

APPROVED

**ANN ARBOR CHARTER TOWNSHIP  
PLANNING COMMISSION SPECIAL MEETING  
MINUTES OF MEETING  
MONDAY, DECEMBER 18, 2006**

**I. ROLL CALL**

The special meeting of the Ann Arbor Charter Township Planning Commission was called to order by Chair Olsson at 6:30 p.m.

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

Commissioners Absent: Richard Mitchell and Randolph Perry.

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

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

**III. APPROVAL OF MINUTES**- None.

**IV. COMMUNICATIONS** -None

**V. PUBLIC HEARING** - None

**VI. OLD BUSINESS** - None

**VII. NEW BUSINESS** - None

**VIII. ITEMS FOR DISCUSSION**

**A. Discussion of Northbrooke PUD and Final Site Plan**

The Township Attorney informed the Commission a slightly revised resolution from the version they received over the weekend was before them for consideration. The Township Attorney indicated changes were made under sections 2.1 and 2.2. Under 2.1 a reference to the December reports from the Township engineer, Township planner and Township wetland consultant were added, and on page two the phrase "to the satisfaction of the Planning Commission" was added in reference to the vegetative buffer on units one and four on the north parcel along Pontiac Trail. Under section 2.2 the Township Attorney noted the following condition was added: "Township Board recording of use restrictions that provide for perpetual preservation of the donated farmland parcel for farming purposes."

Damien Wetzel, Township Engineer, referenced his report dated December 15, 2006. Wetzel stated he reviewed the re-submittal of the final site plan and found the engineering plans satisfactory. Wetzel stated his additional comments are for the record. The WCDC reviewed and technically approved the plans and attached to his report is a recent correspondence dated October 24, 2006 from the WCDC regarding the proposed

## APPROVED

drainage district. Wetzel said he has been in touch with the WCRC and once a drainage district is established a permit will be able to be issued. Wetzel added the WCRC stated the plans are in general conformity and technically correct. The cul-de-sacs are now dimensioned as required by the Township Board. The applicant submitted a color photo of the fence in detail for the Planning Commission's review and the drive through the Melton/Famie Conservation Easement was included with the second submittal and has been revised to minimize impacts. Wetzel said the "road end" signs were removed from the signage plans and the review of the wells by the Washtenaw County Health Department was conditionally approved on June 20, 2006 upon inspection of the wells during construction.

Dick Carlisle, Township Planner, referenced his report dated December 18, 2006. Carlisle indicated there were eight items in their previous review letter which have been addressed by the revised site plan. Carlisle said the approvals from the MDEQ, WCDC, WCRC and the WCHD have been discussed and addressed by the Township Engineer. The only item remaining which needs to be added to the final site plan is the location of any proposed central mailboxes or a note indicating individual mailboxes will be used.

Eugene Jaworski, Environmental Consultant didn't have any additional comments. Jaworski did comment the applicant moved up the erosion control sequence by putting in the detention basins but some erosion control overview needs to be maintained due to the way the applicant is handling the storm water with the use of ditches and swales.

Allison commented the adequate vegetative buffer wasn't changed in the most recent site plan but is still required by the Resolution and reiterated that lots one and four have either one of the pines or one of the serviceberries every five feet.

**Snyder moved approval of the resolution approving Northbrooke's final site plan. Allison seconded the motion which was adopted unanimously.**

### **B. Approval of changes to I-2 Zoning District Ordinance**

The Commission briefly indicated changes to the I-2 zoning district ordinance were discussed and agreed upon at their last workshop meeting.

**Snyder moved approval to set a public hearing, at the earliest possible time, on changes to the I-2 zoning district ordinance, contingent upon the Township Board's approval of the changes to the I-2 district. Kotila seconded the motion which was adopted unanimously.**

**IX. INFORMATIONAL ITEMS - None**

**XI. PUBLIC COMMENT - None**

### **XII. ADJOURNMENT**

**Snyder moved approval to adjourn the meeting at 6:43 p.m. Allison seconded the motion which was adopted unanimously.**