

**ANN ARBOR CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
MINUTES OF MEETING
MONDAY, DECEMBER 4, 2006**

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, Richard Mitchell, Diane O'Connell, Kris Olsson, Randolph Perry and James Snyder.

Also present: Township Attorney Sandra Sorini Elser, Township Planner Zak Branigan, Township Engineer Damien Wetzel, Environmental Consultant Eugene Jaworski, Utilities Superintendent Rick Judkins and Supervisor Michael Moran.

II. CITIZEN PARTICIPATION

No citizen signed up for participation.

III. APPROVAL OF MINUTES

Perry moved approval of the November 8, 2006 Planning Commission meeting minutes. Snyder seconded the motion which was adopted unanimously.

Allison moved approval of the November 13, 2006 Planning Commission working session minutes. Perry seconded the motion which was adopted unanimously.

IV. COMMUNICATIONS

Allison reported on the Board of Trustees meeting held on November 20, 2006. The minutes were included in the Commissioner's packets. Allison informed the Commission the zoning ordinance amendment to the I-2 district has been remanded to the Planning Commission to include industrial permitted uses in the industrial district. Allison stated several board members would like to have at least one permitted industrial use in the district. Moran corrected Allison and stated several board members would like to have more than one industrial permitted use in the district.

Moran asked if the members of the Planning Commission would be available to attend a special Planning Commission meeting just prior to the regularly scheduled Board of Trustees meeting on November 18, 2006. Moran informed the Commission the purpose of the meeting is for the Planning Commission to consider approval of the final site plans for the Northbrooke Silverman project contingent upon the Board of Trustees approving the PUD agreement per conditions.

Allison asked if Silverman had submitted revised site plans. Moran indicated nothing has been resubmitted by Silverman at this point. Wetzel said he had two pages of comments/concerns but they that the revisions are not of substantial substance. Wetzel stated approval of a final site plan is viewed as construction plans meeting satisfactory requirements. Allison indicated additional vegetative buffering on the north of lots one

and four still needs to be addressed. Olsson said Silverman still needs to address outstanding comments and concerns of the Township consultants and Planning Commission members. The Commission agreed to hold a special meeting for the Northbrooke Silverman project on ~~November~~ December 18, 2006 at 6:30 p.m.

Perry said the Board of Trustees has scheduled the Planning Commission meeting dates for 2007 therefore the Commission needs to schedule 2007 workshop session dates. Perry and Kotila indicated they could not meet on the second Monday of every month due to other commitments. The Commission agreed to meet on the second Thursday of every month at 7 p.m. with the first meeting scheduled for January 11, 2007.

V. PUBLIC HEARING - None

VI. OLD BUSINESS

A. Site Plan Review Ordinance

The Commission had a lengthy discussion regarding draft amendments to the Site Plan Review provisions. Branigan said he incorporated all of the Township Attorney's, Township Engineer's and Allison's comments into the current December 4th draft. The Commission made various revisions, additions and deletions to the December 4th draft. Specific revisions, additions or deletions were made to the following sections: Section 74-172 General procedures for submission and review of site plans, (a)(4) Buildings, Structure and Uses Requiring Site Plan Review; (c)(1) Pre-application Conference; (f) Combined Preliminary and Final Site Plans; (g)(1) Site Condominiums; (h)(2) General requirements for all site plans; Section 74-173 Preliminary site plan (b) Application; (c) (2) Information required-Physical Features; (c)(3) Natural Features; (d) Standards for Review; (e) Planning Commission action; Section 74-174 Final site plan, (a) Application; (b)(3) Information required- Natural Features; (4) (f) & (g) Other information where applicable; (c)(1)&(5) Standards for Review; (d) Planning Commission Review; Section 74-175 Combining preliminary and final site plans; Section 74-176 Amendment of approved site plan and Section 74-182 As-built drawings. A public hearing on the proposed revised site plan ordinance is scheduled for January 8, 2007.

B. Agricultural Preservation Residential District Review

Due to the late hour the Commission decided to defer discussion and review of the Agricultural Preservation Residential District Ordinance.

Allison moved approval to defer discussion and review of the Agricultural Preservation Residential District Ordinance to the December 11, 2006 working session. Perry seconded the motion which was adopted unanimously.

VII. NEW BUSINESS

A. Zoning Ordinance Amendment, Section 10.03E

On November 20, 2006 the Board of Trustees remanded the zoning ordinance amendment section 130.1003E Industrial Districts, section 10.03E, to the Planning Commission to include industrial permitted uses in the industrial district.

Allison stated the Board had concerns there were no permitted industrial uses but only conditional uses in the district. Allison said the Commission did this at the advice of the Planning Commission consultants with the understanding there would be no harm making everything a conditional use considering the limited nature of having only one district in the Township which is already spoken for. Allison said the district is located in an isolated rural residential area which is not on public sewer or water.

The Township Attorney advised the Commission there is no statute or law that requires permitted uses in a district but it makes no sense not to have a permitted use.

Due to the late hour the Commission decided to defer review and discussion to their next working session

Perry moved approval to defer discussion and review of the zoning ordinance amendment of the Industrial Districts Section 10.03 to the December 11, 2006 working session. Snyder seconded the motion which was adopted unanimously.

VIII. ITEMS FOR DISCUSSION - None

IX. INFORMATIONAL ITEMS

Letter from Township Engineer to Fiber Tower regarding SP-07-06 Co-Location at 3500 Pontiac Trail.

XI. PUBLIC COMMENT - None

XII. ADJOURNMENT

Snyder moved approval to adjourn the meeting at 10:33p.m. Allison seconded the motion which was adopted unanimously.