

**ANN ARBOR CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
MINUTES OF MEETING
WEDNESDAY, MAY 9, 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, Peter Kotila, Diane O'Connell, Kris Olsson, Richard Mitchell and James Snyder.

Also present: Township Attorney Sandra Sorini Elser, Township Planner Zak Branigan, 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 4/4/07 minutes: On page 2 in the sixth paragraph second line strike "their" and insert "they are" and in the seventh paragraph fourth line strike "broadest" and insert "the most appropriate". On page 3 under New Business in the third paragraph fourth line strike "an" and insert "and". **Kotila moved approval of the April 4, 2007 Planning Commission meeting minutes as amended. Gorman seconded the motion which was adopted unanimously.**

Corrections to the 4/9/07 minutes: On page 2 under section 3 in the second and fourth paragraphs strike the remainder of the sentence after "owner" and insert "outside the agricultural preservation district to apply for PDR funds for the small farm initiative." **Allison moved approval of the April 9, 2007 Planning Commission 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 April 16, 2007. The minutes were included in the Commissioner's packets. Mitchell reported there was no report for the ZBA because they didn't meet last month.

V. PUBLIC HEARING - None.

VI. OLD BUSINESS – None.

VII. NEW BUSINESS

A. Elect a Secretary for the Planning Commission and Workshop Sessions

The Commission reviewed and discussed the Planning Commission By-laws pertaining to the responsibilities and duties of Secretary. **Allison moved approval to elect Lee Gorman as Secretary of the Planning Commission for one year. O'Connell seconded the motion which was adopted unanimously.**

B. Set a Public Hearing on Codification of the Zoning Ordinance

The Township Attorney advised the Commission that the codification of the zoning ordinance will be ready to be published in time for the Commission to hold a public hearing in June. **O'Connell moved approval to set a public hearing on the codification of the zoning ordinance for the June 4th meeting. Kotila seconded the motion which was adopted unanimously.**

VIII. ITEMS FOR DISCUSSION

A. Natural Features Setback Ordinance Review

O'Connell updated the Commission on the status of the natural features setback ordinance. O'Connell distributed to members the latest revised version of the ordinance. O'Connell gave a brief background on the Township's wetland ordinance. O'Connell explained the wetland ordinance allows for the protection of the wetland itself as the wetland is delineated, however, knowing how natural features work and the connection between everything protecting the delineation of a wetland isn't adequate without a buffer zone around it. O'Connell said the wetland buffer could not be made part of the wetland ordinance because of state restrictions under state law, therefore the Township chose to adopt a zoning ordinance for natural features setback for wetlands, watercourses and steep slopes.

The Commission discussed the definitions and standards of the ordinance. The Township attorney advised the Commission that she needed time to review the ordinance prior to the Commission scheduling a public hearing. The Commission decided to have members submit any suggested edits to O'Connell ~~and to have the Supervisor review the ordinance after the Township attorney's review is complete. who will incorporate them and send them to the Township attorney for review.~~

IX. INFORMATIONAL ITEMS

Items were included in the Commissioner's packets. The Commission discussed their upcoming workshop meeting scheduled for May 14th. Topics for discussion include the GDP and the Agricultural Preservation District.

X. PUBLIC COMMENT

William Davis said he had written a letter to the Chair requesting a pre-application conference and would like to coordinate a date with the Commission. Olsson said she never received the letter and advised Mr. Davis that pre-application conferences are handled administratively with Township staff. Wetzel said he would follow up with Mr. Davis after the meeting regarding procedures for scheduling a date.

XI. ADJOURNMENT

Snyder moved approval to adjourn the meeting at 8:25p.m. O'Connell seconded the motion which was adopted unanimously.