

**SCIO TOWNSHIP PLANNING COMMISSION**  
827 North Zeeb Road, Ann Arbor, Michigan 48103  
**MEETING MINUTES OF MONDAY, JUNE 23, 2008**

**1) CALL TO ORDER**

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

**2) ROLL CALL**

Present: Dries, Arcscott, Hanson, Kangas, Green, Fuller  
Absent: Mayo

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

**3) COMMUNICATIONS AND/OR CORRESPONDENCE**

Ann Arbor City Planning Commission, Agenda, Regular Meeting, Tuesday, June 17, 2008.

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

None

**5) PUBLIC COMMENT**

**Emily Springfield**, 1655 S. Parker, Scio Township

Supports the application of Eat Local, Eat Natural

**6) BUSINESS SESSION**

**A) Advertised public hearings:**

None

**B) Unfinished Business**

**1. FSP 5077, Liberty Cove, site plan extension request.**

*Applicant/representative:*

Not present

*Comments by Doug Lewan:*

- Second request by applicant for extension.
- This current plan would meet current Township standards with an extension of one additional year; will be concerned if the applicant comes back next year with another request for an extension.

*Key issues and concerns raised by Commission members:*

- Letter from Ann Arbor Masonics Temple Corporation, owner of property, requesting extension.
- June 11, 2007 last considered this application; Board of Trustees approved an extension June 27, 2007; site plan originally approved by Board of Trustees April 25, 2007.
- Applicant indicates real estate market has made it difficult to receive refinancing.

**MOTION BY COMMISSIONER HANSON, SUPPORT BY COMMISSIONER FULLER, BASED UPON THE INFORMATION SUPPLIED BY THE APPLICANT AND REFLECTED IN THE MINUTES OF THIS MEETING, THE PLANNING COMMISSION FINDS GOOD CAUSE FOR AN EXTENSION OF FINAL SITE PLAN #5077, LIBERTY COVE, LLC, AND RECOMMENDS APPROVAL OF THE REQUEST THAT THE SITE PLAN BE EXTENDED FOR AN ADDITIONAL 12-MONTH PERIOD FROM THE DATE OF THE EXPIRATION OF THE FIRST EXTENSION UNTIL APRIL 25, 2009; THAT THE SITE PLAN INCORPORATE CURRENT TOWNSHIP LIGHTING REGULATIONS, AND BE REVISED IF NECESSARY AND BE REVIEWED BY THE TOWNSHIP PLANNER PRIOR TO THE ISSUANCE OF A ZONING COMPLIANCE CERTIFICATE.**

**YES: 6**

**NO: 0**

**MOTION CARRIED**

**C) New Business**

**1. OA, 3392, Eat Local, Eat Natural, conditional rezoning**

Chair Arcscott abstained from presentation, deliberations and voting.

*Applicant/representative:*

**Robert Kerr**, 3381/2 South State, Ann Arbor, MI  
**Bill Taylor**, 2645 Peters Road, Dexter, MI

*Comments by Doug Lewan:*

(Report read into the record.)

*Key issues and concerns raised by Commission Members:*

- Applicant has a number of site plan issues to be addressed.
- Plan update indicates that more than 50 percent of the property may be used for café; in that event, there may be concerns regarding parking, traffic flow, and utilities.

**MOTION BY COMMISSIONER KANGAS, SUPPORT BY COMMISSIONER FULLER, ORDINANCE AMENDMENT 3392, EAT LOCAL, EAT NATURAL I-1 LIMITED INDUSTRIAL TO C-2, BASED ON THE INFORMATION RECEIVED FROM THE APPLICANT ON MAY 2 AND JUNE 20, 2007 AND REFLECTED IN THE MINUTES OF THIS MEETING, THE PLANNING COMMISSION FINDS THE CONDITIONAL REZONING FOR EAT LOCAL, EAT NATURAL RECEIVED BY THE TOWNSHIP ON MAY 2, 2008 MEETS THE INFORMATIONAL REQUIREMENTS OF SECTION 16.03 AND THE FACTORS FOUND IN SECTION 16.04 OF THE ZONING ORDINANCE, AS WELL AS THE REQUIREMENTS OF SECTION 16.05, CONDITIONAL REZONING OF LAND, AND RECOMMENDS APPROVAL.**

**YES: 5**

**NO: 0**

**ABSTAIN: 1**

**MOTION CARRIED**

## 2. SP 5137, Uno Restaurant

### *Applicant/representative:*

Ray Sims, 685 Dornoch Dr., Ann Arbor, MI 48103  
Robert Kerr, 338 ½ South State St., Ann Arbor, MI 48104

### *Comments by Doug Lewan:*

(Report read into the record.)

### *Comments by Matt Parks:*

(Report read into the record.)

