

**SCIO TOWNSHIP PLANNING COMMISSION**  
827 North Zeeb Road, Ann Arbor, Michigan 48103  
**MEETING MINUTES OF MONDAY, FEBRUARY 11, 2008**

**1) CALL TO ORDER**

Chair Hanson called the meeting to order at 7:33 p.m.

**2) ROLL CALL**

Present: Dries, Mayo, Hanson, Kangas, Green, Arscott

Absent: Fuller

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

**3) COMMUNICATIONS AND/OR CORRESPONDENCE**

Planning and Zoning News, Vol. 26, No. 3, January, 2008; Semscope, Winter, 2008; Ann Arbor City Planning Commission Agenda for Business Meeting, February 5, 2008; Ann Arbor City Planning Commission, Minutes of January 15, 2008..

**4) PRESENTATIONS REQUESTED BY THE PLANNING COMMISSION**

None

**5) PUBLIC COMMENT**

**Paul Nagel**, Boy Scouts Troop 477, Dexter, MI

(Attending meeting to earn a merit badge.)

**6) BUSINESS SESSION**

**A) Advertised public hearings:**

None

**B) Unfinished Business**

**C) New Business**

**1. OA #3391, Wendy's/CVS**

*Applicant/representative:*

**John Baumann**, The Velmeir Companies, West Bloomfield, MI

**Gregg Greco**, Stanton and Associates, Jackson, MI

No additional information presented. Verbiage has been changed in application to "Approved Site Plan".

*Comments by Doug Lewan:*

(Recommends approval, with condition submitted by applicant.)

*Key issues and concerns raised by Commission members:*

- Entrance is a problem because of the potential for traffic backups.
- There is other square footage in the Township. Why this location? (Applicant response: Their information indicates this is the best location in the Township for their business.)
- This is a good and more intensive use of the parcel.

**MOTION BY COMMISSIONER HANSON, SUPPORT BY COMMISSIONER DRIES,  
WITH REGARD TO ORDINANCE AMENDMENT #3391, CVS/WENDY'S REZONING,**

**THAT BASED UPON THE INFORMATION RECEIVED FROM THE APPLICANT, AND REFLECTED IN MINUTES OF THIS MEETING, THE PLANNING COMMISSION FINDS THE CONDITIONAL REZONING FOR CVS/WENDY'S RECEIVED BY THE TOWNSHIP MEETS THE INFORMATIONAL REQUIREMENTS OF SECTION 16.03 AND THE FACTORS FOUND IN SECTION 16.04 OF THE ZONING ORDINANCE AND RECOMMENDS APPROVAL.**

**THE RECOMMENDED APPROVAL IS MADE WITH THE FOLLOWING CONDITION AS PROPOSED BY THE APPLICANT BY HIS LETTER OF FEBRUARY 11, 2008, AND MODIFIED HERE AT THE MEETING THIS EVENING:**

**THAT IF THE SITE PLAN FOR CVS/WENDY'S IS NOT APPROVED OR IF CONSTRUCTION OF THE PROJECT DOES NOT COMMENCE WITHIN ONE YEAR FOLLOWING APPROVAL OF THE SITE PLAN THAT THE ZONING WILL REVERT BACK TO THE EXISTING C-3 HIGHWAY COMMERCIAL DESIGNATION.**

*Further comments by Commission:*

- Want the applicant to do a good job on the site plan. This is a site that has a lot of access problems.
- This is a site containing very important four-corners of the Township.

**YES: 6**

**NO: 0**

**MOTION CARRIED**

**7) REPORTS/COMMISSIONER ACTIVITY**

**A. Chair - Arscott**

The Planning Commission by-laws should be reviewed and revised. Commissioner Green will discuss these with Township Consultant Doug Lewan and submit a draft at the next Planning Commission meeting.

**B. Engineering Consultant**

None

**C. BOT Report - Dries**

None

**D. Planning Consultant**

Recreation Master Plan has been approved by the committee, and a public hearing will be held on Tuesday, February 12, 2008. The Master Plan subcommittee meeting should be postponed from February 11 to February 19.

Smith property - application has not yet been submitted.

Application review of Crop Product Services resulted in an administrative site plan review.

CVS has applied for site plan review.

**E. Recreation Plan Progress - Green**

See above

**F. Zoning Board of Appeals - Fuller**

None

**G. DDA - Mayo**

DDA is moving on economic market study. Ann Arbor Spark will write a draft of a request for proposals.

DDA is working on Phase III of Jackson Road improvements.

**H. Sewer Committee - Dries**

Committee is preparing a Preliminary Alternatives Analysis. It is economical, given what the City of Ann Arbor charges to treat effluents, to build our own sewage treatment plan or join in a partnership for that purpose. Commissioner Dries has prepared a slide show for presentation to the Board of Trustees and to Lodi Township, and will present same to the Planning Commission.

**I. Road Commission Advisory Committee - Kangas**

Meeting scheduled for Wednesday, February 13, 2008.

**J. Land Preservation Commission - Arscott**

None

**K. Zoning Ordinance Amendments - Green**

Meeting scheduled for 4:00 p.m., February 14, 2008.

**L. Master Plan - Hanson**

Meeting scheduled for February 19, 2008 at 11:00 a.m.

**8) PUBLIC COMMENT**

Paul Lubienski attended to respond to any questions Commissioners may have

**9) APPROVAL OF MINUTES**

None

**10) ADJOURNMENT**

**MOTION BY COMMISSIONER MAYO, SUPPORT BY COMMISSIONER HANSON TO ADJOURN AT 8:35 P.M.**

**YES: 6**

**NO: 0**

**MOTION CARRIED**

*Transcription by James H. LaVoie*