

**ANN ARBOR CHARTER TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
MONDAY, AUGUST 3, 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: Lee Gorman, Peter Kotila, Diane O’Connell, Kris Olsson, Richard Mitchell and James Snyder.

Absent: John Allison.

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

Gorman moved approval of the July 6, 2009 meeting minutes. Olsson seconded the motion which was adopted unanimously. Kotila moved approval of the July 14, 2009 workshop meeting minutes. Gorman seconded the motion which was adopted unanimously.

IV. COMMUNICATIONS

The minutes of the July 20, 2009 Board of Trustees meeting were included in the Commissioner’s packets. There was no report on the July 27, 2009 Farmland and Open Space Preservation Board meeting. Hamlin submitted a written report to the Planning Commission. Hamlin also updated the Commissioners on the status of the City of Ann Arbor’s wastewater treatment plant renovation project, and requested the Planning Commission review the definition of “family” to allow for more flexibility under the zoning ordinance for rental property.

V. PUBLIC HEARINGS

A. Wind Energy Conversion Systems Ordinance

1. Presentation

Branigan indicated final edits were made to the text by the Township attorney. The Township attorney highlighted all revisions for the Planning Commission and included more flexible rules for residential towers and a height limit of 275 feet for commercial towers.

2. Consultant/PC Comments

There were no comments.

3. Public Hearing

O’Connell opened the public hearing at 7:40 p.m. There were no public comments. O’Connell closed the public hearing at 7:41 p.m.

4. PC Discussion/Action

Kotila complimented the Planning Commission, Hamlin, and consultants for their work on the ordinance. **Snyder moved to recommend approval to the Township Board. Gorman seconded the motion which was adopted unanimously.**

VI. OLD BUSINESS - None

VII. NEW BUSINESS

A. SP-01-09 AT&T Co-Location on the City Switch Tower

Mark Jones with FCC wireless representing AT&T Wireless LLC presented the company's request for site plan approval of co-location on the existing 150 foot City Switch Cell tower in the Norfolk and Southern Railroad right of way. Jones indicated he received a copy of the Township planner's report and concurs with the report. Jones said they have provided a fall zone letter and a removal bond which needs some revisions to the language per the Township attorney's request. Jones said they will provide the Township with a certificate of liability insurance and will install fencing and landscaping once AT&T's installation is complete.

Branigan indicated the City Switch tower is a brand new tower with no equipment on it right now. Branigan recommended approval of co-location and housing for mechanical equipment contingent upon providing location of any existing utilities, and installation of fencing and screening. The Township attorney advised the applicant to provide consent by the property owner.

Kotila moved approval of the co-location on the City Switch tower conditioned upon rewording of the removal bond, certificate of liability insurance, consent by property owner, fencing and bond for fencing consistent with consultant comments. Olsson seconded the motion which was adopted unanimously.

VIII. ITEMS FOR DISCUSSION

A. Codification of Land Development Standards

Branigan provided the Planning Commission with a proposal by Carlisle/Wortman regarding costs for proceeding with codification of the land development standards including development of several new ordinances and an educational booklet. **Snyder moved to allow consultant to prepare a formal scope of services for codification of land development standards to submit to the Township Board of Trustees for approval. Mitchell seconded the motion which was adopted unanimously.**

B. Site Plan Review

The Planning Commission reviewed and discussed the most recent revisions to the site plan review ordinance. The Planning Commission also considered comments from the Board of Trustees. The Commissioners decided to keep the 5,000 square foot site plan requirement for residential properties and decided a grading permit should not be issued after preliminary site plan approval at the preliminary stage. The Commissioners made some minor edits to the text which the Township attorney will incorporate. **Gorman moved to ask the Township attorney to make revisions discussed tonight and to set a public hearing for the September 8, 2009 regular meeting. Mitchell seconded the motion which was adopted unanimously.**

IX. INFORMATIONAL ITEMS

Informational items were included in the Commissioners' packets.

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.