

**ANN ARBOR CHARTER TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
MONDAY, JUNE 7, 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, Richard Mitchell and James Snyder.

Absent: John Allison.

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, asked the Commission to consider exempting all agricultural production from the proposed Woodlands Ordinance. Oswell expressed concern whether the Township should be involved in this decision at all, because woodlands are an agricultural product and the Township has no right to interfere with decisions by a landowner who has to make a living off the land. Oswell said it is ill advised to put any restrictions on harvesting timber on agricultural land and the proposed restrictions are ill thought out.

III. APPROVAL OF MINUTES

Gorman moved approval of the May 3, 2010 meeting minutes. Olsson seconded the motion which was adopted unanimously. Corrections to 5/12/10 workshop minutes: Under item 2 seconded bullet item add "Sally will review the standards and suggest a number accordingly." **Olsson moved approval of the May 12, 2010 workshop meeting minutes as amended. Kotila seconded the motion which was adopted unanimously.**

IV. COMMUNICATIONS

The May 17, 2010 Board of Trustees meeting minutes were included in the commissioners' packets. Mitchell reported on the April 21, 2010 Zoning Board of Appeals meeting.

Mitchell moved to amend the agenda to advance items IX.A. after communications. Gorman seconded the motion which was adopted unanimously.

IX. A. MASCO Cabinetry Company – Parking expansion

Michael Jastifer with MASCO cabinetry explained that the company recently combined 4 of their divisions into one big company and moved their operation's headquarters to the Flint Ink building. Jastifer said they had anticipated 350 employees by October 1, 2010 but now anticipate 450 employees between October 1, 2010 and January 1, 2011. Jastifer said they are concerned there is not enough parking on site and that additional parking will be needed this year as opposed to next year. Jastifer said they have had on-going discussions with Township staff and would like to start a dialogue with the Planning Commission to address this issue.

Brian Bagnick with Hobbs and Black architects explained that the Township approved 506 parking spaces for the Flint Ink building in 1997. Bagnick said 345 parking spaces were built with 160 parking spaces land banked. Bagnick showed the land banked areas to the west and north of the property are heavily wooded and have steep slopes therefore leaving the east side of the property the best location for additional parking. Bagnick said they are proposing to expand existing parking to the areas to the north and south to add 120 spaces and would like to continue to land bank parking on the east side of the property.

Bob Wanty presented technical data as to impervious surface and storm water management. Wanty indicated they are over the 20% threshold but believe they can meet the Township's standard by raising the level of the pond to store more storm water.

Gorman commented it's laudable they are taking an environmental approach and meeting the Township's storm water ordinance and saving trees is more important than sticking with past plans by Flint Ink. Kotila asked the applicant to consider that the proposed 470 parking spaces may not be enough to accommodate visitors and recommended review by the Fire Chief. Branigan noted there is no administrative amendment to the site plan and the proposed revisions would be considered a major change and would require them to go through the amended site plan approval process. Wetzel advised the applicant regarding the 20% impervious rule. Mitchell asked the applicant to consider park and ride as an option to accommodate their parking needs.

V. PUBLIC HEARING – None.

VI. OLD BUSINESS

A. Woodlands Ordinance

Elmiger summarized recent changes to the ordinance. Elmiger explained there is no typical woodlands density for trees. The City of Ann Arbor regulates woodlands by the ½ acre and their definition of a woodland is 30 basal square feet or 20 trees. Elmiger noted the City is regulating a smaller area than the Township but the same density of trees. Elmiger indicated the main change to the proposed ordinance under applicability is the use of basal area instead of counting the number of trees because it is easier to measure and will make it easier to administer the ordinance. The Township attorney indicated she turned the draft into an ordinance and corrected typographical errors. The Township attorney noted after the April 5, 2010 public hearing the Planning Commission made the ordinance narrower and it now doesn't apply to as many people. The Township attorney advised the Commission they can have another public hearing or recommend approval to the Township Board which can then have another public hearing if they so choose. **Mitchell moved to recommend for approval the Tree/Woodland Ordinance to the Township Board. Gorman seconded the motion which was adopted unanimously.**

VII. NEW BUSINESS – None.

VIII. ITEMS FOR DISCUSSION

A. Horses and Chickens

The Planning Commission discussed Hamlin's memorandum regarding the Township's regulation for keeping of horses and chickens. The Commission recommended some changes to the current zoning and recommended that Hamlin work with Elmiger and Branigan to make further revisions.

Snyder arrived at 8:55 pm.

B. Lighting

Branigan summarized the recent changes to the proposed lighting ordinance. The Commission discussed the proposed ordinance at length and recommended a series of revisions to the ordinance. Branigan will make the suggested revisions and will forward them on to the Township attorney and Commissioners prior to the next meeting.

IX. INFORMATIONAL ITEMS

B. Northfield Township – Notice of Intent to Update the Master Plan

C. Barton Hills – Notice of Public Hearing for the proposed Master Plan

X. PUBLIC COMMENT – None.

XI. ADJOURNMENT

Gorman moved to adjourn the meeting at 9:37 p.m. Kotila seconded the motion which was adopted unanimously.