

**ANN ARBOR CHARTER TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
MONDAY, FEBRUARY 4, 2008**

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, Peter Kotila, Kris Olsson, Richard Mitchell and James Snyder.

Absent: Diane O'Connell

Also present: Township Attorney Sandra Sorini Elser, Township Planner Dick Carlisle, Township Engineer Damien Wetzel, Environmental Consultant Eugene Jaworski, Planning Assistant Joanne Collins and Zoning Administrator John Hamlin.

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

III. APPROVAL OF MINUTES

Corrections to the 1/7/08 minutes: On page 2 in the last paragraph in the sixth line after "including" add "preliminary agreements on". **Allison moved approval of the January 7, 2008 meeting minutes as amended. Kotila seconded the motion which was adopted unanimously.** Corrections to the 1/14/08 Workshop minutes: Under item 4 replace 'Wetlands Maps and Tables' with 'Impervious Surface Maps and Tables.' **Kotila moved approval of the January 14, 2008 workshop meeting minutes as amended. Gorman seconded the motion which was adopted unanimously.**

IV. Communications

Allison reported on the Board of Trustees meeting held on January 21, 2008. The minutes were included in the commissioner's packets. Kotila reported on the Farmland and Open Space Preservation Board meeting held on January 28, 2008. Wetzel reported on the Fire Department's Site Plan Review Guidelines. The guidelines were included in the commissioner's packets.

V. PUBLIC HEARINGS**A. Amendment to the Open Space Preservation Residential District Ordinance**

Allison explained the purpose of this amendment is to correct a typographical error that was made when the original ordinance was drafted and effectively makes the ordinance unusable. The amendment would correct the wording from "agricultural preservation" to "agricultural production". There were no comments from the consultants or commissioners. Olsson opened the public hearing at 7:41 p.m. There were no public comments. Olsson closed the public hearing at 7:42 p.m. **Mitchell moved to recommend approval to the Township Board to amend the Zoning Code pertaining to the Open Space Preservation Residential District. Snyder seconded the motion which was adopted unanimously.**

VI. OLD BUSINESS**A. SP-O6-06 Perkins Construction**

Olsson explained that Perkins Construction is requesting an additional six month extension to their site plan approval granted in March 2007 and extended previously in September 2007 to March 2008. **Snyder moved approval of the six month extension of the final site plan approval from March 2008 to September 2008. Mitchell seconded the motion which was adopted unanimously.**

VII. NEW BUSINESS

A. Sub-area Study for the Geddes Road and Dixboro Road Intersection

Carlisle presented a summary of the study and the recent events contributing to the need for additional scrutiny of the area including The Traditions proposal. Carlisle explained the report documents the existing land use, future land use, utilities, existing zoning, natural features, traffic, goals and policies of the GDP; and various potential development scenarios against the goals of the GDP, impact on land use pattern, impact on the environment, and impact on traffic. Carlisle said the report can be used as a basis when considering any changes to the GDP.

The Commissioners discussed the definition of senior housing and the need to define a zoning district for senior housing within the Township. The Commissioners discussed the possibility of a broader use category for the area rather than just age-restricted housing in case the proposed Traditions development does not materialize. Allison noted performance characteristics such as impervious surface limitations, groundwater recharge issues, and traffic mitigation; need to be documented in the report in order to support the study. Allison added a park may be a possible development scenario and could be an outcome for the GDP. The Commissioners also discussed the importance of limiting impact on traffic in the area and the proposed planned road improvements to US 23 and Geddes Road. The Township Attorney questioned the possibility of leaving the current GDP designation as is, while adding a senior housing designation with limited density in relation to traffic count as an alternative for the area. The Commissioners decided to discuss the study further at their next workshop meeting after revisions have been made by the Township Planner.

B. Review request for revisions to the GDP

Olsson explained this is a review request for revisions of the GDP from residential to office zoning for parcels I-09-36-360-001,002,003,004 and 005. Carlisle suggested the Commissioners treat this request as first comments on the GDP until the review and comment period of the GDP is completed.

VIII. ITEMS FOR DISCUSSION

The Commissioners will hold a joint workshop meeting with the Board of Trustees on February 11th. Wetzel updated the Commissioners on the current status of the City's WWTP.

IX. INFORMATIONAL ITEMS

Allison introduced John Hamlin as the Township's new Zoning Administrator and Building Official.

X. PUBLIC COMMENT

Gary and Hillary Stellar commented that they need some guidance from the Township regarding their conditional use permit application for a Bed and Breakfast business. Carlisle advised them to contact Township staff to set up a pre-application meeting.

XI. ADJOURNMENT

Gorman moved approval to adjourn the meeting at 8:45 p.m. Allison seconded the motion which was adopted unanimously.