

**ANN ARBOR CHARTER TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
MONDAY, DECEMBER 3, 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, Environmental Consultant Eugene Jaworski, Supervisor Michael Moran and Planning Assistant Joanne Collins.

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

III. APPROVAL OF MINUTES

Corrections to the 11/5/07 minutes: On page 1 in the last paragraph second line strike "Grant" and insert "Brandt"; on page 3 under item 3 in the second paragraph third line after "a" insert "precedent for" and strike "presentation for"; on page 4 at the end of the first paragraph add "and what appears to be redundant paved surfaces serving some units." Under item E in the fourth line strike the third sentence and insert "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." **Allison moved approval of the November 5, 2007 meeting minutes as amended. Mitchell seconded the motion which was adopted unanimously. Kotila moved approval of the November 12, 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 November 19, 2007 and the Board of Trustees special meeting held on November 28, 2007. The minutes were included in the Commissioners' packets. Mitchell reported on the Zoning Board of Appeals meeting held on October 17, 2007. The minutes were included in the Commissioners' packets.

V. PUBLIC HEARINGS - None

VI. OLD BUSINESS

A. SP-01-07 WCC Health and Fitness Center Parking Lot Addition

Richard Meader with Washtenaw Engineering presented the county's final site plan for the parking lot addition adjacent to the new WCC Health and Fitness Center. The proposed parking lot consists of 20 parking spaces which will serve the users of the Border to Border trail. Meader indicated the parking lot will have a rain garden which

will pre-treat run-off to an existing detention pond. Tom Freeman with the Washtenaw County Parks and Recreation Commission presented the proposed signage along the entry drive which indicates the parking lot is reserved for users of the Border to Border trail and incorporates the Border to Border logo. Freeman said they consulted with the Michigan Trails and Greenways Alliance and other organizations to determine the appropriate size of the parking lot.

Damien Wetzel, Township engineer, referenced his report dated November 29, 2007. Wetzel indicated the WCDC approved the plans on August 15, 2007 and he received verbal confirmation from the WCRC that the parking lot addition will not negatively impact road improvements. The Fire Chief has requested an emergency access plan for ingress and egress along with a 10 foot clearance for access on to the bike path. Wetzel said his minor comments can be addressed administratively.

Dick Carlisle, Township planner, referenced his report dated November 14, 2007. Carlisle said he has no issue with the size of the parking lot because of the relation to the fitness center and that it will be a popular location for families. Carlisle added the identification and signage of the parking lot has been addressed and recommended a smaller directional sign closer to the entrance of the fitness center along with a larger sign before the entry of the parking lot.

Eugene Jaworski, Environmental Consultant, referenced his report dated November 27, 2007. Jaworski indicated the two forebays of the existing detention basin need to be cleaned out and the proposed design for the rain garden is inadequate and needs some professional input. Jaworski added that three landmark large trees along Huron River Drive have been removed and the applicant will need to plant 25 trees to replace those that were removed.

The Commissioners asked a series of questions of the applicant regarding the issues of the two forebays and detention basin, signage, tree replacement, rain garden design, emergency access, the size of the parking lot and permeable surfaces. **Allison moved approval of the final site plan for the WCC Health and Fitness Center parking lot addition for the proposed bike path contingent upon approval of two signs by the planning consultant, approval of the rain garden design by the environmental consultant, approval of the emergency access for ingress and egress by the Fire Chief, and other administrative approvals by the Township consultants. Gorman seconded the motion which was adopted unanimously.**

VII. NEW BUSINESS

A. SP-05-07 Ann Arbor Waste Water Treatment Plant

Earl Kenzie, Wastewater Treatment Services Manager, presented a power point presentation on the proposed improvements to the waste water treatment plant (WWTP). Kenzie provided an aerial view of the WWTP and outlined the physical boundaries of the plant. Kenzie said the plant was originally constructed in 1936 and has undergone a series of improvements including a major expansion in the late 70's and early 80's. The

plant provides preliminary, secondary and tertiary treatment and services the City of Ann Arbor, Scio Township, Pittsfield Township, and Ann Arbor Township. The plant is regulated by the MDEQ under NPDES discharge permits for wastewater, storm water, odor control, and a residuals management program for bio-solids.

Kenzie described the proposed improvements to the plant and explained the purpose of the improvements is to replace aging residual solids handling equipment and to rehabilitate the infrastructure. Kenzie also outlined the proposed site plan for renovations and demolition, the environmental and community benefits as a result of the improvements, wetland and watercourse protection for the proposed oil storage building, flood damage mitigation for potential short term impacts during construction, and plans to address the issues of noise, dust control, parking and truck traffic during construction and demolition.

Dick Carlisle, Township planner, referenced his report dated November 30, 2007. Carlisle said the City is requesting a combined preliminary and final site plan approval but a number of items are missing from the submittal. Carlisle stated this is a needed public improvement and in the long term will be beneficial to the Township and to all users of the plant. Carlisle indicated he would be happy to meet with City officials to determine what information is needed in the site plan at this time.

Damien Wetzel, Township engineer, referenced his report dated November 27, 2007. Wetzel said he has been in communication with the applicant and shares the same concerns as the Township planner. Wetzel requested a storm water drainage narrative and description be included in the plans as required by the Township's land development standards.

Eugene Jaworski, Environmental Consultant, referenced his report dated November 27, 2007. Jaworski said the site plan does not include natural features or environmental drawings and drawings of the location of the earthen berms and retaining wall is needed.

The Commissioners asked a series of questions of the applicant regarding issues of odor control, storm water management, truck traffic, working with Township consultants, phasing and separating the preliminary and final site plans, impervious surface and zoning.

VIII. ITEMS FOR DISCUSSION

A. Interpretation of Uses Not Specifically Listed in the Zoning Ordinances

Carlisle explained in the Township's list of permitted and conditional uses in all of the zoning districts there are some fairly finite uses identified where one might be able to interpret another use as very similar or almost identical to that particular use. Carlisle said there may be a benefit to the Township to consider a mechanism in an ordinance for interpretation of use to avoid the issue of excluding certain uses and uses that may be identical or similar. The Township attorney provided a September draft ordinance that incorporates the Orion Township approach in which the planning commission conducts

the initial review of the use and then recommends action to the board. **Gorman moved approval to set a public hearing for the January meeting. Allison seconded the motion which was adopted unanimously.**

IX. INFORMATIONAL ITEMS – None

X. PUBLIC COMMENT - None

XI. ADJOURNMENT

Gorman moved approval to adjourn the meeting at 9:22 p.m. Kotila seconded the motion which was adopted unanimously.