

SCIO TOWNSHIP PLANNING COMMISSION
827 North Zeeb Road, Ann Arbor, Michigan 48103
MEETING MINUTES OF MONDAY, JANUARY 28, 2008

1) CALL TO ORDER

Chair Hanson called the meeting to order at 7:30 p.m.

2) ROLL CALL

Present: Hanson, Kangas, Green, Fuller

Absent: Dries, Arscott, Mayo

Others present: Doug Lewan, Carlisle-Wortman, Planning Consultant
Matt Parks, OHM, Township Engineer

3) COMMUNICATIONS AND/OR CORRESPONDENCE

January, 2008 Michigan Planner; letter dated January 28, 2008, Director of Facilities, Wendy's, rezoning of site; City Pulse Magazine, Lansing Economic Development Corporation.

4) PRESENTATIONS REQUESTED BY THE PLANNING COMMISSION

None

5) PUBLIC COMMENT

James D. Little/Sheila Little, 443 Sommerset Court, representing Sommerset Condo Association.

Residents adjacent to the Trillium Condominiums project object to the presence of heavy equipment on the site and to run off from the site after heavy rains. Residents request that hydroseed be planted to prevent flooding and run off. Residents read a letter to the Planning Commission, and Matt Parks responded the he has been in touch with J & R Excavating regarding stabilization of the site and will continue to monitor the situation.

6) BUSINESS SESSION

A) Advertised public hearings:

Commissioner Kangas read the Public Hearing Procedures

1. OA 3391, Wendy's/CVS

Chair Hanson opened public hearing

Applicant/ representative:

Greg Greco, Stanton and Associates, 714 W. Michigan Ave., Jackson MI
John Baumann, Velmers Companies, 5757 W. Maple, West Bloomfield, MI

Comments by Doug Lewan:

(Report read into the record.)

Comments by Matt Parks:

(No report.)

Public comment:

None

Key issues and concerns raised by Commission members:

- Encourage the applicant to be aware of traffic, especially the turn-around from the east (westbound); look forward to seeing a traffic study.
- C-3 zoning is a heavier use. C-2, the requested zoning, allows more uses, but they are not as intense.

MOTION BY COMMISSIONER GREEN, SUPPORT BY COMMISSIONER KANGAS TO CLOSE THE PUBLIC HEARING.

YES: 4

NO: 0

MOTION CARRIED

B) Unfinished Business

1. FSP #5084, Adinath, site plan extension

Applicant/representative:

Mark Hutton, Managing Partner, Adinath, 240 Metty Drive
Drew Lindstrom, Unitec, 1026 Baker Road

Comments by Doug Lewan:

(Report read into the record.)

Comments by Matt Parks:

(Verbal comments regarding compliance by applicant placed on the record.)

Key issues and concerns raised by Commission members:

None

MOTION BY COMMISSIONER KANGAS, SUPPORT BY COMMISSIONER FULLER,

THAT BASED UPON THE INFORMATION RECEIVED FROM THE APPLICANT AND REFLECTED IN THE MINUTES OF THIS MEETING, THE PLANNING COMMISSION FINDS GOOD CAUSE FOR THE EXTENSION OF THE FINAL SITE PLAN #5084 AND RECOMMENDS APPROVAL OF THE REQUEST.

THE SITE PLAN EXTENSION IS RECOMMENDED WITH THE FOLLOWING CONDITION(S):

- 1. SITE PLAN EXTENSION SHOULD BE VALID FOR A PERIOD OF TWO YEARS.**

YES: 4

NO: 0

MOTION CARRIED

C) New Business

None

7) REPORTS/COMMISSIONER ACTIVITY

A. *Engineering Consultant - report on Trillium Condominium*

B. *BOT Report - Dries*

None

C. *Engineering Consultant*

D. *Planning Consultant*

- (1) Full draft of Master Plan will be ready February 11.
- (2) Recreation Master Plan Committee meets on February 7, after which a public hearing will be scheduled.
- (3) Home Depot may submit application for continuation of PUD.
- (4) Mark Smith may submit application for continuation of PUD.
- (5) Nye Funeral Home may open soon.
- (6) Liberty Athletic Club - application for Final Zoning Compliance.
- (7) Lubienski - attempted to verify density he is claiming.
- (8) Preserve PUD - no final application for Final Zoning Compliance.

E. *Zoning Board of Appeals - Fuller*

None

F. *DDA - Mayo*

None

G. *Sewer Committee - Dries*

None

H. *Road Commission Advisory Committee - Kangas*

Exploring bonding and millage; exploring how successful townships have been with millages.

I. *Land Preservation Commission - Arscott*

None

J. *Zoning Ordinance Amendments - Green*

Meeting scheduled.

K. *Master Plan - Hanson*

Meeting scheduled for February 12, at 11:00 a.m.

8) PUBLIC COMMENT

None

9) APPROVAL OF MINUTES

1. Minutes of 2007-10-08, tabled.

MOTION BY COMMISSIONER FULLER, SUPPORT BY COMMISSIONER KANGAS TO APPROVE AS CORRECTED.

YES: 4 NO: 0 MOTION CARRIED

2. Minutes of 2007-11-12.

MOTION BY COMMISSIONER FULLER, SUPPORT BY COMMISSIONER KANGAS TO APPROVE AS CORRECTED.

YES: 4 NO: 0 MOTION CARRIED

3. Minutes of 2007-11-26.

MOTION BY COMMISSIONER FULLER, SUPPORT BY COMMISSIONER KANGAS TO APPROVE AS CORRECTED.

YES: 4 NO: 0 MOTION CARRIED

4. Minutes of 2007-12-10.

MOTION BY COMMISSIONER FULLER, SUPPORT BY COMMISSIONER KANGAS TO APPROVE AS CORRECTED.

YES: 4 NO: 0 MOTION CARRIED

5. Minutes of 2007-12-24.

MOTION BY COMMISSIONER FULLER, SUPPORT BY COMMISSIONER KANGAS TO APPROVE AS CORRECTED.

YES: 4 NO: 0 MOTION CARRIED

6. Minutes of 2008-01-14.

MOTION BY COMMISSIONER FULLER, SUPPORT BY COMMISSIONER KANGAS TO APPROVE AS CORRECTED.

YES: 4 NO: 0 MOTION CARRIED

10) ADJOURNMENT

MOTION BY COMMISSIONER GREEN, SUPPORT BY COMMISSIONER KANGAS TO ADJOURN AT 8:35 P.M.

YES: 4 NO: 0 MOTION CARRIED

Transcription by James H. LaVoie