

**ANN ARBOR CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING  
MINUTES OF MEETING  
MONDAY, AUGUST 6, 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, Kris Olsson, Richard Mitchell and Peter Kotila.

Absent: Diane O'Connell 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**

**Allison moved approval of the July 2, 2007 Planning Commission meeting minutes. Kotila seconded the motion which was adopted unanimously. Kotila moved approval of the July 9, 2007 Planning Commission workshop meeting minutes. Allison seconded the motion which was adopted unanimously.**

**IV. COMMUNICATIONS**

Allison reported on the Board of Trustees meeting held on July 16, 2007. The minutes were included in the Commissioner's packets.

**V. PUBLIC HEARING** – None.

**VI. OLD BUSINESS**

**A. SP-217-01 Motherhouse for Sisters of Mary Amendment to Final Site Plan**

Constantine George Pappas, architect for Sisters of Mary, presented the amendment to the final site plan. Pappas explained the Phase II Expansion is to allow for additional residential units for the Sisters which consist of a priest and guest residence, a multi-purpose room, support and guest parlors and the professed residence. Pappas said the amendment is a reduction of FAR, the ground floor coverage and impervious area. Pappas requested the Commission find the amendment to be a minor change to the final site plan.

Zak Branigan, Township planner, referenced his report dated July 30, 2007. Branigan said this is a slight change to the footprint of the final phase of this facility. Branigan said the applicant has met all the requirements which constitute a minor change to the area plan. The elements considered for a minor change include a change in residential floor area; a change in non-residential floor area of five percent or less; minor variations in layout which do not constitute major changes; and/or a change in GFC and FAR of the entire PUD of one percent or less. Branigan said the current proposal falls within all of those and actually constitutes a reduction in GFC of 0.23% for the overall project.

Branigan recommended the Commission consider the amendment a minor change to the final site plan.

Eugene Jaworski, environmental consultant, referenced his report dated July 24, 2007. Jaworski said he compared the wetland boundaries and the 25 foot wide natural features setback and found the wetland and setback boundaries have not been altered and that the natural features are protected. Jaworski stated the amendment to the final site plan does not impact any natural features and therefore recommends approval.

Damien Wetzel, Township Engineer, referenced his report dated July 31, 2007. Wetzel said the previously approved building footprints have been modified and do not negatively impact the site engineering. Wetzel indicated minor administrative items outlined in his report still need to be addressed and a soil erosion control plan must be provided. Wetzel said he recommends approval of the proposed site plan conditioned upon the applicant addressing the items in his review letter.

**Gorman moved that the amendment be designated a minor change to the final site plan.**

**Mitchell seconded the motion which was adopted unanimously.**

**Allison moved approval finding the final site plan review standards have been met and approval of the revision of the final site plan conditioned upon securing a soil erosion and sedimentation control permit and other administrative requirements. Gorman seconded the motion which was adopted unanimously.**

**B. SP-215-01 Fr. Gabriel Richard Football Field Grandstands Amendment to Final Site Plan**

Bruce Lemons, architect with Foresite Design Inc., presented the amendment to the final site plan for the Gabriel Richard football field. Lemons explained the original site plan had the grandstands on the east side of the field but it has been decided they would prefer to have them on the west side. Lemons said the grandstands are slightly different than originally proposed.

Zak Branigan, Township planner, referenced his report dated August 2, 2007. Branigan said the applicant has met all the requirements which constitute a minor change to the PUD plan. The existing grandstand is approximately 3,416 square feet in area whereby the proposed grandstand is 1,639 square feet resulting in a reduction of 1,777 square feet. The proposed sidewalk covers approximately 1,410 square feet. Branigan said the proposed site plan amendment would result in an overall reduction in imperviousness of approximately 367 square feet.

Lemons addressed the Commission's concerns regarding the portable speakers for announcement at athletic events and the temporary shed for housing maintenance equipment. He indicated when the speakers were tested they were placed on a 6 foot tripod on top of the hill facing east; the speakers are intended to be placed inside the press box and project out through a window and will be slightly lower than the test

height. Lemons said the school is requesting an extension for the temporary shed until grandstands are eventually built on the east side of the field. The Planning Commission determined the temporary shed was not a site plan issue and the zoning administrator will address it.

Damien Wetzel referenced his report dated July 31, 2007 and indicated the proposed revision does not propose any detriment to the engineering site plan but there are some inconsistencies which need to be corrected for historical purposes. Wetzel said a soil erosion and sedimentation control plan must be provided. The storm water system will accommodate the proposed changes and do not negatively impact the storm water system. Wetzel said he recommends approval conditioned upon the applicant addressing the items in his review letter.

Eugene Jaworski, environmental consultant, referenced his report dated July 24, 2007. Jaworski determined there were no natural features being impacted by the proposed grandstand and therefore recommends approval.

**Gorman moved to designate the amendment as a minor change to the final site plan. Allison seconded the motion which was adopted unanimously.**

**Allison moved to find the final site plan review standards have been met and approval of the revision of the final site plan contingent upon obtaining a soil erosion and sedimentation control permit and meeting other administrative comments including the portable sound system as specified in the applicant's letter for daytime use. Mitchell seconded the motion which was adopted unanimously.**

**VII. NEW BUSINESS – None.**

**VIII. ITEMS FOR DISCUSSION**

The Commissioners discussed their upcoming workshop meeting scheduled for August 13th.

**IX. INFORMATIONAL ITEMS**

Information from Scio Township regarding their township planning fair.

**X. PUBLIC COMMENT - None**

**XI. ADJOURNMENT**

**Gorman moved to adjourn the meeting at 8:10 p.m. Allison seconded the motion which was adopted unanimously.**