

**ANN ARBOR CHARTER TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
TUESDAY, SEPTEMBER 8, 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, and Richard Mitchell.

Absent: John Allison and James Snyder.

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

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

Gorman moved to advance item VIII. after item IV. Mitchell seconded the motion which was adopted unanimously.

III. APPROVAL OF MINUTES

Corrections to the 8/3/09 minutes: On page 2 in the first paragraph sixth line and in the third paragraph second line after "liability" insert "insurance". Under item B in the fourth line strike "at the preliminary stage" and insert "after preliminary site plan approval." **Gorman moved approval of the August 3, 2009 meeting minutes as amended. Kotila seconded the motion which was adopted unanimously.**

IV. COMMUNICATIONS

The Township attorney reported on the August 17, 2009 Board of Trustees meeting. The board minutes were included in the commissioner's packets. There was no report of the August 24, 2009 Farmland and Open Space Preservation Board meeting.

VIII. ITEMS FOR DISCUSSION

Doug Selby with Meadowlark Builders gave a brief presentation regarding a small 4-5 home residential development on a 5.29 acre parcel on Dixboro Road just north of Solid Rock Church. Selby said he would like to explore the possibility of zoning the property as a PUD under the suburban residential district (R-2) with a minimum density of 0.5 dwelling units per acre. The property is currently zoned R-1. The planning commission advised Selby to request a pre-application meeting with Township staff and consultants to discuss the project to determine if it is feasible. The planning commission advised Selby that under the Township's master plan the area is designated as agriculture preservation and would require an amendment to the master plan or a zoning ordinance amendment if it were to have a chance of moving forward.

V. PUBLIC HEARING**A. Proposed Amendment to Zoning Ordinance Section 74-172 Site Plan Review****1. Presentation**

The Township attorney provided a copy of the ordinance that was published in the paper. The Township attorney indicated she added language to clarify what happens after two twelve month extensions of a site plan approval is granted. The Township attorney recommended increasing the number of twelve month extensions from two to three. Hamlin recommended adding language under section 74-174(a)(4)(l) to clarify that the identification number for a project should be indicated on the site plan once it has been assigned by the Township.

2. Consultant/PC Comments

There were no comments from the consultants or commissioners.

3. Public Hearing

O’Connell opened the public hearing at 8:03 p.m. There were no public comments. O’Connell closed the public hearing at 8:04 p.m.

4. PC Discussion/Action

Gorman moved to recommend that the Board of Trustees approve the proposed zoning ordinance amendment to section 74-172 Site Plan Review with changes made tonight. Mitchell seconded the motion which was adopted unanimously.

VI. OLD BUSINESS

A. Review revisions to Natural Features/Steep Slopes Ordinance

Sally Elmiger referenced her memorandum dated September 1, 2009. Elmiger indicated she reviewed the draft ordinance and modified the draft in response to the planning commission’s comments from their July 14, 2009 meeting. Elmiger indicated the current draft reflects four changes. Elmiger recommended keeping the term “natural feature” as it is a broad term that covers a number of environmental features and is well accepted in zoning. Elmiger said she combined provisions for steep slopes and natural feature setback because they apply to both. Elmiger recommended that the planning commission discuss the proposed language for the definition of steep slopes to decide if it meets the policy of the Township and provided an ordinance from Morristown, N.J. for comparison. Elmiger also indicated an overall introduction was added that describes the ordinance.

The planning commission discussed the proposed revisions to the draft ordinance and recommended ~~adding-revising~~ language for the definition of precautionary, prohibitive and non critical steep slopes. The Township attorney recommended condensing the introduction section of the ordinance. The planning commission also recommended reducing the submittal requirements for single family homes. Elmiger and the Township attorney agreed to work together to make the suggested modifications discussed tonight. The planning commission decided to layover the matter to the October meeting for further review and to set a public hearing.

B. Webster Township Master Plan

O’Connell advised the planning commission to email comments directly to Webster Township regarding their master plan.

VII. NEW BUSINESS -None

IX. INFORMATIONAL ITEMS – None

X. PUBLIC COMMENT - None

XI. ADJOURNMENT

Kotila moved to adjourn the meeting at 8:47 p.m.