

SCIO TOWNSHIP PLANNING COMMISSION
827 North Zeeb Road, Ann Arbor, Michigan 48103
MEETING MINUTES OF MONDAY, MAY 12, 2008

1) CALL TO ORDER

Chair Arscott called the meeting to order at 7:31 p.m.

2) ROLL CALL

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

Absent: Mayo

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

3) COMMUNICATIONS AND/OR CORRESPONDENCE

Semscope, Spring 2008; Michigan Township News, April 2008 and May 2008; Michigan Planner, March 2008 and April 2008; Planning & Zoning News, March 2008 and April 2008; "Connecting Neighbors", Michigan Department of Transportation, Ambassador Bridge Gateway Project; Agenda and Minutes from Business Meeting, City of Ann Arbor Planning Commission, March 18, April 1, and May 6, 2008; City of Ann Arbor, April 21, 2008 Notice of Public Hearing for May 6, 2008 regarding Zoning Text Amendment to Chapter 55 to add personal services as an allowable use in the Office Zoning District; Notice of Hearing dated April 21, 2008 for hearing to be held on May 6, 2008 seeking comments on the City of Ann Arbor's Master Plan Annual Review; WATS April, 2008, "The Vehicle"; April 22, 2008 Notice of Intent to Plan, Amendment to City of Ann Arbor's Downtown Plan; Michigan State University Extension, 2008 Citizen Planner Advanced Academy, June 18-19, 2008.

4) PRESENTATIONS REQUESTED BY THE PLANNING COMMISSION

By consensus, the Planning Commission agreed to hear this presentation after the Business Session.

1. Impact of new planning act by Doug Lewan

(Report read into the record. Hard copy supplied to Planning Commission Members)

5) PUBLIC COMMENT

None

6) BUSINESS SESSION

A) Advertised public hearings:

None

B) Unfinished Business

1. **PRV 35, Robert Twining, private road variance extension request.**

Applicant/representative:

Robert Twining, 310 W. Delhi Road

Comments by Doug Lewan:

(Report read into the record.)

Key issues and concerns raised by Commission members:

MOTION BY COMMISSIONER GREEN, SUPPORT BY COMMISSIONER HANSON

THAT BASED UPON THE INFORMATION RECEIVED FROM THE APPLICANT ROBERT TWINING AND REFLECTED IN THE MINUTES OF THIS MEETING, THE PLANNING COMMISSION FINDS THAT THE PLAN MEETS THE CRITERIA FOR AN EXTENSION OF TIME FOR A PERIOD OF ONE YEAR FROM THE EXPIRATION DATE, WHICH IS APRIL 10, 2008, SO THE EXPIRATION DATE WILL BE APRIL 10, 2009; AND THEREFORE RECOMMENDS THAT THE TOWNSHIP BOARD APPROVE THE EXTENSION.

YES: 6

NO: 0

MOTION CARRIED

C) New Business

None

7) REPORTS/COMMISSIONER ACTIVITY

A. Engineering Consultant

Report e-mailed to Planing Commission members.

Sidewalks on Liberty Way; owner will be ripping out portion of sidewalks on Liberty Way Project; Trillium - utilities are in.

B. BOT Report - Dries

None

C. Planning Consultant

Site plans have been received for review.

D. Recreation Plan Progress - Green

None (Mission completed.)

E. Zoning Board of Appeals - Fuller

None.

F. DDA - Arscott

DDA economic study is moving along.

G. Sewer Committee - Dries

Committee is awaiting more detailed information from Finance and Utility Directors to compare long-term costs.

H. Road Commission Advisors Committee - Kangas

Approximately 50 citizens attended the last meeting with concerns about Liberty Road. Representatives from the Road Commission expressed hard feelings toward the Planning Commission and Board of Trustees over the Costco application.

I. By-Laws - Green

Changes have been incorporated and will be submitted to the Township attorney for review under the new Planning Enabling Act.

J. Zoning Ordinance Amendments - Green/Lewan

The following proposed amendments are ready for public hearing: Water Feature/Wetland Buffer Amendments; Right to Farm Act Amendments; Conditional Use Amendments.

On deck: Woodlands protection amendments; green building incentives; signs.

K. Master Plan - Hanson/Lewan

Review proposed Future Land Use Map; discuss “hot spots”, such as Special Planning Area 2b, 3, and 4; see draft of the Master Plan and accompanying maps.

Next meeting will focus on Special Planning Areas.

8) PUBLIC COMMENT

Tina Richmond, 5470 Cedar Ridge Drive

Resident is concerned that experts may not have been consulted with respect to the proposed Buffer Ordinance.

Regarding the future Land Use Plan, resident noted that per the Township survey, most residents are resistant to development. The proposed future Land Use Plan contemplates an additional five square miles of development. Resident feels this undermines anyone wanting to defend the survey, and would make it harder to push back against developers.

(Planning Commission noted that the proposed future land use map is much like the old Master Plan , with the exception of Special Planning Area 4.)

9) APPROVAL OF MINUTES

1. Minutes of 01/22/2008, special.
2. Minutes of 01/28, 2008.
3. Minutes of 2/11/2008.
4. Minutes of 02/21/2008.
5. Minutes of 02/25/2008.
6. Minutes of 03/10/2008.
7. Minutes of 03/18/2008, special.
8. Minutes of 03/24/2008.
9. Minutes of 04/14/2008.

MOTION BY TRUSTEE HANSON, SUPPORT BY TRUSTEE KANGAS TO APPROVE PLANNING COMMISSION MINUTES AS CORRECTED.

YES: 6

NO: 0

MOTION CARRIED

10) ADJOURNMENT

**MOTION BY COMMISSIONER HANSON, SUPPORT BY COMMISSIONER DRIES TO ADJOURN
AT 11:00 P.M.**

YES: 6

NO: 0

MOTION CARRIED

Transcription by James H. LaVoie