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

- Site plan has nine fewer parking spaces than required by the Township Ordinance.
- 4% of the property is landscaped as opposed to the 25% required by the Ordinance.
- Why couldn't all parking be on the west side of the building?
- Concerned that the bank, proposed Applebees, and Burger King all dump onto Zeeb Road at approximately the same place.
- The patio, although an amenity, does not currently satisfy the landscape requirements in the Zoning Ordinance.
- There is a verbal agreement from Meijers for overflow parking that is not sufficient for the Planning Commission to rely on.
- This property may not be large enough to meet the parking and landscaping requirements of the Ordinance.
- Doug Lewan suggested looking at the entire Meijers site (i.e. Uno's is a site within a site) to satisfy landscaping requirements.
- Cmsr. Dries pointed out the ordinance is concerned with each site.
- This site is not currently designed to pedestrian traffic or bike traffic from Zeeb Road; suggest pathways from the sidewalk to the site.
- If Meijers' lot is used for overflow parking, applicant should provide walkways to the site so that pedestrians do not need to walk where cars are entering and exiting.
- Commissioners like applicant's suggestion of installing pervious pavers in the parking lot with grass growing; also like the idea of pervious surface on the patio.
- Plantings on the patio, including trees in tree grates, would add to a planting strip as well; add container pots and shrubs; turn area into a garden patio.
- Add five trees between the sidewalk and parking lot on the East side of site; work toward a ceiling for the sidewalk.
- Some of the green buffer could be counted to satisfy the 25% requirement.
- Applicant may also contribute to Zeeb Road plantings, and/or a tree maintenance fund.

**MOTION BY COMMISSIONER HANSON, SUPPORT BY COMMISSIONER GREEN.  
TO TABLE SITE PLAN #5137, UNO RESTAURANT, TO ALLOW THE APPLICANT TIME  
TO ADDRESS THE FOLLOWING ITEMS:**

1. **CONCERNS NOTED IN THE TOWNSHIP PLANNER'S REVIEW DATED JUNE 13, 2008.**
2. **CONCERNS IN THE TOWNSHIP ENGINEER'S REVIEW DATED MAY 29, 2008.**

3. **CONCERNS NOTED IN THE WASHTENAW COUNTY DRAIN COMMISSIONER'S LETTER OF MAY 15, 2008.**
4. **WOULD LIKE TO SEE RESULTS OF REVIEW BY WASHTENAW COUNTY ROAD COMMISSION.**
5. **CONCERNS NOTED BY THE PLANNING COMMISSION AS REFLECTED IN THE MINUTES OF THIS MEETING.**
6. **OHM IS TO WORK WITH THE TOWNSHIP FIRE DEPARTMENT TO OBTAIN THEIR OBSERVATIONS AS WELL.**

**YES: 6**

**NO: 0**

**MOTION CARRIED**

**7) REPORTS/COMMISSIONER ACTIVITY**

A. Engineering Consultant

Matt Parks is working with the County Soil Erosion Officer and developer.

B. BOT Report - Dries

Hanson reappointment is on the agenda for Wednesday.

C. Planning Consultant

Public Hearing on Zoning Ordinance Amendments, July 28, 2008.

D. Zoning Board of Appeals - Fuller

Nothing new.

E. DDA - Mayo

None.

F. Sewer Committee - Dries

Committee has received information to the effect that a Scio plant would result in a 40% savings over 30 years, as opposed to purchasing services from the City of Ann Arbor.

G. Road Commission Advisory Committee - Kangas

Working on April Drive, Parkland Plaza and Liberty Road; will have a report next month.

H. Land Preservation Commission - Arscott

Nothing new.

I. Zoning Ordinance Amendments - Green

On track for public hearing, July 28.

J. Master Plan - Hanson

There will be discussion at the July 14 and July 28 meetings.

K. Election of preapp rotation

June - Fuller  
July - Arscott  
August - Mayo  
September - Hanson  
October - Kangas  
November - Green  
December - Fuller

L. Officer Nominating Committee

Commissioner Hanson will present a slate of officers at the July 14 meeting.

**8) PUBLIC COMMENT**

None

**9) APPROVAL OF MINUTES**

1. Minutes of 2008-04-28.

**MOTION BY COMMISSIONER DRIES, SUPPORT BY COMMISSIONER FULLER TO APPROVE PLANNING COMMISSION MINUTES OF 2008-04-28.**

**YES: 6                      NO: 0                      MOTION CARRIED**

2. Minutes of 2008-06-09.

**MOTION BY COMMISSIONER FULLER, SUPPORT BY COMMISSIONER DRIES TO APPROVE PLANNING COMMISSION MINUTES OF 2008-06-09, AS CORRECTED.**

**YES: 6                      NO: 0                      MOTION CARRIED**

**10) ADJOURNMENT**

**MOTION BY COMMISSIONER FULLER, SUPPORT BY COMMISSIONER KANGAS TO ADJOURN AT 10:05 P.M.**

**YES: 6                      NO: 0                      MOTION CARRIED**

*Transcription by James H. LaVoie*