

**SCIO TOWNSHIP PLANNING COMMISSION**  
827 North Zeeb Road, Ann Arbor, Michigan 48103  
**MEETING MINUTES OF MONDAY, SEPTEMBER 22, 2008**

**1) CALL TO ORDER**

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

**2) ROLL CALL**

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

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

**3) COMMUNICATIONS AND/OR CORRESPONDENCE**

SEMCOG activities notice; Pittsfield Township Planning Commission Public Hearing, August 29, 2008, proposed amendments to Comprehensive Plan; Notice of Planning and Zoning Workshops, Michigan Township Association, October-November, 2008; City of Ann Arbor, Minutes of Planning Commission Regular Meeting, August 5, 19, 2008; City of Ann Arbor, Agenda for Planning Commission, September 4, 16, 2008.

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

None

**5) PUBLIC COMMENT**

None

**6) BUSINESS SESSION**

**A) Advertised Pubic hearings**

None

**B) Unfinished business**

**1. SP #5138, Staebler Road Offices, office buildings**

*Applicant/representative:*

**E. T. MacKenzie**, Grand Ledge, MI  
**Tony Raykovich**, Site Services, Inc., Grand Ledge, MI

*Comments by Doug Lewan:*

(Report placed into the record.)

*Comments by Matt Parks:*

(Report placed into the record.)

*Key issues and concerns raised by Commission members:*

- It is noted by the Township Planner that the replacement tree calculation was incorrect; the actual number required is 37, not the 92 indicated in the Planner's analysis.
- Required Township Wetland Permit is to run parallel to the permitting process.
- Tracking of the tree offsetting contribution as noted on plans? (Applicant response: A note on the plans would be satisfactory to them, and they will do so.)
- Phasing of construction; are there tenants lined up for office space? (Applicant response: Possible tenants would probably come from their own industry.)
- Parking spaces brought up; periodic meetings. It is felt that a note on the plans documenting the needs expressed by the applicant during this hearing for the additional parking would be useful.
- Some conversation on the selected siding; applicant brought sample of an alternative. It was noted that a color rendering of the proposed exterior would be helpful.
- Roofline felt to be uninteresting; perhaps it could be broken up.
- Reference to new Wetlands Buffers Ordinance setback requirement.

**MOTION BY COMMISSIONER MAYO, SUPPORT BY COMMISSIONER KANGAS,**

**BASED UPON THE INFORMATION RECEIVED FROM THE APPLICANT, AND RECEIVED IN THE MINUTES OF THIS MEETING, THE PLANNING COMMISSION FINDS THAT THE SITE PLAN FOR STAEBLER ROAD OFFICES #5138 MEETS THE REQUIRED STANDARDS AND FINDINGS FOR SITE PLAN APPROVAL PURSUANT TO SECTION 7.05 OF THE ZONING ORDINANCE AND RECOMMENDS APPROVAL.**

**THE SITE PLAN APPROVAL RECOMMENDATION IS GRANTED WITH THE FOLLOWING CONDITIONS:**

- 1. CONCERNS NOTED IN THE TOWNSHIP PLANNER'S REVIEW DATED SEPTEMBER 3, 2008.**
- 2. CONCERNS NOTED IN THE TOWNSHIP ENGINEER'S REVIEW DATED SEPTEMBER 4, 2008.**
- 3. CONCERNS NOTED IN THE TOWNSHIP FIRE DEPARTMENT REPORT OF AUGUST 25, 2008.**
- 4. CONCERNS NOTED IN THE WASHTENAW COUNTY DRAIN COMMISSION REVIEW OF MAY 29, 2008.**
- 5. COMMENTS AND SUGGESTIONS OF THE PLANNING COMMISSION THIS EVENING, INCLUDING:**
  - **THAT THE PLANNING COMMISSION AGREES TO THE PLAN TO MAKE A CONTRIBUTION TO THE TREE FUND TO COMPENSATE FOR REPLACEMENT TREES THAT CANNOT BE ACCOMMODATED ON THE SITE. THAT SHOULD APPEAR AS A NOTE IN THE PLAN.**
  - **THAT THE PLANNING COMMISSION ACCEPTS THE DEVIATIONS TO PARKING REQUIREMENTS OF OUR ZONING ORDINANCE, BOTH WITH RESPECT TO THE NUMBER OF PARKING SLOTS AND THE SIZE OF THE SLOTS; BUT THERE NEEDS TO BE AN EXPLANATION OF THE REASONING FOR THESE DEVIATIONS WHICH WILL BE INCLUDED ON THE SITE PLAN.**

- **THE PLANNING COMMISSION NOTES THAT THIS RECOMMENDED APPROVAL INCLUDES THE TOWNSHIP WETLANDS PERMIT.**

**YES: 6**

**NO: 0**

**MOTION CARRIED**

**C) New Business**

**1. SP #5132, Kensington Woods Estates, residential.**

*Applicant/representative:*

**Norfolk of Scio**

*Comments by Doug Lewan:*

(Report read into the record.)

