

**ANN ARBOR CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
MONDAY, DECEMBER 7, 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, John Allison and James Snyder.

Absent: Kris Olsson and Richard Mitchell.

Also present: Township Attorney Sandra Sorini Elser, Township Planner Dick Carlisle, 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 11/4/09 minutes: Under item V.A. add "SP-03-09, under item VII.A. add "SP-02-09 and under item VI. A. add "NF-03-09. **Gorman moved approval of the November 4, 2009 meeting minutes as amended. Kotila seconded the motion which was adopted unanimously. Allison moved approval of the November 11, 2009 workshop meeting minutes. Kotila seconded the motion which was adopted unanimously.**

**IV. COMMUNICATIONS**

Allison reported on the November 16, 2009 Board of Trustees meeting and on the November 23, 2009 Farmland and Open Space Preservation Board meeting. The minutes of the Board of Trustees' meeting were included in the commissioners' packets.

**V. PUBLIC HEARING**

**A. Amendment to Chapter 74, Article VII Natural Features Setback and Steep Slope Use Protection Ordinance**

**1. Presentation**

The Township attorney explained the amendment to the ordinance has been reviewed by the Planning Commission for several years, and the latest draft incorporates the final revisions discussed at last month's meeting. The Township attorney said changes include a different way of determining which steep slopes are appropriate for special consideration, and the natural features portion has been reorganized but is substantively the same. The Township attorney noted a public hearing is no longer required.

**2. Consultant Comments**

Carlisle indicated he has worked with the Planning Commission, Township staff, and the Township attorney and he is satisfied with all of the revisions to the ordinance.

**3. Public Comment**

O'Connell opened the public hearing at 7:36 p.m. There were no public comments. O'Connell closed the public hearing at 7:37 p.m.

**4. Planning Commission Discussion Action**

**Kotila moved to recommend the proposed amendment to Chapter 74, Article VII, Natural Features Setback and Steep Slope Use Protection Ordinance to the Township Board for approval. Gorman seconded the motion which was adopted unanimously.**

## **B. Ann Arbor Wastewater Treatment Plant Renovations Natural Features Setback Permit NF-03-09**

### **1. Presentation**

Earl Kenzie introduced a power point presentation of the renovations to the Ann Arbor Wastewater Treatment Plant. Kenzie explained this is the second of two capital improvement projects and the purpose is to replace the oldest portion of the plant. Kenzie said their focus is on the west plant facility that has been out of service for over 3 years and is no longer functional. Kenzie presented an aerial map of the existing site plan which showed the site fully developed and land locked. Tom Fournier showed the location of the buildings and facilities they are proposing to construct. The existing buildings and structures will be demolished and replaced with new facilities. Fournier said they will need to relocate plant staff during construction of a new administration building and install a new storm water pump station and outfall. Mike Vanloan presented the natural features impact statement which included a field investigation, site inventory map, natural features protection plan, alternative analysis, and a mitigation plan in accordance with the Township's land development standards. VanLoan said the location of the new storm water outfall is the area of potential impact to natural features.

### **2. Consultant Comments**

Carlisle referenced Sally Elmiger's natural feature review letter dated December 4, 2009. Carlisle said the major impact to natural features is the result of the new storm water outfall into the Huron River. Carlisle recommended a field evaluation with the applicant and Township planners for more specificity of protection and restoration measures in order to accurately address impacts.

### **3. Public Comment**

O'Connell opened the public hearing at 7:58 p.m. There were no public comments. O'Connell closed the public hearing at 7:59 p.m.

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

Gorman commended the applicant for their thoroughness and agreed with Carlisle's assessment for a field evaluation to address impacts to natural features. **Allison moved to table the natural features setback permit until the Planning Commission considers the preliminary site plan SP-02-09. Kotila seconded the motion which was adopted unanimously.**

## **VI. OLD BUSINESS**

### **A. SP-03-09 Verdura**

Priddy provided a letter from DTE regarding the relocation of overhead utilities and the estimated cost of construction. Priddy explained the overhead utility lines are not visually obtrusive because they are 125 feet from the nearest point of the building, and located 25 feet below the base elevation of the building, and rightfully located along the railroad corridor. Priddy said the utility lines would have to be placed 6 feet underground and encased in concrete which would be more disruptive to the environment. Priddy added the estimated cost of \$1.2 million to relocate the utility lines would create a financial burden for the applicant and would lessen the quality of the project since construction costs will be closely scrutinized for financing purposes. Priddy also requested the provisions of a temporary sales center remain part of the PUD area plan.

Wetzel referenced his review letter dated December 3, 2009. Wetzel indicated underground utilities are required under the Township's land development standards and would require Township Board approval for any deviation from those standards. Wetzel said the reason for the high cost to place the overhead utility lines underground is because they are very high voltage and work in conjunction with a nearby substation. Wetzel added placing the lines underground

will impact a wetland and steep slopes. Wetzel noted the applicant has all their outside agency approvals required for preliminary site plan.

Carlisle referenced his preliminary PUD review letter dated December 2, 2009 and Elmiger's natural features review letter dated December 3, 2009. Carlisle recommended a reduction in the number of parking spaces to reduce impervious surface and vegetative screening on the County park's property.

The Planning Commission discussed with the applicant the issue of underground utilities, parking, landscaping, height of the building, green roof, number of units, temporary sales building, and the use of the historic Parker house. The Township attorney outlined the amendments to the resolution as a result of changes discussed tonight. **Allison moved approval of the amended resolution and that the Planning Commission finds the PUD standards have been met, and recommends to the Township Board approval of the PUD amendment, natural feature setback permit and wetland permit application, and amended area plan. Snyder seconded the motion which was adopted unanimously.**

**VII. NEW BUSINESS - None**

**VIII. ITEMS FOR DISCUSSION**

**A. Extensions of PUD approvals**

**Kotila moved to set a public hearing for the proposed amendment to the zoning code to clarify standards for extensions of PUD approvals. Gorman seconded the motion which was adopted unanimously.**

**B. Woodlands Ordinance**

The Township attorney distributed proposed changes to the ordinance. The Township attorney reported the Supervisor had some concerns over the breadth of the changes and the establishment of a tree fund. The Township attorney recommended discussing the ordinance in further detail at the January 12, 2010 workshop meeting.

**C. Definition of "Family"**

The Township attorney summarized the Township Board's comments and revisions to the definition. **Kotila moved to set a public hearing for the proposed amendment to definition of family. Allison seconded the motion which was adopted unanimously.**

**D. 2009 Annual Report**

Gorman presented the draft 2009 annual report with revisions. **Allison moved approval of the 2009 annual report as amended. Gorman seconded the motion which was adopted unanimously.**

**IX. INFORMATIONAL ITEMS**

Informational items were included in the Commissioners' packets.

**X. PUBLIC COMMENT – None.**

**XI. ADJOURNMENT**

**Gorman moved to adjourn the meeting at 9:38 p.m. Kotila seconded the motion which was adopted unanimously.**

APPROVED