

**ANN ARBOR CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
MONDAY, JUNE 1 2009**

**I. ROLL CALL**

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

Present: John Allison, Lee Gorman, Peter Kotila, Diane O’Connell, ~~Kris Olsson~~ and Richard Mitchell

Absent: James Snyder and Kris Olsson

Also present: Township Attorney Sandra Sorini Elser, Township Planner Dick Carlisle, Township Engineer Damien Wetzel and Zoning Official John Hamlin.

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

**Gorman moved to amend the agenda to advance item VII.A. before Old Business and to advance item VI.B before item VI.A. Allison seconded the motion which was adopted unanimously.**

**III. APPROVAL OF MINUTES**

Corrections to 5/6/09 minutes: On page 2 after the third paragraph insert: “Allison expressed frustration that the storm water calculations demonstrating compliance with Township standards including the 20% Rule had not been completed in a timely fashion, especially since these storm water calculation deficiencies were first pointed out to the petitioner by the Planning Commission and consultants at the January 2009 Planning Commission meeting and in at least two subsequent Planning Commission meetings by both the Planning Commission and in numerous consultant reports.” **Gorman moved approval of the May 6, 2009 meeting minutes as amended. Allison seconded the motion which was adopted unanimously. Allison moved approval of the May 11, 2009 workshop meeting minutes. Mitchell seconded the motion which was adopted unanimously.**

**IV. COMMUNICATIONS**

Allison reported on the Board of Trustees meeting held on May 18, 2009, and the Farmland and Open Space Preservation Board meeting held on May 26, 2009. The Board minutes were included in the Commissioner’s packets.

**V. PUBLIC HEARINGS** – None

**VII. A. SP-217A-01 Dominican Sisters of Mary Mother House**

Matthew Ressler on behalf of the Mother House presented the final site plan that was approved by the Planning Commission in 1999. Ressler indicated the original plan for the location of the cemetery included 200 burial plots. Ressler said the amended plan proposes 110 burial plots, replacement of 4 parking spaces with a small drop off area, realignment of the paths and altar area to work more naturally with the site’s topography and trees, and the addition of a grotto area and a few retaining walls.

Carlisle referenced Branigan's report dated May 28, 2009. Carlisle indicated they reviewed the criteria considered for major amendments to the site plan, and determined the changes did not meet the criteria for a major amendment. Carlisle said the next step was to review the criteria considered for a minor amendment, and determined the most applicable criteria was minor variations in layout which do not constitute major changes. Carlisle recommended the Commission consider this a minor change to the overall PUD and approved final PUD site plan.

Hamlin recommended the petitioner provide an updated memorandum from the Washtenaw County Health Department as a condition of approval.

**Mitchell moved that the Planning Commission find the amendment represents a minor change to the 1999 approved site plan, conditioned upon Washtenaw County Health Department approval, submission of revised drawings, and Township consultants comments. Allison seconded the motion which was adopted unanimously.**

## **VI. OLD BUSINESS**

### **B. SP-212-00 KLB Parking Lot**

Robert Carson on behalf of the petitioner indicated they were requesting final site plan approval for the KLB parking lot.

Carlisle referenced Branigan's report dated May 29, 2009, for final site plan approval and a memorandum dated May 27, 2009, from Sally Elmiger regarding natural feature review. Carlisle said Elmiger conducted a site visit and reported the current site conditions were not reflected on the plans, and therefore she was unable to review the plans for compliance with the ordinance or the land development standards. Carlisle said there is some information that is conflicting on the plans regarding vegetation that is proposed to be relocated and additional trees. Carlisle noted there is some conflict as to what exists in the field, what's required by the ordinance, and what has been presented by the petitioner. Carlisle said the missing informational items for site plan review can be handled administratively, but it is up to the Commission on how they want to handle the natural feature review.

Eric Wynet, an engineer with Midwestern Consulting, admitted the stock piles were not included on the plans because the majority of the stock piles are proposed to be removed and he didn't think it was necessary to show them on the plans. Wynet noted all the trees are shown on the plans and the trees proposed to be removed are also shown on the plan. Wynet added he doesn't believe the stock piles meet the definition of a steep slope because of their size and they are not naturally occurring.

