

**ANN ARBOR CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
MINUTES OF MEETING
WEDNESDAY, SEPTEMBER 6, 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, Richard Mitchell, Diane O’Connell, Randolph Perry and James Snyder.

Commissioner absent: Kris Olsson.

Also present: Township Attorney Sandra Sorini Elser, Township Planner Dick Carlisle, Township Engineer Damien Wetzel, Environmental Consultant Eugene Jaworski, Supervisor Michael Moran and Planning Assistant Joanne Collins.

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

III. APPROVAL OF MINUTES

Corrections to the 8/9/06 minutes: On page 3 under VI.A. in the first paragraph, tenth line strike “minor or”. On page 4 under George Fahmie’s comments strike “culvert” in the second and fourth sentences and insert “drive”. On page 5 under VIII.C. insert “Motion was seconded and approved.” **Perry moved approval of the August 9, 2006 minutes as amended. Mitchell seconded the motion which was adopted unanimously.**

IV. COMMUNICATIONS

- A. Allison reported on the Board of Trustees meeting held on August 21, 2006. The minutes were included in the Commissioners’ packets.
- B. Minutes were not available for the August 16, 2006 Planning Commission Workshop. The Commission deferred this matter to the October 3, 2006 meeting.

V. PUBLIC HEARING

A. Public Hearing on the Natural Features Permit for AW Technology NF-01-06

Bryan Webster was present representing the petitioner. Webster stated they have applied for a natural features permit due to the need to repair the riprap and geotextile fabric at the stormwater pipe that exits the detention basin. Webster said this is a minor incursion into the natural features setback which is adjacent to wetlands and a small stream.

Webster said the estimated size of the area is 20 X 30 feet which will be wrapped with a silt fence.

Damien Wetzel, Township Engineer, stated this is very minor and it’s improving the existing features.

Eugene Jaworski, Environmental Consultant, stated a natural features permit is required and it appears the petitioner has looked at the outfall area. Jaworski said there has been some erosion of the riprap and geotextile fabric and the repair and replacement of the riprap and geotextile fabric will be an improvement. Jaworski indicated most issues have been addressed and noted the petitioner needs to appoint an erosion control officer.

Commissioner O'Connell opened the public hearing at 7:34 p.m. There were no public comments. Commissioner O'Connell closed the public hearing at 7:35p.m.

Kotila asked who would appoint a soil erosion control officer. Jaworski said the contractor normally has an officer on staff. Allison said it may be a site plan issue but the Township Engineer traditionally inspects for soil erosion control. Wetzel said based on the current status with the Board implementing a soil erosion control policy and approval by the MDEQ the Township wouldn't have jurisdiction by the time the applicant starts construction. Wetzel stated the contractor is typically a certified stormwater operator. Wetzel indicated the applicant will need a utility permit therefore he would be able to inspect the site and report back to the Planning Commission.

Allison moved approval of the natural features setback permit. Snyder seconded the motion. Allison moved to withdraw the motion. Allison moved approval to table the natural features setback permit to run concurrent with the site plan review process. Mitchell seconded the motion which was adopted unanimously.

Snyder moved approval to amend the agenda to advance item VI.B. Allison seconded the motion which was adopted unanimously.

VI. OLD BUSINESS

B. SP-04-06 – AW Technical Center – Parking Lot Expansion- Preliminary and Final Site Plan Approval

Bryan Webster was present representing the petitioner. Webster said they have submitted revised drawings and have received approval from the WCDC. Webster stated they have made adjustments to the plan and have lowered the depth of the pond and adjusted the orifice sizes at the outlet control structure to meet WCDC standards. Webster indicated the petitioner has addressed all issues and concerns.

Wetzel said he had not yet received a hard copy of the WCDC approval letter but received a verbal approval from Scott Miller. Webster provided the Commission with a hard copy of the WCDC letter.

Dick Carlisle, Township Planner, said all issues have been addressed.

Damien Wetzel, Township Engineer, referenced his report dated August 24, 2006. Wetzel stated the grading of the retention pond now allows for approximately 1.89 feet for sedimentation. Wetzel said the proprietor submitted plans for a natural stone retaining wall on the southern border of the retention pond. Wetzel said the plans for the stone retaining wall were submitted after the deadline date. Wetzel indicated he

accommodated the proprietor, reviewed the plans for technical correctness and found them satisfactory for engineering.

Eugene Jaworski, Environmental Consultant, recommended approval of the natural features permit and indicated the changes proposed are positive and needed. Jaworski again emphasized the need for a soil erosion control officer and noted that the petitioner needs to maintain the detention basin to protect the water quality of the wetlands and stream down slope.

Allison asked if a maintenance plan should be a condition of the Natural Features permit and site plan approval. Webster said a maintenance plan was submitted separately but was not part of the site plan.

Perry moved approval of the natural features setback permit and the preliminary and final site plan contingent upon a maintenance plan, appointment of a certified stormwater operator and Township consultants' administrative comments. Snyder seconded the motion which was adopted unanimously.

A. SP-05-06 – Northbrooke Single Family Condominium Final Site Plan Approval

Steve Robinson was present representing the petitioner.

