

**ANN ARBOR CHARTER TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
MONDAY, MARCH 1, 2010**

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, James Snyder, and Richard Mitchell.

Absent: John Allison.

Also present: Township Attorney Sandra Sorini Elser, Township Planner Sally Elmiger, Township Engineer Damien Wetzell, and Zoning Official John Hamlin.

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

III. APPROVAL OF MINUTES

Kotila moved approval of the February 1, 2010 meeting minutes. Olsson seconded the motion which was adopted unanimously.

IV. COMMUNICATIONS

The Board minutes were included in the commissioners' packets.

V. PUBLIC HEARING

A. Woodlands Ordinance

The Township attorney reported on the February 15, 2010 Board of Trustees meeting regarding the Board's discussion of the Woodlands ordinance. **Gorman moved to set a public hearing for April 5, 2010 for the Woodlands ordinance. Kotila seconded the motion which was adopted unanimously.**

VI. OLD BUSINESS

A. SP-02-09 & NF-03-09 Ann Arbor Wastewater Treatment Plant

Earl Kenzie, Manager of the Wastewater Treatment Services for the City of Ann Arbor, presented a power point presentation on the facilities renovation project and requested preliminary site plan approval. Kenzie gave a brief overview of the plant and explained the purpose of the renovation project.

Tom Porter with Malcolm Pirnie Engineering explained the intent of the project is to replace the west plant due to failing infrastructure, by removing the old structures and replacing them with new structures. Porter indicated there will be a temporary administrative facility during construction. Porter also provided a status update of the preliminary site plan application process.

Jim Schulz with Malcolm Pirnie Engineering explained they prepared a storm water management plan prior to the preliminary site plan process as basis for looking at the site drainage, and addressing county and township requirements as to storm water management. Schulz summarized the key elements of the storm water plan which focuses on reduced run-off quantity and improving run-off quality. Schulz indicated they propose to reduce the impervious area with

porous pavement and reduce run-off quantity through the use of rain gardens, grass swales, hydrodynamics separators and WWTP process capture. Schulz added they coordinated their review with Ann Arbor Township and the Washtenaw County Water Resources Commission and understand both agencies are prepared to approve the storm water management plan.

Mike Vanloan presented the natural features impact statement which resulted in a tree investigation and tree mitigation plan. Vanloan indicated 6 trees were identified over 8" in DBH.

Jim Schulz also explained that the facilities are located in a natural flood insurance program floodplain; therefore they have started the process of preparing a Conditional Letter of Map Revision (CLOMR) to FEMA for approval. Schulz indicated they did some modeling to determine the correct 100 and 500 year floodplain and floodway delineations, and improvements provide compliance with freeboard requirements to remove the WWTP from the floodplain and floodway. Schulz provided alternatives in case the CLOMR/LOMR process is not approved. Earl Kenzie concluded the presentation by summarizing the next steps involved in the process.

Damien Wetzel referenced his report dated February 24, 2010. Wetzel indicated improvements cannot be implemented until the CLOMR is accepted by FEMA. Wetzel said the WCWRC granted preliminary approval of the storm water management plans and the plans have met Township standards. Wetzel said he finds the preliminary engineering plans satisfactory.

Sally Elmiger referenced her natural feature review report dated February 26, 2010 and Zak Branigan's preliminary site plan review dated February 25, 2010. Elmiger indicated that Branigan had no new items to address and recommended preliminary site plan approval. Elmiger recommended a proposed plant material schedule on the site plan, township approval of substitute shrub species if any, a naturalized plant arrangement of mitigation plants, and information as to tree impacts in proposed temporary administration facilities.

Hamlin raised the question of whether the alterations to the WWTP, as a legally existing nonconforming building, would require ZBA approval. Elmiger relayed Carlisle's opinion of the ordinance and indicated it would not require a variance. Mitchell disagreed with Carlisle's interpretation of the ordinance and recommended the matter go before the ZBA. The Township attorney advised the Commission this decision must be made by the Zoning Administrator.

Snyder moved approval of the Ann Arbor Waste Water Treatment Plant preliminary site plan and natural features permit, conditional on meeting Township consultant comments and Hamlin's review. Mitchell seconded the motion which was adopted unanimously.

VII. NEW BUSINESS – None.

VIII. ITEMS FOR DISCUSSION – None.

IX. INFORMATIONAL ITEMS

Informational items were included in the Commissioners' packets.

X. PUBLIC COMMENT – None.

XI. ADJOURNMENT

Gorman moved to adjourn the meeting at 8:38 p.m. Olsson seconded the motion which was adopted unanimously.