

**ANN ARBOR CHARTER TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
MONDAY, MARCH 2, 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 James Snyder.

Absent: Richard Mitchell

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.

III. APPROVAL OF MINUTES

Gorman moved approval of the February 2, 2009 meeting minutes. Allison seconded the motion which was adopted unanimously. Allison moved approval of the February 9, 2009 workshop meeting minutes. Olsson seconded the motion which was adopted unanimously.

IV. COMMUNICATIONS

Allison reported on the Board of Trustees meeting held on February 16, 2009. The Board minutes were included in the Commissioner's packets. The Farmland and Open Space Preservation Board did not meet on February 23, 2009 due to a lack of a quorum.

V. PUBLIC HEARINGS

A. Washtenaw Community College Natural Features Setback Permit

1. Presentation

Chester Hill with The Johnson Hill Land Ethics Studio presented the WCC's request for a natural features setback permit for the athletic field complex. Hill showed on the site plan the area of woodlands proposed to be removed and the steep slopes that will be disturbed due to the location of a new softball diamond. Hill said the line on the site plan shows the boundary which separates Superior Township and Ann Arbor Township. Hill said they revised the location of the softball diamond based upon input from Ann Arbor Township's consultants and Superior Township. Hill said they spent a lot of time re-examining the location of the softball diamond and configuring the least amount of impact to the natural features on site. Hill said they went back to the drawing board and the new plan has no impact on woodlands in Ann Arbor Township. Hill explained Superior Township is not concerned about the impact on woodlands in their township because they are of very low quality. Hill added there are no trees of significant measurable size and the mitigation of trees in Superior Township will be planted in Ann Arbor Township. Hill said the steep slopes that will be disturbed are organic material that was deposited there from the construction of the WCC campus.

2. Consultant Comments

Carlisle agreed with the manner in which the plans have been represented. Carlisle said the steep slopes were constructed on site and are not naturally occurring. Carlisle also agreed the plans have been rearranged to address his comments and to avoid impact to the more significant woodlands on site. Carlisle noted the woods proposed to be removed are of low quality. Carlisle

recommended using vegetation around retention ponds to help infiltrate run-off and reduce pollutants. Carlisle also recommended tree protection fence detail and symbol on grading at boundary of mature native woodland, and proposed shape of the berm end.

3. Public Comments

O'Connell opened the public hearing at 7:42 p.m. There were no public comments. O'Connell closed the public hearing at 7:43 p.m.

4. Planning Commission Action/Discussion

Allison moved to table for consideration with the site plan review. Kotila seconded the motion. Motion carried with Olsson and Snyder opposed.

VI. OLD BUSINESS - None

VII. NEW BUSINESS

A. SBA Communication

Hamlin explained SBA Communication is requesting a zoning amendment for a 5.16 acre parcel owned by MDOT located north of the on/off ramps for westbound M-14 and east of Whitmore Lake Road. Hamlin said the property is currently zoned R-2 and SBA is requesting it be changed to RC. Hamlin added the parcel does meet the physical requirements for an RC district and the applicant has paid the application fees and provided the necessary information as required by the Township ordinance. **Olsson moved to set a public hearing for April 6, 2009 to consider rezoning ~~for the SBA cell tower~~. Gorman seconded the motion which was adopted unanimously.**

VIII. ITEMS FOR DISCUSSION

A. Storm Water Ordinance

The Commissioners reviewed and discussed the comments from Chief Deputy Water Resources Commissioner Dennis M. Wojcik, P.E., and Township Supervisor Michael Moran on the Township's proposed draft storm water ordinance. **Olsson moved to recommend to the Township Board the storm water ordinance with the changes discussed tonight pending further comments by the Planning Commission consultants. Allison seconded the motion which was adopted unanimously.**

B. Alternative Energy Ordinance

The Commissioners reviewed and discussed the memorandum from Carlisle/Wortman on Regulating Wind Turbines and a sample ordinance for Wind Energy Conversion Systems.

IX. INFORMATIONAL ITEMS

Items were included in the Commissioners' packets. .

X. PUBLIC COMMENT - None

XI. ADJOURNMENT

Olsson moved to adjourn the meeting at 8:55 p.m. Gorman seconded the motion which was adopted unanimously.