Damien Wetzel, Township Engineer, referenced his report dated August 31, 2006. Wetzel stated as of today's date the WCDC has not technically approved the plans. The proprietor has submitted revised plans to the WCDC and correspondence has been received from the proprietor as to how they plan to address the Township Engineer and WCDC comments. Wetzel said the WCRC did provide a statement that the plans are in general conformity with their rules and regulations. Wetzel noted some proposed trees to be planted are shown too close to utilities and need to be relocated, and the tree protection fence must be shown east of the off site grading south of Pontiac Trail. Wetzel indicated the berm south of lots 14N and 15N exceed Township maximum slope standards and the proprietor will need to revise the grading plan. Wetzel stated a new lighting layout and irrigation sheets were not included in previous submittals. Stantec's lighting consultant reviewed the lighting plans in a report dated August 25, 2006. Wetzel said the proprietor has resubmitted a new photometric plan but it has not yet been reviewed by the lighting consultant. Wetzel noted concerns with the Utilities Director and indicated item # 21.b. and c. of his report have been addressed and satisfied.

The Commission asked a series of questions of the Township Engineer regarding concerns with the lighting plan, establishment of a drainage district, failure of the recirculation pumps, irrigation, and the feasibility of an infiltration ditch or closed pipe for the off site grading south of Pontiac Trail.

Dick Carlisle, Township Planner, stated he had relatively few major comments. Carlisle said the petitioner needs to provide illustrative detail of the proposed fence and show the location of any proposed central or individual mailboxes. Carlisle noted other minor

issues regarding site plan requirements were identified in the Township's land development standards. Carlisle stated he had estimated the tree replacement was adequate, however, there may be some issue regarding calculations and he may be able to provide further direction to the Planning Commission. Carlisle also noted the petitioner needs to provide buffer trees along the rear boundary of units 11, 12, and 13 in Northbrooke North and extend the proposed fencing along the rear boundary of units 22 and 23.

Eugene Jaworski, Environmental Consultant, referenced his report dated August 27, 2006. Jaworski stated the natural features impact statement looks old as if it was prepared a year ago, is brief, incomplete, and the data doesn't match the tree inventory. Jaworski said the natural features impact statement doesn't address the discharge into wetland B and he strongly recommended that the detention basins are in place with forebays before rough grading on site takes place. Jaworski noted there was no seed mix for the basin plantings shown on the drawings or in the text. Jaworski said the soil erosion control plan needs to be specific and item #7 in the erosion control sequence needs to be strengthened. Jaworski expressed concern regarding the spacing between wells on adjacent properties and the distance between wells and septic tanks and recommended a base line for water quality of surrounding wells. Jaworski also noted the drain fields can be clogged by softwater (brine recharge) and too much particulate when septic tanks are not pumped on a regular basis.

The Commission addressed the issues raised in Carlisle's and Jaworski's reports. The Commission discussed the possibility of a discrepancy in the calculations for tree replacement and if there are a sufficient number of trees to serve as a buffer for off site properties. The Township Attorney stated there is still no signed PUD agreement and issues dealing with the master deed, PWS, and wetland, woodland, and drain tile easements need to be addressed and resolved.

Allison moved approval to schedule a special meeting for September 19, 2006 at 7:30 p.m. to deal with Northbrooke's final site plan. Perry seconded the motion which was adopted unanimously.

Allison moved approval to table Northbrooke's final site plan. Kotila seconded the motion which was adopted unanimously.

VII. NEW BUSINESS

A. CUP-02-06 – Perkins Construction

Geoff Perkins was present representing the petitioner. Perkins indicated the Perkins Construction Company has entered into an agreement to purchase the subject property to construct an office building for their construction business contingent upon the necessary approvals from Ann Arbor Township. **Allison moved approval to set a public hearing for a conditional use permit for October 3, 2006. Mitchell seconded the motion which was adopted unanimously.**

B. SP-06-06 – Perkins Construction – Review of Preliminary Site Plan

Geoff Perkins was present representing the petitioner. Dick Carlisle, Township Planner, submitted a report dated August 25, 2006 and stated he had reviewed the preliminary site plan for completeness. Damien Wetzel, Township Engineer, submitted a report dated August 31, 2006. Eugene Jaworski, Environmental Consultant, submitted a report dated August 26, 2006 and informed the Commission that a natural features permit is required for this project.

Kotila moved to set a public hearing for a natural features setback permit for October 3, 2006. Perry seconded the motion which was adopted unanimously.

Perry asked the Petitioner to respond to the Township Consultants comments prior to the scheduled public hearings for conditional land use and natural features permits.

Geoff Perkins gave a brief presentation of the proposed project. Perkins stated the Wurster family owns the subject parcel and the operation is for a proposed 3,964 square foot office and storage building for their construction business. Perkins said the parcel is approximately 9.6 acres with 2.5 acres of buildable land. Perkins said they do not have any future plans for construction equipment to be stored outdoors and will not be expanding into heavy construction. Perkins indicated they are exploring the possibility of a woodworking shop in the lower level of the building. Perkins said they are fully aware of the Township's desire to maintain open space and the rural character of the area. Perkins stated their business consists of 12 employees and there will be no retail sales on site.

C. Industrial District Ordinance

Perry moved approval to set a public hearing for the industrial district ordinance amendments to section 10.02.F and 10.03E. for October 3, 2006. Allison seconded the motion which was adopted unanimously.

VIII. ITEMS FOR DISCUSSION – None

IX. INFORMATIONAL ITEMS

Informational items were included in the Commissioners' packets. The Township Consultants requested some guidance from the Planning Commission whether the Commissioners prefer the most recent review letters and correspondence from outside agencies or all inclusive material in their packets. Another issue raised by the Township Consultants was whether the Township should adopt a strict policy declining to accept any material from petitioners/applicants between the scheduled deadline date and the Planning Commission meeting date. The Commission decided to defer these issues to the September 11, 2006 Workshop meeting.

XI. PUBLIC COMMENT – None

XII. ADJOURNMENT

Perry moved approval to adjourn the meeting at 9:55 p.m. Kotila seconded the motion which was adopted unanimously.