

**ANN ARBOR CHARTER TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
WEDNESDAY, MAY 6, 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

Also present: Township Attorney Sandra Sorini Elser, Township Planner Zak Branigan, Township Engineer Damien Wetzel and Zoning Official John Hamlin

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

III. APPROVAL OF MINUTES

Corrections to 4/6/09 minutes: Under item VIII. A. insert the name "Matthew Wagner". Kotila **moved approval of the April 6, 2009 meeting minutes as amended. Gorman seconded the motion which was adopted unanimously. Allison moved approval of the April 13, 2009 workshop meeting minutes. Gorman seconded the motion which was adopted unanimously.**

IV. COMMUNICATIONS

Allison reported on the Board of Trustees meeting held on April 20, 2009, and the Farmland and Open Space Preservation Board meeting held on April 2, 2009. The Board minutes were included in the Commissioner's packets. John Hamlin submitted a written report to the Commission.

V. PUBLIC HEARINGS - None

VI. OLD BUSINESS**A. SBA request to rezone parcel I-09-17-425-020 from R2 to RC**

O'Connell advised the Commission that the Township received a letter from Ellen Tencer on behalf of SBA requesting a tabling and removal from the Planning Commission's agenda.

Gorman moved to table the matter until SBA submits a new proposal. Allison seconded the motion which was adopted unanimously.

B. SP-05-08 WCC Athletic Field Complex

Chet Hill with Johnson Hill Land Ethics Studio presented the WCC's request for amended site plan approval for their athletic field complex. Hill explained they have had some technical difficulties working out the requirements of the Washtenaw County Water Resources Commission (WCWRC) in regards to storm water retention. Hill said they are very close to resolving these issues but a couple of items raised by the Township engineer's review still need to be addressed. Hill assured the Commission they have every intention of doing what the Township and WCWRC wants. Hill gave a brief overview of the plans and illustrated the new location of the softball field which will reduce the impact to natural features. Hill said they have approval from Superior Township's Planning Commission but it is contingent upon Ann Arbor Township Planning Commission's approval.

Wetzel referenced his report dated April 30, 2009. Wetzel explained that on March 2, 2009 the WCWRC did grant approval, but the plans they reviewed did not include storm water retention consistent with the Township's 20% rule. Wetzel said the applicant was directed to go back to the WCWRC to ensure they meet the Township's 20% rule standard, and to make sure the plans were consistent with the WCWRC standards. Wetzel indicated the applicant's plans utilize Basin 1 which doesn't represent existing conditions for calculations. Wetzel stressed the calculations must be included on the plans. Wetzel indicated the WCWRC has not approved the current plans. Wetzel added if the applicant would have addressed the storm water issues early on the technical issues would have been resolved by now. Wetzel said he is not recommending approval at this time without WCWRC's approval.

Branigan referenced his reports dated March 11, 2009 for Site Plan Amendment Review and April 14, 2009 for Natural Feature Review. Branigan said the natural features review has not changed and meets Township standards. Branigan said there are no substantial impacts to natural features and the natural features setback permit is very minor. Branigan added the site plan amendment review includes minor revisions and the applicant has satisfactorily addressed outstanding issues. Branigan recommended approval contingent upon the Township engineer's approval.

Hill requested conditional approval to allow them to resolve outstanding issues administratively. Steve Kinder with Williams and Works indicated the issue is the retention volume in the pond and verifying calculations. Kinder said there is no material change in the site layout other than some potential changes in the bottom of the retention pond and possibly drilling holes in the bottom of Basin 1.

Allison expressed frustration that the stormwater calculations demonstrating compliance with township standards including the 20% Rule had not been completed in a timely fashion, especially since these stormwater 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.

Allison moved to table the site plan for the WCC Athletic Field Complex to allow for revisions to the storm water calculations and drawings, storm water maintenance plan, WCWRC approval, and establish a submission date of May 21, 2009 at noon. Olsson seconded the motion which was adopted unanimously.

VII. NEW BUSINESS

A. Natural Features Setback and Steep Slope Ordinance

The Commission reviewed and edited the text of the proposed ordinance. The Commission agreed to continue with further revisions of the proposed ordinance at their June meeting.

VIII. ITEMS FOR DISCUSSION

The Commission discussed their upcoming workshop meeting scheduled for May 13, 2009.

IX. INFORMATIONAL ITEMS

Items were included in the Commissioners' packets. .

X. PUBLIC COMMENT –None

XI. ADJOURNMENT

APPROVED

Olsson moved to adjourn the meeting at 9:08 p.m. Allison seconded the motion which was adopted unanimously.