*Comments by Matt Parks:*

(Report read into the record.)

Commissioner Hanson recused himself @8:13 p.m. and left podium.

*Key issues and concerns raised by Commission members:*

- Percentage of completion of the plans.
- Necessity of indicated retention.
- Phasing of the project. It is noted that the Fire Marshal has approved the proposed phasing. (Applicant points out that the mass grading, including the detention pond, and outlet off site, will be accomplished.)
- Applicant agrees that Scio Church Road sidewalk can be installed in the first phase.
- Discussion on the necessity of the indicated retention walls in the southeast corner.
- Concern expressed about warning signs at the limit of the wetland buffer in the same southeast corner.
- Common recreation areas were brought up. (Applicant pointed out that considerable thought went into providing an area.) The desirability of such a facility was brought up repeatedly. (Applicant assures Planning Commission that further consideration will be given to the concept.)
- Concern for the buffer to the west was expressed. Additional planting along the existing tree line was suggested.
- Provision of maintenance for the roadway was discussed.
- Washtenaw County Road Commission access requirements were discussed. A copy of the letter from the WCRC, outlining their requirements was provided by the applicant.
- Concern expressed about the slop along the I-94 R.O.W. as being difficult to maintain. Consideration need to be given to plantings in the area.

**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 THE SITE PLAN FOR KENSINGTON WOODS ESTATES #5132 MEETS THE REQUIRED STANDARDS AND FINDINGS FOR SITE PLAN APPROVAL PURSUANT TO SECTION 7.05 OF THE ZONING ORDINANCE AND RECOMMENDS APPROVAL.**

**THE SITE PLAN APPROVAL RECOMMENDATION IS GRANTED WITH THE FOLLOWING CONDITIONS:**

1. CONCERNS NOTED IN THE TOWNSHIP PLANNER'S REVIEW DATED SEPTEMBER 3, 2008.
2. CONCERNS NOTED IN THE TOWNSHIP ENGINEER'S REVIEW DATED SEPTEMBER 4, 2008.
3. CONCERNS NOTED IN THE TOWNSHIP FIRE DEPARTMENT REPORT OF AUGUST 25, 2008.
4. CONCERNS NOTED IN THE WASHTENAW COUNTY ROAD COMMISSION LETTER OF SEPTEMBER 15, 2008.
5. CONCERNS NOTED IN THE WASHTENAW COUNTY DRAIN COMMISSION REVIEW DATED FEBRUARY 14, 2008.
6. IN ADDITION, COMMENTS OF THE PLANNING COMMISSION COMMENTS AS REFLECTED IN THE MINUTES OF THIS EVENING, WITH PARTICULAR ATTENTION TO:
  - CONSIDER PUTTING A "POCKET PARK" IN THE OPEN AREA NORTH OF DETENTION POND.
  - TO ENSURE THAT THE BUFFER ALONG WEST BOUNDARY IS NOT DIMINISHED IN ANY WAY.
  - MENTION MAINTENANCE OF RETAINING WALL NEXT TO SOUTHEAST WETLAND IN THE BY-LAWS AND MASTER DEED.

YES: 6

NO: 0

MOTION CARRIED

2. Recommendation to Board of Trustees to distribute final draft of Master Land Use Plan

*Applicant/representative:*

**Planning Commission**

*Comments by Doug Lewan:*

(Further review of final draft.)

*Key issues and concerns raised by Commission members:*

- Word smithing/corrections to be accomplished prior to distribution.
- Process to go forward. (Addressed by Township Planner.)
- Language about utility provision on page 12.
- Existing sewage district not accurately shown on map.
- Concerns expressed about language suggesting expansion of utility services.
- SPA 6 sq. ft. requirement for business campuses.
- Consideration of access road to I-94.
- Huron subarea, page 24, Equestrian Trail, Alternative Transportation Opportunities. The question arises if the Township should commit itself to what are currently private enterprises. Bullet point #6 on this page: general agreement eliminates reference to Equestrian Trails from bullet #6.
- Bioreserve areas on page 44 were questioned.
- The new sections in the SPA Districts was brought up and discussed at some length.

