

**ANN ARBOR CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
MONDAY, MAY 3, 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: 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 Sally Elmiger, Township Engineer Damien Wetzel, Zoning Official John Hamlin, and Planning Assistant Joanne Collins.

**II. CITIZEN PARTICIPATION**

Don Oswell, 2150 Warren Road, expressed concern that the proposed woodlands ordinance prohibits him from making decisions for himself on how to manage his woodlot and is now half the Township's decision which has no stake in it.

Otto Moehrle, 4305 Pontiac Trail, said he owns 180 acres and has 3 woodlots on his property. Moehrle said he has been harvesting timber for the last 10 years and is not sure if he understands the 20% formula. Moehrle said the 20% rule is difficult to work with and he should be able to make the decision when his woodlots get harvested without the Township telling him what to do.

**III. APPROVAL OF MINUTES**

Corrections to the 4/5/10 minutes: Under public hearing item 2.ii. in the third sentence strike the remainder of the sentence after "requirement", and on page 2 under item iv. in the fifth line strike "for subdivision site plan development" and insert "primarily directed at applications requiring site plan review." **Gorman moved approval of the April 5, 2010 meeting minutes as amended. Olsson seconded the motion which was adopted unanimously. Allison moved approval of the April 19, 2010 workshop meeting minutes. Kotila seconded the motion which was adopted unanimously.**

**IV. COMMUNICATIONS**

Allison reported on the April 19, 2010 Board of Trustees meeting. The Board minutes were included in the commissioners' packets.

**V. PUBLIC HEARING** – None.

**VI. OLD BUSINESS** - None.

**VII. NEW BUSINESS** – None.

**VIII. ITEMS FOR DISCUSSION**

**Gorman moved to amend the agenda to advance items B & C before item A. Allison seconded the motion which was adopted unanimously.**

**B. Discussion of the Woodlands Ordinance**

Elmiger indicated her memo dated April 22, 2010 describes the modifications made to the proposed ordinance as discussed at the last workshop meeting, an addition of a chart that identifies when certain activities require a permit, and housekeeping items and technical issues raised by the Township attorney. The Township attorney recommended adding a subsection on page 5 for clarification purposes. The Commissioners reviewed and discussed the ordinance at length; addressed concerns raised in public comment, and edited the text accordingly. The Township attorney will add language for applications that do not require a site plan so that it is similar to the natural features ordinance. Elmiger will make revisions discussed tonight and present an updated version for their May 12<sup>th</sup> workshop meeting.

**C. Discussion of the Woodlands/Natural Features Fund**

The Commissioners indicated they liked the name change made by Elmiger. The Commissioners reviewed the list of possible uses of funds as outlined at their last workshop meeting and added uses for grant funds for the development of woodland stewardship plans and for supporting roadside clean-ups.

Gorman said they will eventually have to develop a program for the proposed uses.

**A. Discussion of the proposed Lighting Ordinance of the LDS**

Elmiger explained the latest revisions to the proposed ordinance were incorporated from Ypsilanti Township's lighting ordinance. Gorman expressed concern that the ordinance does not address nuisance lighting. Hamlin recommended adding language to their nuisance ordinance to address lighting. The Commissioners reviewed and discussed the ordinance at length and edited the text. Elmiger will make the revisions discussed tonight and present an updated version at their June 9<sup>th</sup> workshop meeting.

**IX. INFORMATIONAL ITEMS**

The Commissioners scheduled the following topics and dates for their workshop meetings: Woodlands Ordinance, May 12, 2010, Lighting Ordinance and Hamlin's zoning issues, June 9, 2010, and Land Development Standards, July 14, 2010.

**X. PUBLIC COMMENT** – None.

**XI. ADJOURNMENT**

**Gorman moved to adjourn the meeting at 9:45 p.m. Olsson seconded the motion which was adopted unanimously.**