

**ANN ARBOR CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
WEDNESDAY, NOVEMBER 4, 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 Zak Branigan, Township Engineer Damien Wetzel and Zoning Official John Hamlin.

**II. CITIZEN PARTICIPATION**

No citizen signed up for participation.

**III. APPROVAL OF MINUTES**

Corrections to the 10/5/09 minutes: Under communications in the second sentence after "board" insert "of trustees". **Mitchell moved approval of the October 5, 2009 meeting minutes as amended. Gorman seconded the motion which was adopted unanimously. Olsson moved approval of the October 14, 2009 workshop meeting minutes. Kotila seconded the motion which was adopted unanimously.**

**IV. COMMUNICATIONS**

The minutes of the Board of Trustees' October 19, 2009 meeting were included in the commissioners' packets. There was no report on the October 26, 2009 Farmland and Open Space Preservation Board meeting.

**V. PUBLIC HEARING**

**A. Verdura Senior Resort Community PUD, [SP-03-09](#)**

**1. Presentation**

Chris Priddy with Christopher Place Development, LLC introduced the developer, development consultants, and architects involved in the Verdura project.

Todd Pascoe with Atwell-Hicks explained significant changes to the area plan include a reduced villa component, the elimination of buildings on the southern portion of the site, and a new layout of the main building which creates a smaller footprint and is beneficial to the preservation of the natural environment. Pascoe said they are using low impact development design components with underground parking and clustered buildings which allows for more open space. Pascoe indicated there is approximately one and half acres of pervious pavement proposed to limit storm water run-off, and a 25 foot buffer for wetlands, and a 100 foot buffer for watercourses. Pascoe noted they have preliminary site plan approval from the WCRC, WCWRC and WCPRC. Pascoe indicated they are agreeable to move the proposed water and sewer lines to minimize the impact to a wetland on site, and can provide more path detail and fencing for tree protection.

James Culpepper with CMMI Architecture & Interior Design, Inc. presented a brief overview of the Verdura project. Culpepper explained the amended area plan now includes one main

building instead of a series of buildings. Culpepper said the idea is to create a senior resort community with simple organization which includes one grand entrance and an indoor-outdoor connection. Culpepper showed a series of the firm's portfolio project interiors specializing in traditional detail. Culpepper said the Verdura project will be LEED certified with three levels of care consisting of independent living, assisted living, and memory care, and will include five star services and amenities.

## **2. Consultant Comments**

Damien Wetzel referenced his report dated October 29, 2009. Wetzel noted outside agency requirements have been met for preliminary site plan approval. Wetzel indicated the drainage district remains the same as previously proposed for the Traditions project, and the applicant has satisfactorily completed the 20% impervious rule calculations. Wetzel said the applicant is no longer proposing to relocate overhead utilities underground along the southern portion of the site, and this deviation needs to be justified by the applicant since it does not comply with the Township's land development standards.

Branigan referenced his report dated October 30, 2009. Branigan indicated the scope of the project has been reduced significantly except for the building height which has been increased from the original plan. Branigan said the amended area plan complies with the Township's new site plan review ordinance requirements, and the use has not changed and is essentially the same as the Traditions project. Branigan added the amended plan still complies with the Township's master plan and PUD requirements have been fully met. Branigan said he has no objection to the site circulation plan but expressed concern of maneuverability in the second drop off area and loading area. Branigan noted the site is over parked and recommended eliminating some parking spaces. Branigan recommended approval with the resolution of outstanding issues.

Hamlin noted the next submittal will include changes in lane width and access to the back of the building. Hamlin said the fire chief comments will be addressed in the final site plan and the number of units and floor area ratio needs to be clarified on the plans. Hamlin added the applicant is working with the MDEQ regarding the wetland use permit to reflect the new name and ownership of the development. O'Connell noted the planning commission received a memorandum from Fire Chief Rick Ericson dated October 30, 2009.

## **3. Public Comment**

O'Connell opened the public hearing at 8:15 p.m. Doug Price 4820 Geddes Road expressed concern of additional lanes at the entrance of Geddes Road and questioned how it will impact traffic flow on Geddes Road. O'Connell closed the public hearing at 8:17 p.m.

## **4. Planning Commission Discussion Action**

**Olsson moved to table the amended area plan for the Verdura project until the public hearing for the natural features setback permit. Gorman seconded the motion which was adopted unanimously.**

## **B. Verdura Senior Resort Community Natural Features Setback Permit**

### **1. Presentation**

The applicant previously addressed the issue of natural features in their request to amend the area plan for the PUD.

## 2. Consultant Comments

Branigan referenced Elmiger's reported dated October 28, 2009. Branigan listed the natural areas that will be impacted from the project and the applicant's alternative analysis to reduce the natural feature impacts. Branigan indicated Elmiger is recommending approval provided the applicant resolves the issues as identified in her report to the satisfaction of the planning commission.

## 3. Public Comment

O'Connell opened the public hearing at 8:23 p.m. There were no public comments. O'Connell closed the public hearing at 8:24 p.m.

## 4. Planning Commission Discussion/Action

The Planning Commission discussed with the applicant the issue of proposed number of units, overhead utilities, conservation easement, building height, landscaping, parking, traffic study, tree survey, storm water infiltration, loading dock and anticipated truck traffic, farmhouse use, and turning radius for second drop-off area. The Township attorney requested the applicant label the plan "area plan" and provide updated title work confirming ownership and that the applicant has an interest in the property. **Olsson moved to direct the Township attorney to draft a resolution recommending approval of the amended PUD area plan including all of the conditions of the consultants and to table the area plan and natural features setback permit for Verdura. Gorman seconded the motion which was adopted unanimously.**

**Gorman moved to advance New Business before Old Business. Olsson seconded the motion which was adopted unanimously.**

## VII. NEW BUSINESS

### A. Ann Arbor Waster Water Treatment Plant, [SP-02-09, NF-03-09](#)

**Kotila moved to set a public hearing on December 7, 2009 for the Ann Arbor Waste Water Treatment Plant natural features setback permit. Mitchell seconded the motion which was adopted unanimously.**

## VI. OLD BUSINESS

### A. Natural Features/Steep Slopes Ordinance

The Commissioners reviewed the ordinance and made minor edits to the text on page 3, 4, 5 and 6. **Gorman moved to set a public hearing to hear comments on the Natural Features/Steep Slopes ordinance for December 7, 2009. Olsson seconded the motion which was adopted unanimously.**

### B. Definition of Family

The Township attorney updated the Commission on her research regarding the definition of family and farm labor housing. **Gorman moved to have the Township attorney send the agreed upon draft definition of family to the Board of Trustees for review before a public hearing is scheduled. Olsson seconded the motion which was adopted unanimously.**

## VIII. ITEMS FOR DISCUSSION

The Planning Commission decided to review the woodlands ordinance at their next workshop meeting.

**IX. INFORMATIONAL ITEMS**

Informational items were included in the Commissioners' packets.

**X. PUBLIC COMMENT**

Len Flegner thanked the Planning Commission for their fine judgment.

**XI. ADJOURNMENT**

**Gorman moved to adjourn the meeting at 9:27 p.m. Olsson seconded the motion which was adopted unanimously.**