- **Page 28, Mill Creek Sub Area, point #10, Parks, is in conflict with the results of the survey or residents. There is a demonstrated difference in the results of the Planning Fair and the survey results.**

**MOTION BY COMMISSIONER HANSON, SUPPORT BY COMMISSIONER KANGAS RECOMMENDS TO THE TOWNSHIP BOARD THAT IT DISTRIBUTE THE DRAFT OF THE MASTER PLAN DRAFT DATED SEPTEMBER 19, 2008, AS AMENDED PER THE COMMENTS OF THE PLANNING COMMISSION THIS EVENING TO SURROUNDING COMMUNITIES PURSUANT PA 33 FOR COMMENT.**

**YES: 6**

**NO: 0**

**MOTION CARRIED**

**7) REPORTS/COMMISSIONER ACTIVITY**

A, Engineering Consultant.

None

B. BOT Report - Dries

None

C. Planning Consultant

None

D. Zoning Board of Appeals - Fuller

None

E. DDA - Mayo

WAVE presentation.

F. Sewer Committee - Dries

None

G. Road Commission Advisory Committee - Kangas

(1) Delhi Bridge progress.

(2) Dexter Bridge progress.

H. Land Preservation Commission - Arscott.

(1) Davenport property.

(2) Zalinski Woods acquisition.

I. Zoning Ordinance Amendments - Arscott

(1) Examination of Sign Ordinance.

(2) Examination of green technologies.

J. Master Plan - Hanson

- (1) Huron River Watershed Council session, Washtenaw Community College.
- (2) Bioreserve Project.

**8) PUBLIC COMMENT**

**Tina Richardson**

Pertinent to the Site Plan for the McKenzie Property if the crossing of the wetlands indicated on the he plans was of sufficient design strength for the anticipated load, referencing the problems of West Liberty Road. Further, citizen recounted a visit to a new shopping mall on Plymouth Road, at Green Road in Ann Arbor, suggesting that Planning Commission members may wish this site to explore a site that confuses visitors due to poor layout.

**9) APPROVAL OF MINUTES**

**1. Minutes of 2008-06-23.**

**MOTION BY COMMISSIONER HANSON, SUPPORT BY COMMISSIONER KANGAS TO TABLE.**

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

(It is noted that the minutes, as presented, have a vote recorded, but no motion under FSP 5077. There are corrections noted as well on hard copy.)

**2. Minutes of 2008-07-14.**

**MOTION BY COMMISSIONER HANSON, SUPPORT BY COMMISSIONER MAYO TO APPROVE MINUTES OF JULY 14, 2008, AS CORRECTED.**

**YES: 5              NO: 0              ABSTAIN: 1 (KANGAS)              MOTION CARRIED**

**3. Minutes of 2008-07-28.**

**MOTION BY COMMISSIONER MAYO, SUPPORT BY COMMISSIONER KANGAS TO APPROVE MINUTES OF JULY 28, 2008 AS CORRECTED.**

**YES: 5              NO: 0              ABSTAIN: 1 (HANSON)              MOTION CARRIED**

**4. Minutes of 2008-08-11.**

**MOTION BY COMMISSIONER MAYO, SUPPORT BY COMMISSIONER KANGAS TO APPROVE MINUTES OF AUGUST 11, 2008 AS CORRECTED.**

**YES: 4              NO: 0              ABSTAIN 2 (ARSCOTT, HANSON)              MOTION CARRIED**

**5. Minutes of 2008-08-25.**

**MOTION BY COMMISSIONER MAYO, SUPPORT BY COMMISSIONER DRIES TO APPROVE MINUTES OF AUGUST 25, 2008 AS CORRECTED.**

**YES: 4              NO: 0              ABSTAIN 2 (HANSON, ARSCOTT)              MOTION CARRIED**

**6. Minutes of 2008-09-06, special.**

**MOTION BY COMMISSIONER HANSON, SUPPORT BY COMMISSION MAYO TO APPROVE SPECIAL MINUTES OF SEPTEMBER 6, 2008.**

**YES: 6**

**NO: 0**

**MOTION CARRIED**

**10) ADJOURNMENT**

**MOTION BY COMMISSIONER HANSON, SUPPORT BY COMMISSIONER MAYO TO ADJOURN AT 10:48 P.M.**

**YES: 6**

**NO: 0**

**MOTION CARRIED**

*Transcription by James H. LaVoie*