously.

B. The Traditions – Senior Retirement Community - Public Hearing for Zoning Change from A1 to PUD

C. The Traditions – Public Hearing for Natural Features Permit

D. The Traditions – Public Hearing for Wetlands Permit

VI. A. SP-04-07 The Traditions Preliminary Discussion of PUD

1. Presentation:

Eric Aulestia, architect with Torti Gallas and Partners Inc., for Glenchester Senior Development, presented a power point presentation. Aulestia explained the architectural firm specializes in designing traditional neighborhood development. The Traditions is a proposed Continuing Care Retirement Center (CCRC) which is a full service community with a broad range of services that includes retirement, independent and assisted living and health care services such as skilled nursing. The proposed site is within a 5 mile range of several medical centers and is close to the Radrick Farms Golf Course, Parker Mill County Park and the Geddes Road and Dixboro Road interchange. Aulestia presented precedents for this type of development which included courtyard, collegiate, and gothic styles and designs. Aulestia provided an example of a similar development the firm designed in Barrington Illinois.

Aulestia outlined the sketch plans, site strategies, concept development and concept site plan. Plans include retaining the old stone farmhouse on site as well as preserving existing wetlands and creating a series of paths for pedestrian access which will connect to existing paths. Parking will be underground, which will allow for preservation of open space. Aulestia said they will strive to maintain the landmark trees and steep slopes on site. A total of 266 units are proposed consisting of 202 independent living units, 42 assisted living units, 2 guest units and 20 villas with amenity space of 52,000 square feet. Aulestia provided visual simulations of the buildings and surrounding area.

Tom Covert with Atwell Hicks presented the traffic impact study which showed very low traffic generation based on ITE rates. The site was studied based on 95% occupancy; 45 morning trips and 124 evening trips are projected during peak hours. Covert outlined the conceptual stormwater management plan which included a green roof, infiltration areas, bio detention, bio swales and underground detention. Covert concluded the presentation by addressing senior housing in relation to the GDP and land use planning.

2. Consultants Comments

Damien Wetzel, Township engineer, referenced his report dated October 30, 2007. The WCDC has reviewed the preliminary plans but have not approved the project. Wetzel said there are many low impact techniques being used, primarily infiltration trenches; however it is necessary to ensure the ground will sustain infiltration. Preliminary investigation has been provided; however, further investigation is needed by the petitioner in order to demonstrate these infiltration techniques will work. Wetzel recommended a drainage district be established to ensure water quality and quantity do not negatively impact the community. The WCRC has reviewed and approved the preliminary plans for the location of the approaches and are further reviewing the traffic impact study. Wetzel noted for street parking an additional nine to ten feet is needed in

order to accommodate parallel parking and a 15' clearance is necessary to accommodate emergency vehicles.

Dick Carlisle, Township Planner, referenced his report dated October 30, 2007. Carlisle addressed the PUD eligibility requirements and indicated an amendment to the GDP may be necessary in order for the proposed project to move forward. Carlisle expressed concern with the site layout and building height. Carlisle recommended the petitioner revise the proposed FAR calculations, identify any encroachment into the 25' natural features setback, eliminate the drive along the west side of the villas, clarify the need for the number of proposed parking spaces and indicate sufficient parking for visitors at the surface level. Carlisle said there are a number of additional items that still need to be addressed and recommended postponing action at this time.

Damien Wetzel, Township engineer, reported on behalf of Eugene Jaworski, environmental consultant. Jaworski noted the pedestrian trails and infiltrations are in the wetland setback and soil boring data needs to justify the use of infiltration trenches. Jaworski expressed concern that the natural features permit application for the steep slopes may cause loss of water supply to the wetlands and a construction sequence is needed in order to prevent soil erosion.

3. Public Comment

Chair Olsson opened the public hearing at 8:33 p.m.

Doug Price, 4820 Geddes Road commented that their main concerns relate to the height of buildings, lighting, impervious surface and inclusion of the amenities which might lead to a commercial precedentsentation for uses that may change the GDP.

Norma Marshall, 121 Dixboro Road, commented that she shares the same concerns just expressed. She said she is particularly concerned about the amenities included on the site and making sure the use is restricted to residents. Marshall said the large number of parking spaces is also a concern and questioned whether the number included parking for visitors and employees.

Elizabeth Hill, 4860 Geddes Road, commented that she is concerned about the increase in traffic on Geddes Road and that the projected 45 morning trips seems very low.

