

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

**1) CALL TO ORDER**

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

**2) ROLL CALL**

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

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

**3) COMMUNICATIONS AND/OR CORRESPONDENCE**

None

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

None

**5) PUBLIC COMMENT**

Acting Chair Kangas read rules for public comment.

**Elizabeth Rice**, 2100 W. Delhi

Resident questioned status of cell tower application on Wing Farm. (Doug Lewan responded that nothing has been submitted to the Planning Commission at this point.)

**6) BUSINESS SESSION**

**A) Advertised public hearings:**

**1. CU 137/PSP 5125, Delhi Woods Estates**

**Commissioner Mayo read the public hearing procedures.**

**Acting Chair Kangas declared the public hearing open.**

***Applicant/representative:***

**Tom Burnham**, owner

**Ken Cousino, Engineering Technologies**, 207 E. Michigan Ave., Saline, MI

**Cora Sauter, Engineer Technologies**, 207 E. Michigan Ave., Saline, MI

15 total lots are proposed, including existing home in southeast corner, residence of applicant; 33 gross acres with about 31 net acres available for development; 16.5 acres is proposed for open space, excluding five (5) acres for home, and detention and any other proposed facilities; existing zoning is A-1; request approval for open-space cluster plan and a waiver of perc test on the parallel plan lot.

***Comments by Doug Lewan:***

(Report read into the record.)

*Comments by Matt Parks:*

(Report read into the record.)

*Public comment:*

**Richard Burny**, 4319 Miller

Resident submitted letter one year ago regarding his concerns about this project. The plan has been slightly changed since then. Development will look totally different than the surrounding area, and is not compatible with the surrounding environment and the neighborhood. Urges the Planning Commission to think about the big picture, and not just the details of the plan. Resident doubts there are 11 sites that perc, and is also concerned about drainage from the site.

**Marian Laughlin**, 4135 Miller

Resident is concerned about drainage, water usage, lighting, and ingress and egress to the busy road. The houses in this development are in a low area, below the retention pond and septic field. Water will have to be pumped. Resident is also concerned about density. Applicant is asking for a bonus of four (4) more houses under the Open Space Conditional Use than would be allowed under current zoning. Resident doubts that 16 acres of open space is enough to justify that kind of density, and is concerned about who will enforce the buffer areas.

**Paul Laughlin**, 4135 Miller

The open space calculation on this project includes the front of the Burnham residence lawn. Resident believes perc tests are critical, and is concerned about the run off on Miller Road.

*Key issues and concerns raised by Commission members:*

- Not inclined to waive the perc tests required by the Ordinance to qualify the applicant for the increased density.
- There may be locations to complete the remaining perc tests without destroying trees and other natural features.
- Clustering houses is a good concept.
- Township Engineering Consultant should inform the Planning Commission as to soils in the area, which appear not to be conducive to perc.
- Concerned about ice buildup on Miller Road from drainage, which is already a problem.

**Public hearing closed by Acting Chair Kangas.**

Acting Chair Kangas declared five-minute recess.

Acting Chair Kangas resumed the meeting.

**B) Unfinished Business**

**1. Election of Officers.**

**MOTION BY COMMISSIONER MAYO, SUPPORT BY COMMISSIONER DRIES, MOVE THE ELECTION OF OFFICERS: ARSCOTT, CHAIR; KANGAS, VICE-CHAIR; FULLER, SECRETARY.**

**YES: 5**

**NO: 0**

**MOTION CARRIED**

**2. Revised Ordinances.**

**MOTION BY COMMISSIONER DRIES, SUPPORT BY COMMISSIONER MAYO TO APPROVE AND FORWARD THE REVISED ORDINANCES, WITH THE EXCEPTION OF THE AMENDMENT TO ARTICLE 7.11, TBLING THAT PORTION FOR FURTHER CONSIDERATION BY THE PLANNING COMMISSION.**

**YES: 5**

**NO: 0**

**MOTION CARRIED**

**C) New Business**

None

**7) REPORTS/COMMISSIONER ACTIVITY**

- A. Planning Consultant - Has completed administrative review for Suburban Chevrolet. They plan to improve the showroom; rebuild on the same footprint; and revise lighting and landscaping.
- B. Engineering Consultant - None
- C. BOT Report - Dries - None
- D. Master Planning - Doug Lewan - Planning session to take place September 6 at 7:00 a.m.
- E. Zoning Ordinance Amendments - Green - None
- F. Road Commission Advisory Committee - Kangas - Delhi Bridge will be lifted Friday, August 15<sup>th</sup>.
- G. Sewer Committee - Dries - RFP to review plan has been sent out.

**8) PUBLIC COMMENT**

None

**9) APPROVAL OF MINUTES**

None

**10) ADJOURNMENT**

**MOTION BY COMMISSIONER FULLER, SUPPORT BY COMMISSIONER GREEN TO ADJOURN AT 9:08 P.M.**

**YES: 5**

**NO: 0**

**MOTION CARRIED**

*Transcription by James H. LaVoie*