

**ANN ARBOR CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
MONDAY, OCTOBER 5, 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, John Allison and James Snyder.

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

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

**Gorman moved to advance New Business before Old Business and to add item VII. B. New Date for November Meeting. Mitchell seconded the motion which was adopted unanimously.**

**III. APPROVAL OF MINUTES**

Corrections to the 9/8/09 minutes: On page 2 under old business in the second paragraph second line strike "adding" and insert "revising". **Gorman moved approval of the September 8, 2009 meeting minutes as amended. Mitchell seconded the motion which was adopted unanimously. Kotila moved approval of the September 15, 2009 workshop meeting minutes. Allison seconded the motion which was adopted unanimously.**

**IV. COMMUNICATIONS**

Allison reported on the September 21, 2009 Board of Trustees meeting and on the September 29, 2009 Farmland and Open Space Preservation Board meeting. The Board of Trustees minutes were included in the commissioner's packets.

**V. PUBLIC HEARING – None**

**VII. NEW BUSINESS**

Todd Pascoe with Atwell Hicks presented Verdura's (formerly The Traditions) modified site plans. Pascoe provided drawings of the amended project and said they would waive formal presentation until the public hearing. Pascoe said he would answer any questions of the planning commission and asked that the public hearing be set for the November meeting. Pascoe also informed the planning commission that a neighbors' meeting is scheduled for October 20, 2009 so the neighbors are aware of the changes to the proposed development.

Branigan referenced his report dated October 1, 2009. Branigan said the project has been slightly reduced in scope and scale and noted the plans include a main building at the center of the site with the elimination of the villa buildings. The number of units has been reduced along with a reduction in the total number of parking spaces. Branigan indicated impervious surface has been reduced from 23.2% to 19.9% and the floor area has been reduced from 35% to 22%. Branigan added the development consists of high level architecture and is an interesting and ambitious project. Branigan said the proposed modifications are a major change to the site plan and therefore require an amendment to the PUD.

Branigan also referenced Sally Elmiger's natural feature report dated September 29, 2009. Branigan noted the impacts to natural features have been reduced and the applicant has applied for a new natural feature setback permit. Branigan recommended setting a public hearing conditioned upon the applicant providing an updated tree inventory and description of understory and groundlayer flora in the vegetated area at the southeast corner of Geddes and Dixboro roads intersection.

Wetzel referenced his report dated October 1, 2009 and noted the WCRC and WCWRC review letters were attached to his report. Wetzel expressed concern over multiple owners of the project and questioned who would be responsible for maintaining the property. The applicant assured the planning commission there will be one owner/entity that will be responsible for operations and maintenance. Wetzel said the applicant has provided a complete submittal and a meeting is scheduled this week to review the calculations with the applicant's engineer.

**Allison moved to find the proposed change a major change to the PUD and to set a public hearing to amend the area plan and for a natural feature setback permit. Olsson seconded the motion which was adopted unanimously.**

**B. November Meeting Date**

**Gorman moved to move the November 2, 2009 planning commission meeting to November 4, 2009. Allison seconded the motion which was adopted unanimously.** Snyder and Allison both indicated they would be absent for the November meeting.

**VI. OLD BUSINESS**

**A. Natural Features/Steep Slopes Ordinance**

The planning commission reviewed revisions by Sally Elmiger, John Hamlin and Sandra Sorini Elser. Upon further review the planning commission made additional revisions to the text of the ordinance. The planning commission decided to review the ordinance again at their November meeting due the number of changes made tonight. The Township attorney and Hamlin will update the draft ordinance and then send it to Sally Elmiger for review.

**VIII. ITEMS FOR DISCUSSION**

**A. Definition of Family**

Hamlin provided the planning commission with draft samples of proposed revisions to the definition of family. After brief discussion the planning commission decided to defer to their November meeting for further review.

**IX. INFORMATIONAL ITEMS**

Informational items were included in the Commissioners' packets.

**X. PUBLIC COMMENT - None**

**XI. ADJOURNMENT**

**Snyder moved to adjourn the meeting at 8:52 p.m. Allison seconded the motion which was adopted unanimously.**