Chair Olsson closed the public hearing at 8:38 p.m.

4. Planning Commission Discussion/Action

The Commissioners inquired about the number of proposed dwelling units and the impact on traffic, safety services, and population compared to current zoning; landscaping and the projected years for growth before trees reach maturity; ingress and egress safety on Geddes and Dixboro Roads; market study and pre-sales; construction phases; job opportunities and tax revenues; lighting and parking; ensuring commercial

uses are for residents and guest only; and villa units being placed around the perimeter allowing the taller buildings to be drawn into the interior and away from Parker Mill.

Moran commented he attended MDOT's traffic summit for Washtenaw county and MDOT currently has \$5 million projected for interchange improvements and possible bridge widening at Geddes Road and US 23 for 2010. Snyder commented this is potentially a very fine project and he didn't think any of the technical problems are insurmountable. Snyder added the task of the Commission is to consider the GDP and determine whether the project is appropriate. Snyder said he is concerned about the impact on the immediate area and that many details still need to be worked out. O'Connell agreed with Snyder and commented it was nice to see the use of a wide array of stormwater strategies. O'Connell suggested expanding green roofs on other buildings. Allison agreed with O'Connell and supported expanding green roofs. Allison expressed concern regarding the amount of impervious surface and the impact on Fleming Creek and the prairie fen on the county parks' property. Olsson commented the site plan is a wonderful low impact design that has so many great elements for preserving natural features amenities. Olsson expressed concern about the impact on the area and the need to examine on-site design and land use planning and what appears to be redundant paved surfaces serving some units.

Gorman moved approval to advance item VI.A. to join items V.B-D. Allison seconded the motion which was adopted unanimously. Allison moved approval to direct the Township planner to study the impact of this project in the larger context of the GDP on potential changes to the area. Gorman seconded the motion which was adopted unanimously.

Allison moved approval to table items V.B.C.D. and VI.A. to allow discussions between petitioner and consultants regarding layout, update FAR calculations and detail on stormwater management, WCDC approval, tax implications and any other issues identified in the consultants' reports. O'Connell seconded the motion which was adopted unanimously.

E. Zoning Code Amendment – Standards for Extensions

The Township attorney advised the Commission this amendment came about after project owners requested extensions of their PUD and site plans. In reviewing the standards it was determined that clarification was needed. The Township attorney indicated that an extension after the initial expiration date could be considered a minor plan amendment and indicated that the planning commission may want to recommend reduced fees for such minor plan amendments. ~~The Township attorney indicated this was a minor amendment and recommended reduced fees for extensions.~~ There were no additional consultant comments. Chair Olsson opened the public hearing at 9:52 pm. There were no public comments. Chair Olsson closed the public hearing at 9:52p.m. **Kotila moved approval to recommend to the Township Board approval of the amendment to the zoning code to clarify standards for extensions of site plan and area plan approvals as submitted in the draft version dated October 1, 2007 and for the Township Board to consider a fee reduction. Allison seconded the motion which was adopted unanimously.**

F. Amendment to Section 74-541 Public Lands District

There were no additional comments from the Township consultants. Chair Olsson opened the public hearing at 9:54 p.m. There were no public comments. Chair Olsson closed the public hearing at 9:54 p.m. **Kotila moved approval to recommend to the Township Board to amend zoning ordinance section 74-541 Public Lands District to include the permitted conditional use, the public services and related buildings, structures and facilities, such as a public wastewater treatment plant or public water treatment facility. Gorman seconded the motion which was adopted unanimously.**

G. Rezoning of the City Wastewater Treatment Plant parcel

Moran asked the Commission to initiate the rezoning due to proposed improvements of the plant by the City. Moran said it is not clear if all improvements would be approved to a non-conforming use under the current zoning. Chair Olsson opened the public hearing at 9:57 p.m. There were no public comments. Chair Olsson closed the public hearing at 9:57p.m. **Allison moved approval to recommend to the Township Board rezoning of the City's wastewater treatment plant parcel from R-C to PL contingent upon their approval of the change to the permitted conditional use in public lands. O'Connell seconded the motion which was adopted unanimously.**

VIII. NEW BUSINESS - None

IX. ITEMS FOR DISCUSSION- None

X. INFORMATIONAL ITEMS – Items were included in the Commissioner's packets.

XI. PUBLIC COMMENT -None

XII. ADJOURNMENT – Kotila moved approval to adjourn the meeting at 10:00p.m. Gorman seconded the motion which was adopted unanimously.