

SCIO TOWNSHIP PLANNING COMMISSION
Scio Township, 827 N. Zeeb Road, Ann Arbor, MI 48103
**** SPECIAL / MASTER PLAN WORKSHOP ****
MEETING MINUTES OF SATURDAY, SEPTEMBER 6, 2008

1) CALL TO ORDER

Chair Arscott called the meeting to order at 7:13 am.

2) ROLL CALL

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

Others Present: Doug Lewan, Lucy Fortin, Curt Brochue,

3) 7:00 A.M. to 9:00 A.M.

a. Review of Special Planning Areas

b. Review of Sub-Committee Proposed Changes

4) 9:00 A.M. to 10:45 A.M.

a. Review of Draft Document Individual Sections of Plan

5) 10:45 A.M. to 11:00 A.M.

a. Review procedures for Master Plan Adoption and Timeline

6) DISCUSSION

- Mr. Lewan presented a time line for adoption of new plan. Generalized discussion of the process.
- Jackson Road SPA Presentation – attempt made to group by similar use. Review of each “special planning area” by Mr. Lewan. Comments expressing concern about varying setbacks along the corridor. Planner feels that distinct areas with different setbacks and building heights lend ‘feelings’ that are distinct.
- Points made that cross sections, as presented, might be removed. Planner feels that the cross sections are helpful; some changes could be made to clarify. Point made that automotive identified area currently has other business types in it. Consider adding the concept of ‘infill’ to the auto area.
- Generalized discussion on topic of plantings and greenbelt issues along the new boulevard. Planner suggests modifying the cross sections to reflect the concepts discussed as appropriate place to present the green belt concepts.
- Presentation of SPA’s on boulevard going west from Wagner: point made that all presentations (maps,) need to show DDA and sewer district lines. Observation made that we should not indicate in new plan any growth of sewer service area. Leading to a generalized discussion of expansion of sewage district versus private wastewater plant. Trying to use the area north of Park road as a transition area to rural.
- Conversation shifted to the SPA along Jackson to identify uses that are, and will be, appropriate. Point made that the goals for development that are presently on page 29, might be made more prominent.
- Point made the master plan does not have the necessary protection to prevent non-compliant buildings without additional zoning requirements in place.
- Some discussion on the topic of the appearance – or form – being a large consideration in the acceptability of a given development. Leading into a discussion of market forces on allowable developments.
- Replacing SPA 4 as a gateway (transition,) to the village. Greenbelt component to gateway proposed.
- Regional retail area along I-94 at Baker discussed. Areas north and south of I-94 were discussed in detail. Area north of freeway to have business park emphasis with retail allowed up to 50,000 square feet. Area to the south of freeway could have regional retail larger than the limit above. Some discussion of the merits of this split. Further discussion on the I-94 split centers around consistency of the plan in other areas along the DDA district. The concept of a business park area has general support; Carlisle Wortman will work on this language.

- SPA 3 – Old Town Center North. Emphasis on ‘jobs corridor’ language makes clear that large-scale retail is not planned for this area. Point made that this area includes a lot of valuable open space that should be preserved. Considerable conversation on the ability to resist development pressures north of this district.
- Leading to a conversation on where we might allow short-term (hotels) lodging.
- Adding Riparian corridors to maps section.

7) PUBLIC COMMENT

None

8) ADJOURNMENT

MOTION BY COMMISSIONER DRIES, SUPPORT BY COMMISSIONER KANGAS TO ADJOURN AT 10:20 AM.

YES: 7

NO: 0

MOTION CARRIED

Transcription by Doug Fuller/Frances Szuma