

**ANN ARBOR CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
MINUTES OF MEETING
MONDAY, APRIL 3, 2006**

I. ROLL CALL

The regular monthly meeting of the Ann Arbor Charter Township Planning Commission was called to order by Chair Olsson at 7:30 p.m.

Commissioners present: Kris Olsson, John Allison, Peter Kotila, Diane O'Connell, Richard Mitchell, Randolph Perry, 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

Corrections to the 3/6/06 minutes: On page one under public hearing change A-1 to R-1 for parcel 1-09-03-200-033 and change R-1 to A-1 and R-2 to R-1 for parcel 1-09-03-300-002. On page one under petitioner's presentation change .05 to 0.5. On page two correct the spelling of Fammi to Fahmi. On page four under Kotila's comments insert after rural character of the township, "The location of the subject property is a spot of special importance in the Township-as it sits in the narrowest (east-west) section of the rural residential district that runs north-south along Pontiac Trail that divides the large tracts of the agricultural production lands that exist to the east and west. Developing this area with one acre lot housing will both physically and perhaps more importantly visually and emotionally divide the two remaining large agricultural areas of the Township. This division will fragment and therefore lessen the rural identity and character that now spans the Township's northern expanse (Sections 4.01 and 4.02)." On page five under Township attorney add to the last sentence "and agreements with tower and landowner." On page six insert after LP tank "to site plan," On page seven after Clean Water Act insert "and police power." **Perry moved approval of the minutes of the March 6, 2006 meeting with corrections. O'Connell seconded the motion which was adopted unanimously.**

Allison moved approval of the minutes of the January 11, 2006, February 13, 2006, and March 13, 2006 Planning Commission Work Sessions. Kotila seconded the motion which was adopted unanimously.

IV. COMMUNICATIONS

Allison reported on the Board of Trustees meeting held on March 20, 2006. The minutes were included in the Commissioners' packets.

V. PUBLIC HEARING-none.

VI. OLD BUSINESS

A. ZC-5-05 Lake Village Residential Properties. Rezoning application for parcel 1-09-03-200-033, currently zoned R-1 proposed zoning to R-2; 1-09-03-300-002 currently zoned A-1 proposed zoning to R-2. Bring back to the table. Item tabled for Township Attorney to prepare draft of findings of fact and recommendation of denial. Allison commented on the General Development Plan requirement for buffering to protect adjacent property owners and noted the report from Planner Carlisle indicating that R1A was a zoning category that appears to be consistent with the General Development Plan. Allison and Kotila suggested amendments to the resolution prepared by the Township Attorney. **Perry moved approval of the draft resolution with amendments recommending denial of the zoning ordinance amendment for Lake Village Residential Properties, LLC Allison seconded the motion which was adopted unanimously.**

B. SP-237-04 Solid Rock Church- Submittal of Final Grading Plan revisions for Planning Commission to determine if this is a major or minor change. Bring back to table. Site plan review tabled to allow the Petitioner to either submit a Natural Features Setback Permit or adjust the drawing so it is not required and to consider additional berming as a buffer between neighbors.

Brian Jones was present representing the Petitioner. Jones stated Solid Rock Church adjusted their drawings so there is no need for a Natural Features Setback Permit and have agreed to place a berm between the Church and the neighbor which meets the neighbor's expectations.

Damien Wetzel, Township Engineer, stated he submitted a report dated March 27, 2006. Wetzel indicated a site visit was held on February 9, 2006 with Dr. Jaworski and MCI Engineering to discuss concerns regarding the revised grading plan. Wetzel stated the existing soil erosion and sediment control measures are lacking maintenance and showing signs of failure. Wetzel indicated he contacted the County Soil Erosion Control Department to conduct an inspection of the site. Wetzel said the revised grading plan is a minor change and the plans are satisfactory however a retention basin should be constructed as soon as possible.

Gene Jaworski, Environmental Consultant, stated he submitted a report dated March 18, 2006. Jaworski indicated the proposed berms are adequate and there will be sufficient screening between the neighbor's house and the church which include 26 evergreen plantings. He said the existing tree #1237, and the existing water well will not be disturbed when the berm and tree plantings are installed. Jaworski said soil erosion control measures need to be improved on site. Jaworski stated the detention basin has not yet been built and needs to be constructed as soon as possible to avoid any damage to wetlands and the potential to overwhelm the area from storm water run-off.

Sandra Sorini Elser, Township Attorney, stated the existing development agreement needs to be amended to incorporate the new revisions to the site plan.

Allison moved approval of the revised grading plan as a minor change to the site plan but requires an amendment to the development agreement, conditioned upon the installation of the detention basin as soon as practicable with ~~weekly~~ inspections by the Township Engineer as required. Perry seconded the motion which was adopted unanimously.

VII. New Business

The Commission discussed the upcoming Planning Commission Work Sessions. The Commission rescheduled the May 8, 2006 work session to May 10, 2006. Future work sessions will address I-1 zoning and site plan procedures.

Allison inquired about the pre-application meeting regarding the Perkins property.

VIII. INFORMATIONAL ITEMS

- A. WCRC Permit Application #4441 WCC Fitness Center comments.
- B. Letter from Amber L. Iler regarding Lake Village Residential Properties.

IX. PUBLIC COMMENT-none.

X. ADJOURNMENT

Perry moved approval to adjourn the meeting at 8:38 p.m. Kotila seconded the motion which was adopted unanimously.