

**SCIO TOWNSHIP PLANNING COMMISSION**  
827 North Zeeb Road, Ann Arbor, Michigan 48103  
**MEETING MINUTES OF MONDAY, JUNE 9, 2008**

**1) CALL TO ORDER**

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

**2) ROLL CALL**

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

Others present: Lucie Fortin, Carlisle-Wortman, Planning Consultant  
Matt Parks, OHM, Township Planning Consultant

**3) COMMUNICATIONS AND/OR CORRESPONDENCE**

Letter from City of Ann Arbor dated May 15, announcing draft of proposed Downtown City of Ann Arbor Plan Amendment; Agenda City of Ann Arbor Planning Commission, June 3, 2008; Notice of Public Hearing June 3, 2008, City of Ann Arbor Planning Commission; Agenda City of Ann Arbor Planning Commission, May 20, 2008; Minutes City of Ann Arbor Planning Commission, May 6, 2008; Michigan Planner, May, 2008; Michigan Township News, June 8, 2008; Planning and Zoning New, May, 2008.

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

None

**5) PUBLIC COMMENT**

None

The Planning Commission by consensus moved the unfinished business portion of the agenda to precede the public hearing.

**6) BUSINESS SESSION**

**A) Unfinished business:**

**1. PRP #67 Gornik Road, private road extension**

*Applicant/representative:*

No one present on behalf of applicant.

*Comments by Lucie Fortin:*

(No report prepared.)

*Key issues and concerns raised by Commission members:*

- Concerned about length of extension requested.
- Concerned about enforcement of conditions to initial approval of private road.

**MOTION BY COMMISSIONER KANGAS, SUPPORT BY COMMISSIONER MAYO, AS ADEQUATE INFORMATION HAS NOT BEEN PROVIDED, MOVE TO TABLE REQUEST FOR PRIVATE ROAD EXTENSION TO ALLOW THE APPLICANT TIME TO PROVIDE THE INFORMATION THE PLANNING COMMISSION REQUESTS.**

*Further discussion by Board:*

- What could be gained by tabling matter? Conditions probably have been noted on a plan somewhere or been confirmed in writing.
- BOT motion finds that private road variance for PRP #67, private road variance, received by the Township meets the required standards for a private road permit and recommends approval.

Motion withdraw by Commissioner Kangas

**MOTION BY COMMISSIONER DRIES, SUPPORT BY COMMISSIONER HANSON, THAT BASED UPON THE INFORMATION RECEIVED FROM THE APPLICANT AND REFLECTED IN THE MINUTES OF THIS MEETING, THE PLANNING COMMISSION RECOMMENDS APPROVAL OF THE REQUEST TO EXTEND OF PRIVATE ROAD PLAN #67 TO THE DATE OF MARCH 13, 2009, WITH THE CONDITION THAT ALL OF THE CONDITIONS THAT WERE REQUIRED OF THIS ARE STILL IN EFFECT AND MUST BE MET.**

**YES: 7**

**NO: 0**

**MOTION CARRIED**

**2. PSP/FSP #5078 TCF National Bank, site plan extension**

*Applicant/representative:*

**Michael Rein**, Bowers and Rein

*Key issues and concerns raised by Commission members:*

- Concerned that there are still conditions which must be fulfilled.
- Conditions will continue to apply.

**MOTION BY COMMISSIONER DRIES, SUPPORT BY COMMISSIONER HANSON, THAT BASED UPON THE INFORMATION RECEIVED FORM THE APPLICANT, AND REFLECTED IN MINUTES OF THIS MEETING, THE PLANING COMMISSION FINDS “GOOD CAUSE” FOR THE EXTENSION OF SITE PLAN #5078 TCF NATIONAL BANK AND RECOMMENDS APPROVAL OF THE REQUEST.**

**THE SITE PLAN EXTENSION IF GRANTED WITH THE FOLLOWING CONDITIONS:**

- 3. THE SITE PLAN EXTENSION SHALL BE VALID FOR A PERIOD OF 12 MONTH UNTIL JULY 10, 2009.**
- 4. ALL CONDITIONS IMPOSED IN OUR PRIOR APPROVAL WILL REMAIN IN EFFECT.**

**YES: 7**

**NO: 0**

**MOTION CARRIED**

**B) Advertised public hearings**

Chair reviewed procedures for public hearing.

**5. OA #3392 Eat Local, Eat Healthy, grocery store, conditional rezoning.**

*Applicant/representative:*

**Robert Karr**, Metro Group Architects, 338 ½ South State

*Comments by Lucie Fortin:*

(Report read into the record.)

***Comments by Matt Parks:***

(Report read into the record.)

***Key issues and concerns raised by Commission members:***

- Very excited to see the application.
- Questions as to use of building.
- Concerned about traffic flow, deliveries, and other site plan issues.
- Proposed re-zoning is consistent with uses of surrounding properties.
- Question as to amount of land required for geo-thermal power.
- Will use be consistent with surrounding uses? (Lucie Forten response: Yes.)

**Public hearing opened by Chair Arscott.**

Commissioner Mayo read rules for public hearing.

