

SCIO TOWNSHIP PLANNING COMMISSION
Fire Hall, 1055 North Zeeb Road, Ann Arbor, Michigan 48103
MEETING MINUTES OF MONDAY, JULY 28, 2008

1) CALL TO ORDER

Chair Arscott called the meeting to order at 7:34 p.m.

2) ROLL CALL

Present: Arscott, Fuller, Mayo, Dries, Kangas

Absent: Green, Hanson

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

2) COMMUNICATIONS AND/OR CORRESPONDENCE

None

4) PRESENTATIONS REQUESTED BY THE PLANNING COMMISSION

None

5) PUBLIC COMMENT

None

6) BUSINESS SESSION

A) Advertised public hearings:

1. OA #3393, Zoning Ordinance changes, miscellaneous changes

Applicant/representative:

Scio Township, 1 of 3

Comments by Doug Lewan:

Comments by Matt Parks:

Public comment:

John Wong, 1371 N. Bay Drive

Lives in Hometown Village; favors adding churches as a permitted use in O/S District; there also needs to be a covenant in the homeowners to maintain it.

Key issues and concerns raised by Commission members:

- Section 7.11: There is a 20-acre limit for requiring park space; “requiring it to be contiguous”; language to express concept for setting aside park area.
- Favors requiring it only on residential plan; would like to see it also for industrial/commercial sites.

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

YES: 5

NO: 0

MOTION CARRIED

2. OA #3393, Zoning Ordinance changes, natural features

Applicant/representative:

Scio Township, 2 of 3

Public Comment:

None

Comments by Doug Lewan, read into record.

Comments by Matt Parks, read into record.

Key issues and concerns raised by Commission members:

- Letter from the Township Attorney must be discussed in executive session; refer this issue to Zoning Subcommittee.

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

YES: 5

NO: 0

MOTION CARRIED

3. OA #3393, Zoning Ordinance changes, right to farm

Applicant/representative:

Scio Township, 3 of 3

Comments by Doug Lewan, read into record.

Comments by Matt Parks, read into record.

Public comment:

None

Key issues and concerns raised by Commission members:

None

MOTION BY COMMISSIONER DRIES, SUPPORT BY COMMISSIONER FULLER TO CLOSE THE PUBLIC HEARING.

YES: 5

NO: 0

MOTION CARRIED

B) Unfinished Business

None

C) **New Business**

1. **SP #5134, Wendy's/CVS, restaurant and drug store**

Applicant/representative:

John Baumann, Velmeir Companies

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:

- Signs, walks.
- Parking; amenity at corner/busstop; circulation; traffic study "submittal to WCRC"; road safety
- Amenity; southside of CVS; okay with percent of landscape; okay with entrance positioning.
- More foundation planting.
- More information on amenity; plantings on detention; no underground parking; berms too plain.

MOTION BY COMMISSIONER MAYO, SUPPORT BY COMMISSIONER DRIES,

BASED UPON THE INFORMATION RECEIVED FROM THE APPLICANT, AND REFLECTED IN MINUTES OF THIS MEETING, THE PLANNING COMMISSION FINDS THAT THE SITE PLAN FOR SITE PLAN #5134, WENDY'S/CVS, MEETS THE REQUIRED STANDARDS AND FINDINGS FOR SITE PLAN APPROVAL PURSUANT TO THE ZONING ORDINANCE AND RECOMMENDS APPROVAL.

THE FINAL SITE PLAN IS GRANTED WITH THE FOLLOWING CONDITIONS:

1. **CONCERNS NOTED IN THE TOWNSHIP PLANNER'S REVIEW MEMO DATED JULY 22, 2008.**
2. **CONCERNS NOTED IN THE TOWNSHIP ENGINEER'S REVIEW DATED JUNE 30, 2008.**
3. **CONCERNS NOTED IN THE WASHTENAW COUNTY ROAD COMMISSIONER REVIEW DATED MAY 21, 2008.**
4. **CONCERNS NOTED IN THE WASHTENAW COUNTY DRAIN COMMISSION REVIEW DATED JULY 7, 2008.**
5. **CONCERNS NOTED IN THE SCIO TOWNSHIP FIRE DEPARTMENT REVIEW DATED JULY 17, 2008.**
6. **CONCERNS OF THE PLANNING COMMISSION DISCUSSED TONIGHT; WAIVER ON 15 PERCENT LANDSCAPING APPROVED AND WENDY'S FOUNDATION PLANTING, PLUS FIVE (5) EXTRA PARKING SPACES.**
7. **A PLANNING COMMISSION MEMBER TO ATTEND THE FINAL REVIEW BEFORE GOING TO THE BOARD OF TRUSTEES.**

YES: 4

NO: 1

MOTION CARRIED

7) REPORTS/COMMISSIONER ACTIVITY

A. Work Session on Master Plan

Do a retreat in September, 7-11 a.m. - September 6.

B. Election of Officers

MOTION BY COMMISSIONER MAYO, SUPPORT BY COMMISSIONER FULLER TO TABLE TO AUGUST 11, 2008

YES: 5

NO: 0

MOTION CARRIED

8) PUBLIC COMMENT

None

9) APPROVAL OF MINUTES

None

10) ADJOURNMENT

MOTION BY COMMISSIONER MAYO, SUPPORT BY COMMISSIONER DRIES TO ADJOURN AT 10:15 P.M.

YES: 5

NO: 0

MOTION CARRIED

Transcription by James H. LaVoie