

**ANN ARBOR CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
MONDAY, MARCH 3, 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: Lee Gorman, Peter Kotila, Kris Olsson, and Richard Mitchell.

Absent: John Allison, Diane O'Connell and James Snyder.

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

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

**III. APPROVAL OF MINUTES**

**Gorman moved approval of the February 4, 2008 meeting minutes. Mitchell seconded the motion which was adopted unanimously. Kotila moved approval of the February 11, 2008 workshop meeting minutes. Mitchell seconded the motion which was adopted unanimously.**

**IV. COMMUNICATIONS**

Olsson briefly reported on the Board of Trustees meeting held on February 18, 2008. The minutes were included in the Commissioner's packets. Kotila reported on the Farmland and Open Space Preservation Board meeting held on February 28, 2008. Wetzel updated the Commission on the status of the Fire Department's Site Plan Review Guidelines. The guidelines were included in the Commissioner's packets.

**V. PUBLIC HEARINGS** - None

**VI. OLD BUSINESS**

**A. SP-O4-07 The Traditions**

Bill Davis with Glenchester Senior Development indicated the seven comments from the Planning Commission have been addressed in the revised set of plans. Davis said there may be a dozen minor items that are still outstanding. Davis stated they have received comments from the WCRC and the proposed restricted turn lane is acceptable, however, he is waiting on MDOT's plans for the Geddes Road and Dixboro Road intersection before a making a final decision on the road improvement agreement.

Damien Wetzel, Township Engineer, referenced his review letter dated February 28, 2008. Wetzel said most of his comments refer to final site plan approval. Wetzel indicated the project will be a drainage district only for the basins and the WCDC granted preliminary approval on February 19, 2008. The applicant provided revised calculations for imperviousness and presented a hydrogeological study which concluded the absence of shallow groundwater recharge to the southern and middle wetland and ruled out the need for a groundwater wetland recharge system to these areas.

Eugene Jaworski, Environmental Consultant, referenced his report dated February 26, 2008. Jaworski commented on the applicant's hydrogeological study and indicated a minor MDEQ

wetland permit is needed, and a natural features permit as well as a natural features setback permit is required. The three infiltration trenches are necessary and he would like to see the trenches wrap around the head of wetland C. Water budgets for the wetlands should be more detailed and should include the offsite wetlands. Jaworski recommended conditional approval of the preliminary site plan.

Dick Carlisle, Township Planner, indicated the proposed on street parking has been revised and the main access drive off Dixboro Road has also been slightly revised. There are now conservation easements delineated on the property and the tree mitigation calculations are now indicated on the plans. All required information has been provided by the applicant and all of the PUD requirements have been met. Carlisle said the sub area study should be helpful to the Commission in making a decision as to whether the project constitutes a reasonable change in land use policy. Carlisle said he is comfortable with the plan and that the sub area study will be incorporated into the GDP once the revisions to the GDP are finalized.

The Township attorney questioned the unit calculations regarding the 266 proposed units versus the final architectural design which may include up to 280 units. The Township attorney said she will need to know the exact number of units in order to draft a resolution. Davis explained they are including up to 20 health care service units in the assisted living wing for those residents who may need more intensive health care.

**Gorman moved to table consideration of The Traditions preliminary site plan to the April meeting and direct the Township attorney to prepare a resolution with conditions including site area plan approval, PUD approval and the land use agreement. Kotila seconded the motion which was adopted unanimously.**

#### **B. SP-05-07 Ann Arbor Wastewater Treatment Plant**

Representatives from the City of Ann Arbor updated the Commission on the current status of the combined preliminary and final site plan application for construction of the residuals handling improvements and facilities renovations and demolition project at the Ann Arbor Wastewater Treatment Plant.

Dick Carlisle, Township planner, referenced his report dated February 29, 2008. Carlisle indicated the issues regarding zoning have been clarified and it has been determined that presently there is no expansion of use that would require a CUP. Carlisle said the presence of a flood plain is one of the major issues; however, there are problems with compliance with site plan standards including the lack of detailed dimensions of existing and proposed structures, delineation of boundaries and setbacks, and general informational items. Carlisle recommended the Commission table this item until the zoning ordinance requirements are met by the applicant to determine if dimensional variances are needed.