***Public comment***

None

**Chair Arscott declared public hearing closed.**

**C) New Business**

**6. SP #5132, residential development**

Commission Hanson abstained from discussion, deliberations and motion.

***Applicant/representative:***

**Sean Lefere**, Norfolk Homes  
**Scott Hutzler**, MCI

***Comments by Lucy Fortan:***

(Report read into the record.)

***Comments by Matt Parks:***

(Report read into the record.)

***Key issues and concerns raised by Commission members:***

- Concerned about the protection of the 20-foot wetland buffer, which the applicant plans to grade.
- Concerned about the lack of community space for small park or “tot lot”.
- Wants to make sure the by-laws prohibit the use of phosphates and pesticides.
- Want more of a buffer between development and I-94.
- Dry basin is not a water feature; two feet of water will allow variety of plants.
- Landscape plan needs a seal.
- There is no buffer around wetland now, but it is a problem that we intend to address and improve.
- There should not be a steep slope leading to wetland; there should be a natural slope.
- One option is to remove four units.
- Want grading outside of drip line on landmark trees on the west side of the property.

**MOTION BY COMMISSIONER MAYO, SUPPORT BY COMMISSIONER GREEN, TO TABLE THE FINAL SITE PLAN #5132, KENSINGTON WOODS, TO ALLOW THE APPLICANT TIME TO ADDRESS THE FOLLOWING ITEMS:**

7. CONCERNS NOTED IN THE TOWNSHIP PLANNER’S REVIEW DATED JUNE 2, 2008;
8. CONCERNS NOTED IN THE TOWNSHIP ENGINEER’S REVIEW DATED MAY 15, 2008;
9. CONCERNS NOTED IN THE WASHTENAW COUNTY DRAIN COMMISSIONER’S REVIEW DATED FEBRUARY 14, 2008;
10. CONCERNS NOTED IN THE SCIO TOWNSHIP FIRE DEPARTMENT REVIEW DATED MAY 8, 2008;
11. CONCERNS NOTED IN THE WASHTENAW COUNTY ROAD COMMISSIONER’S REVIEW DATED MARCH 14, INCLUDING COMPLETION OF THE TRAFFIC STUDY;
12. CONCERNS NOTED BY THE SCIO TOWNSHIP PLANNING COMMISSION AT ITS JUNE 9, 2008 MEETING, INCLUDING:
  - A. PROTECTION OF THE 20 FOOT WETLAND BUFFER (SEE ZONING ORDINANCE, ARTICLE 12, SECTION 12.03);
  - B. ENHANCEMENT OF LANDSCAPING;
  - C. INCLUSION OF COMMUNITY AMENITIES, SUCH AS “TOT LOT” OR “POCKET PARK”;
  - D. ADDITION OF BY-LAW PROVISIONS:
    13. PROHIBITING THE USE OF PHOSPHATES AND/OR PESTICIDES ON LAWN;
    14. PROVIDING FOR THE MAINTENANCE OF THE PRIVATE ROADWAY.

**YES: 6            NO: 0            ABSTAIN: 1 (HANSON)            MOTION CARRIED**

**7) REPORTS/COMMISSIONER ACTIVITY**

**E. Master Planning**

Discussion of Special Planning Areas.

**F. Zoning Ordinance Amendments - Green**

Right to Farm Act Amendments, Amendments to Article 12, Section 12.03, and Amendments to Conditional and Permitted uses, ready for public hearing.

**MOTION BY COMMISSIONER DRIES, SUPPORT BY COMMISSIONER MAYO, TO ACCEPT ZONING ORDINANCE AMENDMENT COMMITTEE’S REPORT AND GO TO PUBLIC HEARING WITH THE ABOVE ITEMS, TO BE SCHEDULED AS SOON AS THE LAW PROVIDES.**

**YES: 7            NO: 0            MOTION Carried**

**8) PUBLIC COMMENT**

**Tina Richmond, 5740 Cedar Ridge Drive**

Resident feels SPA 4 in the proposed Master Plan may be premature. There is sufficient space for development within the DDA area. Urges the Planning Commission to carefully consider reasons for expanding SPA 4 and SPA 2b.

9) APPROVAL OF MINUTES

G. Minutes of May 12, 2008.

**MOTION BY COMMISSIONER DRIES, SUPPORT BY COMMISSIONER HANSON TO APPROVE MINUTES OF MAY 12, 2008 AS CORRECTED.**

**YES: 6          NO: 0          ABSTAIN: 1 (MAYO)          MOTION CARRIED**

H. Minutes of May 26, 2008.

**MOTION BY COMMISSIONER DRIES, SUPPORT BY COMMISSIONER DRIES TO APPROVE MINUTES OF MAY 26, 2008.**

**YES: 7          NO: 0          MOTION CARRIED**

10) ADJOURNMENT

**MOTION BY COMMISSIONER DRIES, SUPPORT BY COMMISSIONER KANGAS TO ADJOURN AT 11:55 P.M.**

**YES: 7          NO: 0          MOTION CARRIED**

*Transcription by James H. LaVoie*