Wetzel referenced his report dated May 28, 2009. Wetzel noted the proposed revisions to the site plans, and indicated the storm water issues have been resolved, and the petitioner received approval from the WCWRC. Wetzel said the drainage narrative is incomplete and the plans are not explicit as to compliance to the 20% Rule. Wetzel added the safety shelf may be installed when the normal water table is determined after the proposed site improvements are completed.

Hamlin noted the petitioner owes the Township \$24,000 which must be paid before any permits are issued. Hamlin said he would like the Commission to make sure the existing conditions are accurate.

**Allison moved to table final site plan approval for the KLB parking lot to address existing conditions, to address discrepancies in the site plan , to set a public hearing for a natural features setback permit contingent upon submission of a natural features setback permit application by June 8, 2009. Gorman seconded the motion which was adopted unanimously.**

**A. SP-05-08 WCC Athletic Field Complex**

Mitchell recused himself and left the boardroom due to a potential conflict of interest.

Chet Hill with Johnson Hill Land Ethics Studio once again gave a brief overview of the amended site plans for the WCC Athletic Field. Hill said they have worked very diligently to comply with the intent and letter of the 20% Rule. Steve Kinder with William & works addressed the 20% rule and storm water issues. Kinder commented Basin 6 will now be designed as a bioswale because they have enough detention on site.

Wetzel referenced his report dated May 28, 2009. Wetzel indicated the proposed plan accommodates the 20% Rule. Wetzel said Basin 6 was previously approved as a bioswale and was later changed to a detention pond. Wetzel said because of this change there were some errors in the calculations for Basin 6 which has raised new issues. Wetzel said they have not received WCWRC approval because of the methodology errors. Wetzel said he is comfortable recommending approval because the petitioner is resorting back to the use of the bioswale, on the condition that orifice holes are sized appropriately, revised drawings are submitted, and approval by WCWRC is received for the bioswale.

**Allison moved approval of the natural features setback permit and the final site plan contingent upon meeting all consultant comments, conversion of Basin 6 to a bioswale as previously approved, revision of the orifice holes for the outlet control structure in Basin 1, and a letter of approval from WCWRC. Kotila seconded the motion which was adopted unanimously.**

**VII. NEW BUSINESS**

**B. Wind Energy Conversion System**

The Township attorney provided comments on the proposed ordinance and said she could incorporate her suggestions within a week in time to set a public hearing or the Commission could delay for another month. Allison said the Board of Trustees just received the ordinance prior to the board meeting and hadn't had time to look at it. Allison said board members are to send comments to him but he has not received any to date. Allison recommended that state standards should be included along with shadow flicker, sound pressure measurements, lighting requirements, areas allowed for CUP, and limitations on height. **Allison move to table to allow for modifications discussed tonight. Gorman seconded the motion which was adopted unanimously.**

**VIII. ITEMS FOR DISCUSSION**

**A. Natural Features Setback and Steep Slope Ordinance**

The Commission discussed the proposed ordinance at length and questioned whether the ordinance should be revised as one or split into two ordinances. The Township attorney said the Commission needs to address the definition of steep slopes and whether man made slopes should be included in the definition. Mitchell provided a sample ordinance from the City of Ann Arbor which uses a high, medium, and low level of concern criteria, for assessing steep slopes. Gorman recommended deferring discussion and review of the ordinance to the next workshop meeting. The Commission also discussed their upcoming workshop meeting scheduled for June 8, 2009.

Allison commented that items should not be placed on the agenda if they are not ready for approval or denial by the Commission.

**IX. INFORMATIONAL ITEMS** - Items were included in the Commissioners' packets.

**X. PUBLIC COMMENT** –None

**XI. ADJOURNMENT**

**Gorman moved to adjourn the meeting at 9:35 p.m. Allison seconded the motion which was adopted unanimously.**