Damien Wetzel, Township engineer, referenced his report dated February 28, 2008. Wetzel indicated he has been in communication with the MDEQ hydrologic studies unit concerning the proposed construction within the FEMA 100 year floodplain. The existing facility has a berm which is functioning as designed but there is no certification by FEMA. Because the proposed buildings will be built on ground that is below the 100 year flood elevation, and the berm is not certified, a state floodplain permit is required. Wetzel said he cannot recommend approval until the issue of the floodplain is resolved and other land development standards have been addressed by the applicant.

Eugene Jaworski, Environmental Consultant, referenced his report dated February 28, 2008. Jaworski noted because of the floodplain a natural features setback permit is required.

The City representatives provided a brief history of the treatment plant. The plant was upgraded in the late 70's when the County applied to the DNR for a permit to build a flood protection dike that exists now and to fill in the land to expand the plant. The permit was attached as part of the application. FEMA started activities during the same time frame and the first FEMA maps made for the Township are dated June 18, 1980. Most likely the change in the flood plain was never recorded. In order to move the project forward the City would like to remove the ancillary buildings from the site plan for the short term and deal with the floodplain issues in the long term.

**Kotila moved to postpone the consideration of the combined preliminary and final site plan review for the improvements to the Ann Arbor Wastewater Treatment Plant until such time as to which time the applicant can address the consultant comments and supply the information required by the preliminary and final site plan requirements. Gorman seconded the motion which was adopted unanimously.**

## **VII. NEW BUSINESS**

### **A. SP-01-08 IMRA**

The project manager and architect with Harley Ellis Devereaux indicated they are proposing to build the fourth and final building on the property. It is technically a two story building with a basement but is a single story structure from grade to architecturally match the existing buildings. To create the fourth building modifications to the site are necessary including modifications to the existing loop road and an additional detention pond to accommodate additional storm water runoff from the increased impervious surface. All new parking areas and roadways will be constructed with concrete curb and gutter. The WCDC and Fleming Creek Advisory Council have approved the project.

Dick Carlisle, Township planner, referenced his report dated February 28, 2008. Carlisle indicated the amendment to the final site plan constitutes a minor change to the RRA district area plan. The plan has gone through some revisions in an attempt to reduce the impact on the area in the rear which has no significant vegetation or steep slopes and has less proximity to neighboring residents. Informational items as required by the ordinance are not complete in relation to parking, landscaping, lighting, and natural resources. Documentation in support of less parking is necessary to determine that the proposed parking is adequate to meet the needs of the facility. Carlisle recommended postponing action until the outstanding items are addressed by the applicant.

Damien Wetzel, Township Engineer, referenced his report dated February 28, 2008. Wetzel indicated the site plan is consistent with what was proposed in the pre-application meetings except for the 8 feet of fill which is proposed on the southeast corner of the site. The applicant needs to demonstrate that the additional flow from the new storm water outlet can accommodate the downstream storm water system. Wetzel addressed comments by the Utilities Director and Fire Chief. Per land development standards, more detail is needed for the storm sewer profiles and the proposed photometric plan does not meet the Township's lighting requirements. The WCDC reviewed and approved the plans on February 21, 2008; however, the WCDC approval was based on a detention rate of 18 hours instead of the standard 24. Wetzel recommended

maintaining the 24 hour detention standard which can be easily achieved by changing the outlet control structure.

Eugene Jaworski, Environmental Consultant, referenced his report dated February 28, 2008. Jaworski indicated the applicant has failed to map the steep slopes, and the outlet from the new basin crosses a 30% slope and therefore requires a natural features permit. Jaworski added that all tree and shrub plantings must be made of species included in the Township's ordinance.

**Gorman moved that the Commission find the site plan amendment request is a minor change to the overall RRA district area plan and a major change to the individual site plan. Mitchell seconded the motion which was adopted unanimously. Gorman moved to table approval of the site plan amendment pending revisions of the plan to address consultant comments and for a natural features permit hearing. Mitchell seconded the motion which was adopted unanimously. Gorman moved approval to set a public hearing for a natural features permit for the April meeting. Kotila seconded the motion which was adopted unanimously.**

**VIII ITEMS FOR DISCUSSION - None**

**IX. INFORMATIONAL ITEMS**

Items were included in the Commissioner's packets.

**X. PUBLIC COMMENT**

Hillary Stellar asked why so much information is required for a conditional use permit for a Bed and Breakfast business.

**XI. ADJOURNMENT**

**Kotila moved to adjourn the meeting at 9:45 p.m. Gorman seconded the motion which was adopted unanimously.**