

**ANN ARBOR CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING  
MINUTES OF MEETING  
WEDNESDAY MAY 3, 2006**

**I. ROLL CALL**

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

Commissioners present: John Allison, Peter Kotila, Diane O’Connell, Richard Mitchell, Randolph Perry and James Snyder. Chair Olsson arrived at the meeting at 7:41 p.m.

Also present: Township Attorney Sandra Sorini Elser, Township Planner Zak Branigan, and Township Engineer Damien Wetzel.

Absent: Environmental Consultant Eugene Jaworski.

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

**III. APPROVAL OF MINUTES**

Corrections to the 4/3/06 minutes: On page 3 in the first paragraph third line delete “weekly” and insert “as required.” after “Engineer”. **Allison moved approval of the April 3, 2006 minutes with corrections. Mitchell seconded the motion which was adopted unanimously.**

**Perry moved approval of the April 10, 2006 Planning Commission Workshop minutes. Kotila seconded the motion which was adopted unanimously.**

**IV. COMMUNICATIONS**

Allison reported on the Board of Trustees meeting held on April 18, 2006. The minutes were included in the Commissioner’s packets.

**V. PUBLIC HEARING**-None

**VI. OLD BUSINESS**

**A. SP-241-05-Washtenaw Community College Health and Fitness Center**-Review of the Preliminary and Final Site Plan and recommendation of the Conditional Use Permit.

Michael Rein with Bowersrein & Associates was present representing Petitioner. Rein stated the WCC has reached a road improvement agreement with the WCRC and Ann Arbor Township regarding proposed improvements to Huron River Drive. Rein said the WCDC granted approval in April and reviews by Carlisle/Wortman, Stantec, and J& L Consulting have been completed and addressed. Rein said they have no problem addressing the latest review comments by the Township’s consultants and request the Planning Commission to grant approval of the Preliminary and Final Site Plan.

Zak Branigan, Township Planner: Branigan indicated there were no additional concerns regarding the revised site plan and the concerns raised in their previous review have been addressed.

Damien Wetzel, Township Engineer: Wetzel referenced his report dated April 27, 2006. Wetzel indicated a draft letter of intent has been received from the WCC regarding the water main loop. Wetzel stated following the submittal of the Road Improvement Agreement dated May 1, 2006, minor details will need to be addressed prior to construction to make sure the RIA is consistent with the final site plan. Wetzel noted the storm water run off east of the proposed site is an open field and is undetained into the existing storm sewer system and then discharged into the main campus detention pond. Wetzel said if the area to the east is developed in the future the storm water system will need to be resized.

Wetzel answered questions by the Commission regarding Jaworski's report dated April 24, 2006 specifically items # 6, 8, and 9.

Allison asked if the WCC planned any infiltration for the storm water pond and if any soil borings were done to see if infiltration was feasible. Rein indicated the pond was not designed for infiltration nor are there any infiltration wells. Rein stated a number of soil boring were performed which allowed for the permeable asphalt. Rein said the whole area is athletic fields, is very flat, and there have been no problems with ponding.

Kotila expressed concern over traffic patterns and pedestrian/student safety issues. Kotila suggested an overpass or an additional crosswalk to alleviate pedestrian/student safety concerns. Rein said a traffic control signal with a controlled light crosswalk is planned at the entrance to the facility. Rein also indicated additional right and left turn lanes are planned for the proposed intersection.

Sandra Sorini Elser, Township Attorney stated section 12.02 (B) (12) of the Township Ordinance requires a 10 foot width minimum for parking spaces. The Township Attorney said there is nothing under the site plan ordinance which allows the Commission to make variances although the Commission does approve the parking layout. The Township Attorney said the WCC would need to appear before the ZBA to request a variance in the width of parking spaces.

**Allison moved approval of findings that the required conditions for the Conditional Use Permit have been met and recommend to the Board of Trustees for approval. Perry seconded the motion which was adopted unanimously.**

**Allison moved approval of the Preliminary and Final Site Plan subject to variance for the parking width from the ZBA, compliance with consultants' reports, monthly inspections of the storm water system by the Township Engineer during construction, and the Board's approval of the CUP. Mitchell seconded the motion which was adopted unanimously.**

## **VII. NEW BUSINESS**

**A. SP-03-06 Metro PCS-Submittal for approval of a Final Site Plan for Co-Location of Wireless Communication Equipment at 4231 Whitehall.**

Jon Szutarski was present representing the Petitioner. Szutarski stated Metro PCS is requesting final site plan approval for proposed wireless facility for co-location on a singular monopole at 4231 Whitehall. Szutarski stated Metro PCS is proposing to construct a 9' X 15' steel platform at grade which would house 2 equipment cabinets. Szutarski said Metro PCS is requesting to place 6 antennas at 170 feet on the existing tower. Szutarski said the structural analysis has been completed and the project will not impact any drainage or storm water run off and will not impact any landscape or existing vegetation.

Zak Branigan, Township Planner: Branigan indicated there were no additional concerns and the temporary tower has been removed from the site plan.

Damien Wetzel, Township Engineer: Wetzel said Metro PCS has addressed his six concerns in detail and the proposed 4 foot man gate is acceptable.

The Township Attorney stated a license agreement is needed between Metro PCS and the Township to co-locate and could be a condition of approval.

**Perry moved approval of the final site plan subject to execution of a license agreement acceptable to the Township Attorney. O'Connell seconded the motion which was adopted unanimously.**

**B. Set a Public Hearing on Zoning Ordinance Amendment regarding Private Community Wastewater disposal systems. Allison updated the Commission on the PWS Ordinance the Utilities Committee has been working on since October/November 2005. Allison moved approval to set a public hearing on the June 5, 2006 Planning Commission meeting on the Zoning Ordinance Amendment to add Private Community Wastewater Disposal Systems and on the Police Power Ordinance on Private Community Wastewater Disposal System Ordinance. Kotila seconded the motion which was adopted unanimously.**

#### **VIII. INFORMATIONAL ITEMS**

The Commission discussed the workshop scheduled for May 10, 2006. The Commission decided to reschedule the workshop to May 11, 2006 at 7:30 p.m due to conflicts. The Commission discussed informational items A. through J. Perry asked if the Township needs to send out a letter of intent to plan. **Allison moved approval for the Secretary to send out a letter of notice of intent to plan on the process of amending the GDP to appropriate governmental bodies. O'Connell seconded the motion which was adopted unanimously.**

Allison suggested a section for non agenda items should be added to the Planning Commission agenda.

#### **IX. PUBLIC COMMENT-None**

**X. ADJOURNMENT- Kotila moved approval to adjourn the meeting at 9:08 p.m. O'Connell seconded the motion which was adopted unanimously.**