

**ANN ARBOR CHARTER TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
MONDAY, JANUARY 5, 2009**

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 Dick Carlisle, Township Engineer Damien Wetzel, Zoning Official John Hamlin and Planning Assistant Joanne Collins.

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

III. APPROVAL OF MINUTES

Mitchell moved approval of the December 1, 2008 meeting minutes. Kotila seconded the motion which was adopted unanimously. Kotila moved approval of the December 8, 2008 workshop meeting minutes. O'Connell seconded the motion which was adopted unanimously.

IV. COMMUNICATIONS

Allison reported on the Board of Trustees meeting held on December 15, 2008 and the Board of Trustees special meeting held on December 19, 2008. The Board minutes were included in the Commissioner's packets.

V. PUBLIC HEARINGS - None

VI. OLD BUSINESS

A. SP-03-08 Combined Preliminary and Final Site Plan for Post Family Legacy Trail & Pavilion

B. WP-01-08 Wetlands Permit for Post Family Legacy Trail & Pavilion

C. NF-03-08 Natural Features Setback Permit for Post Family Legacy Trail & Pavilion

Carlisle referenced his reports dated December 30, 2008 regarding site plan, wetland and natural features reviews. Carlisle indicated this project is an application for improvements at the Parker Mills County Park which includes a series of trails and a pedestrian bridge and pavilion. Carlisle said they have had extensive meetings with the applicant and their comments and concerns have been addressed. Carlisle recommended approval of the combined preliminary and final site plan, wetlands permit, and natural features permit provided the applicant obtains permits from outside agencies. Carlisle noted the applicant did receive a MDEQ permit for construction within a floodplain. Carlisle added the applicant needs to clarify how both tree protection measures shown on the plans will be used across the site.

Wetzel referenced his report dated December 24, 2008. Wetzel indicated an area wide storm water drainage map showing existing and proposed drainage courses needs to be included on the site plans, and the applicant needs to expand on the storm drainage narrative. Wetzel noted the WCDC granted approval on December 4, 2008 and WCRC approval is needed before construction can begin. Wetzel added a construction-sequencing plan with access routes must be delineated in the final site plans. Wetzel informed the Commission that outstanding items can be handled administratively.

Peter Pollack, with Pollack Design Associates, addressed the issue of rainwater management on the site. Pollack said the pond/sedge meadow is a reflection of a symbolic past. Pollack said the pond is not a storm water detention basin and that this is a totally pervious project. Pollack indicated the gravel path will have some run-off to the center of the pond, but it is a statistically insignificant amount of water, as determined by Washtenaw Engineering. Pollack said the applicant now has a contractor on board and has met with the WCRC regarding construction sequencing plans.

Allison moved approval of the natural features permit, wetlands permit, and combined preliminary and final site plans subject to receipt of the MDEQ permit, WCRC approval, Carlisle Wortman comments dated December 30, 2008 and natural features consultant comments dated December 31, 2008, and engineer's comments dated December 24, 2008. Gorman seconded the motion which was adopted unanimously.

VII. NEW BUSINESS

A. Election of Planning Commission Officers for 2009

Olsson moved to nominate Diane O'Connell as Chair, Peter Kotila as Vice Chair, and Lee Gorman as Secretary. Allison seconded the motion which was adopted unanimously.

B. NF-04-08 Natural Features Setback Permit for WCC Athletic Field Complex

Carlisle informed the Commission that based upon his review he has determined the application is complete and recommended setting a public hearing. **Gorman moved to set a public hearing for the natural features setback permit on February 2, 2009. O'Connell seconded the motion which was adopted unanimously.**

C. SP-05-08 WCC Athletic Field Complex Preliminary Determination

Carlisle indicated the primary determination by the Commission is whether the changes to the approved site plan constitute a major or minor change. Carlisle said since the plans have gone through several iterations it is his opinion that it constitutes a major change to the site plan. **Allison moved to find this a major site plan change. Mitchell seconded the motion which was adopted unanimously.**

VIII. ITEMS FOR DISCUSSION

A. Storm Water Ordinance

The Commission discussed the proposed storm water ordinance. The Commission reviewed and discussed comments submitted by Hamlin. Wetzel provided the Commission with a draft of the typical storm water calculations for 20% impervious rule. Wetzel recommended sending the draft to the WCDC for review and approval.

B. Annual Report

Olsson requested the Commission to develop a work program and matrix for the year. Gorman said she is working on the annual report which will include a work plan and matrix.

IX. INFORMATIONAL ITEMS

A. Washtenaw County's comments on the City of Ann Arbor's Transportation Plan Update

B. SP-212-00 KLB Corporate Center – Unbanking of parking spaces

Wetzel introduced Dave Samuelson a traffic engineer for Stantec on the KLB project. Samuelson said he works out of Stantec's regional office located in Columbus, Ohio. He said his responsibilities include general traffic engineering and he has 30 years experience as a professional engineer in Michigan and other states. Samuelson indicated the applicant has provided inconsistent data and thus may have over-written some data and he cannot agree with any of KLB's conclusions right now. Samuelson answered a series of questions from the Commission regarding KLB's traffic impact study.

X. PUBLIC COMMENT - None

XI. ADJOURNMENT

Gorman moved to adjourn the meeting at 8:58 p.m. Snyder seconded the motion which was adopted unanimously.