

SCIO TOWNSHIP PLANNING COMMISSION
827 North Zeeb Road, Ann Arbor, Michigan 48103
MEETING MINUTES OF MONDAY, AUGUST 25, 2008

1) CALL TO ORDER

Acting Chair Kangas called the meeting to order at 7:32 p.m.

2) ROLL CALL

Present: Dries, Mayo, Kangas, Green, Fuller

Absent: Arscott, Hanson

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

3) COMMUNICATIONS AND/OR CORRESPONDENCE

City of Ann Arbor, Planing Commission Agendas and Minutes; Meeting dates for remainder of 2008 for City of Ann Arbor Planning Commission; Letter from Hubbel, Wrot, Clark, Consulting Engineers, Safer Intersections by Design; Planning Zoning News, two issues; Michigan Township News, Cultivating Agricultural, Do's and Don'ts for Today's Townships; Local Technical Assistance Program, the Bridge; Semscope; Michigan Planner; Draft-Ann Arbor Township Master Plan, August, 2008; Economic Development and Strategic Plan.

4) PRESENTATIONS REQUESTED BY THE PLANNING COMMISSION

None

5) PUBLIC COMMENT

None

6) BUSINESS SESSION

A) Advertised Pubic hearings

None

B) Unfinished business

1. FSP #5124, Lowe's outlots, retail/restaurant

Applicant/representative:

Broder & Sachse

Written notice submitted to extend site plan approval.

**MOTION BY COMMISSIONER DRIES, SUPPORT BY COMMISSIONER GREEN TO
EXTEND SITE PLAN APPROVAL FOR ONE YEAR TO AUGUST 14, 2009 PER THE
APPLICANT'S REQUEST.**

YES: 5

NO: 0

MOTION CARRIED

C) **New Business**

1. **CU #2137/PSP #5125, Delhi Woods Estates, open space dev condos.**

Applicant/representative:

Tom Burnham, owner, 4140 Miller Ave
Ken Cousino, Engineering Technologies, 207 E. Michigan Ave.
Cora Sauter, Engineering Technologies, 207 E. Michigan Ave.

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:

- Density bonus and possible lot rearrangement combined with the waiver of perk tests on each lot; combined with the possible of adding the bonus lots back if soil conditions verified later warrant. (Applicant indicates that they would likely ask for the bonus lots back if possible.)
- The location of the entrance drives was questioned. (Applicant indicated that the Washtenaw County Road Commission insisted on the locations shown on the plans.)
- The issue of preserving trees was brought up as the roadway location forces the location of the planned houses to remove some large trees, and a generally densely forested area. (It was agreed by Engineering Technologies that the owners would agree to replace trees removed by construction on area(s) designated by the Planning Commission during the site plan review.)

MOTION BY COMMISSIONER GREEN, SUPPORT BY COMMISSIONER MAYO,

CONDITIONAL LAND USE #2137 - DELHI WOODS ESTATES, OPEN SPACE RESIDENTIAL DEVELOPMENT THAT

BASED UPON THE INFORMATION RECEIVED FROM THE APPLICANT, AND REFLECTED IN THE MINUTES OF THIS MEETING, THE PLANNING COMMISSION FINDS THE SITE PLAN AND RELATED INFORMATION RECEIVED BY THE TOWNSHIP ON 6-21-07 MEETS THE REQUIRED STANDARDS AND FINDINGS FOR CONDITIONAL LAND USE AND RECOMMENDS APPROVAL. SPECIFICALLY IT IS FOUND THAT THE FOLLOWING REQUIRED STANDARDS AND FINDINGS FOUND IN SECTION 8.08 OF THE ZONING ORDINANCE HAVE BEEN DEMONSTRATED BY THE APPLICANT.

- A. WILL BE HARMONIOUS, AND IN ACCORDANCE WITH THE OBJECTIVES AND REGULATIONS OF THIS ORDINANCE.**
- B. WILL BE COMPATIBLE WITH THE NATURAL ENVIRONMENT AND EXISTING AND FUTURE LAND USES IN THE VICINITY.**
- C. THAT THE PROPOSED USE WILL BE SERVED ADEQUATELY BY ESSENTIAL PUBLIC FACILITIES AND SERVICES SUCH AS HIGHWAYS, STREETS, POLICE AND FIRE PROTECTION, DRAINAGE WAYS, REFUSE DISPOSAL, OR THAT THE PERSONS OR AGENCIES RESPONSIBLE FOR THE ESTABLISHMENT OF THE PROPOSED USE SHALL BE ABLE TO PROVIDE ADEQUATELY ANY SUCH SERVICE.**

D. THAT THE PROPOSED USE WILL NOT BE DETRIMENTAL, HAZARDOUS, OR DISTURBING TO THE EXISTING OR FUTURE NEIGHBORING USES, PERSONS, PROPERTY, OR THE PUBLIC WELFARE.

E. THAT THE PROPOSED USE WILL NOT CREATE ADDITIONAL REQUIREMENTS AT PUBLIC COST FOR PUBLIC FACILITIES AND SERVICES THAT WILL BE DETRIMENTAL TO THE ECONOMIC WELFARE OF THE COMMUNITY.

F. WILL BE COMPATIBLE WITH THE TOWNSHIP'S ADOPTED GENERAL DEVELOPMENT PLAN.

YES: 5

NO: 0

MOTION CARRIED

MOTION BY COMMISSIONER GREEN, SUPPORT BY COMMISSIONER MAYO, THAT THE PLANNING COMMISSION WAIVE THE REQUIREMENT OF A SEPARATE PERC TEST FOR EACH OF THE ELEVEN (11) BUILDING SITES IN THE PARALLEL PLAN.

YES: 5

NO: 0

MOTION CARRIED

7) REPORTS/COMMISSIONER ACTIVITY

None

8) PUBLIC COMMENT

A. BOT - Dries

Update on sewer plan.

B. Delhi Bridge Restoration - Fuller

Update

C. Zoning Ordinance Amendment - Green

Next Meeting September 11.

D. Restaurant - Wheel-Chair Access - Fuller

Comments/presentation to follow; possible referral to Zoning Ordinance Committee.

E. Township Consultant - Lewan

Honey Creek Development.

9) APPROVAL OF MINUTES

None

10) ADJOURNMENT

MOTION BY COMMISSIONER MAYO, SUPPORT BY COMMISSIONER DRIES TO ADJOURN AT 8:31 P.M.

YES: 5

NO: 0

MOTION CARRIED

Transcription by James H. LaVoie