

**ANN ARBOR CHARTER TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
MONDAY, JULY 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, Richard Mitchell and James Snyder.

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

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

III. APPROVAL OF MINUTES

Corrections to 6/1/09 minutes: On page 1 under item I. strike "Kris Olsson" under present and insert under absent. On page 3 under item VII.B. in the third line after "board" insert "of trustees". **Allison moved approval of the June 1, 2009 meeting minutes as amended. Olsson seconded the motion which was adopted unanimously. Olsson moved approval of the June 8, 2009 workshop meeting minutes. Mitchell seconded the motion which was adopted unanimously.**

IV. COMMUNICATIONS

Allison reported on the Board of Trustees meeting held on June 15, 2009, and the Farmland and Open Space Preservation Board meeting held on June 22, 2009. The Board minutes were included in the Commissioner's packets.

V. PUBLIC HEARINGS

A. KLB Earhart Corporate Center – Natural Features Setback Permit

1. Presentation

Earl Ophoff, Project Manager for Midwestern Consulting, presented KLB's request for a natural features setback permit. Ophoff indicated the shaded area on the site plan represents the area of man-made steep slopes and emerging woodland that will be impacted due to the construction of the parking lot. Ophoff said they will be mitigating the loss of the woodland with the planting of additional trees.

2. Presentation

Branigan referenced Sally Elmiger's natural feature review dated June 15, 2009. Branigan indicated the steep slopes being impacted on the site are man-made as a result of initial construction of the project. Branigan said the steep slopes do not serve any environmental purpose and will be removed by regrading for the addition of the parking lot. Branigan noted all issues have been addressed and the proposed tree mitigation meets the Township's land development standards. Branigan said they have no objection to the natural features setback permit being approved.

3. Public Comment

O'Connell opened the public hearing at 8:40 p.m. There were no public comments. O'Connell closed the public hearing at 8:41 p.m.

4. Planning Commission Discussion/Action

Allison moved to table the natural features setback permit to consider with the final site plan. Kotila seconded the motion which was adopted unanimously.

VI. OLD BUSINESS

A. SP-212-00 KLB Parking Lot – Final Site Plan

Allison moved to approve the natural features setback permit and the amended final site plan contingent upon meeting the consultant comments. Gorman seconded the motion which was adopted unanimously.

VII. NEW BUSINESS

A. Wind Energy Conversion Systems Ordinance

Branigan presented his revisions to the proposed ordinance which addressed all of the previous issues raised by the Commission. Branigan said they added sections for visual appearance, sound pressure level for commercial scale towers, and shadow flicker. Branigan noted the C1 district was removed from the table and from the areas where the towers are permitted. Branigan indicated the remaining issue which needs to be resolved is the consideration of height requirement. The Commission discussed at length the various possible height requirements for commercial and residential towers. Snyder recommended an outside expert to educate the Planning Commission and public on wind energy. Branigan indicated he would coordinate with Township staff regarding wind energy education via the Township website. **Gorman moved to set a public hearing for the wind energy conversion systems ordinance for the August 3, 2009 meeting. Olsson seconded the motion which was adopted unanimously.**

VIII. ITEMS FOR DISCUSSION

A. Site Plan Review

O'Connell indicated the Commission needs to finalize their comments so the proposed changes can be forwarded to the Board of Trustees. The Commission made final edits to text. **Gorman moved to ask the Township attorney to make the changes discussed tonight and to forward copies to the Board of Trustees. Allison seconded the motion which was adopted unanimously.**

The Commission briefly discussed their upcoming workshop meeting scheduled for July 14, 2009.

IX. INFORMATIONAL ITEMS - None

X. PUBLIC COMMENT – None

XI. ADJOURNMENT

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