

SCIO TOWNSHIP PLANNING COMMISSION
827 North Zeeb Road, Ann Arbor, Michigan 48103
MEETING MINUTES OF MONDAY, OCTOBER 13, 2008

1) CALL TO ORDER

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

2) ROLL CALL

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

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

3) COMMUNICATIONS AND/OR CORRESPONDENCE

October, 2008 Newsletter, Washtenaw Area Transportation Study; September-October, Michigan Planner; August, 2008 Planning and Zoning News; Minutes, City of Ann Arbor Planning Commission, September 4, 2008; Notice of Intent to Consider Amendments to Township Comprehensive Plan, Planning Department, Pittsfield Charter Township; Letter from Bryan D. Conway, State of Michigan, Department of History, Arts and Libraries, Delhi Bridge in National Registrar of Historic Sites; October, 2008 issue Michigan Township News; letter and memorandum from County Clerk, dated October 3, 2008, regarding Ann Arbor Township Draft

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 #5137, Uno Restaurant

Applicant/representative:

Ray Sims, 675 Dornell Drive, Ann Arbor, MI

Robert Kerr, Metro Group Architects, 338 ½ S. State Street, Ann Arbor, MI

Comments by Doug Lewan:

(Report placed into the record.)

Comments by Matt Parks:

(Presented.)

Key issues and concerns raised by Commission members:

- Letter from Meijer's concerning parking deemed satisfactory.
- South elevation of building is plain; additional plantings could soften appearance.
- South end of east elevation is plain; additional plantings could soften appearance.
- Zeeb Road appearance is plain.
- Inadequate information on traffic impact on Zeeb Road. Analysis of additional traffic on Zeeb Road should be part of review by Washtenaw County Road Commission.
- Reserve parking for take out customer is not shown on plans.
- Would like to see striping in Meijer's lot for pedestrian crossing to the site.
- Additional plantings to surround the trash enclosure.
- Site plan review process should include addition items. Planing Commission to review this item.
- Traffic Review should also include anticipated pedestrian traffic.
- Impact of additional traffic leading to congestion, and lowering both vehicular and pedestrian safety along Zeeb Road.
- Parking on the east side of the building is inconvenient and will be underutilized. Additional "bump outs" containing additional landscaping should be considered here.
- Entrance to restaurant is not facing Zeeb Road, which is the street access.
- The east side (Zeeb Road), appearance of the patio areas is plain; needs additional plantings to visually soften appearance.

MOTION BY COMMISSIONER MAYO, SUPPORT BY COMMISSIONER HANSON,

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 UNO CHICAGO GRILL #5137 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 RECOMMENDATION IS GRANTED WITH THE FOLLOWING CONDITIONS;

- 1. CONCERNS NOTED IN THE TOWNSHIP PLANNER'S REVIEW DATED SEPTEMBER 16, 2008. THE PLANNING COMMISSION ACCEPTS THE REDUCED PARKING NUMBER OF 14 SPOTS TO BE FILLED BY SPOTS IN THE MEIJER'S PARKING LOT, AND THE PLANNING COMMISSION AGREES THAT THERE IS SUFFICIENT LANDSCAPING, EVEN THOUGH IT DOES NOT MEET THE STATED STANDARDS, AND WE URGE THE APPLICANT TO CONSIDER SOME OF THE SUGGESTIONS.**
- 2. CONCERNS NOTED IN THE TOWNSHIP ENGINEER'S REVIEW DATED SEPTEMBER 29, 2008.**
- 3. CONCERNS MENTIONED IN THE FIRE DEPARTMENT REVIEW DATED SEPTEMBER 29, 2008.**
- 4. CONCERNS DISCUSSED BY THE PLANNING COMMISSION AT THE CURRENT MEETING.**

YES: 5

NO: 1

MOTION CARRIED

C) New Business

None.

7) REPORTS/COMMISSIONER ACTIVITY

A. Chair

Transfer Development Rights; Bioreserve Program, Chris Olsen; County regulations for management, treatment and disposal of wastewater; cell tower federal legislation; Lubienski judgment.

B. Engineering Consultant

Supports to develop “triggers” for staff to initiate traffic review of site plans. Chair suggests that Commissioners Kangas and Mayo, along with the Township Engineer, review the ordinance on site plan review process with a view to require traffic studies to be required. Suggestion accepted by both Commissioners and Matt Parks.

The DDA has asked for help in evaluation of sidewalk construction along feeder road in the district.

C. BOT Report - Dries

None

D. Planning Consultant

Report on administrative reviews by the staff:

- a. Nichelson Honda, small additional storage area.
- b. Suburban Cadillac - changes to facade, interior and lot lighting.
- c. Chase Bank - landscaping.
- d. Co-location for 800 MHZ tower (Public Safety Dispatching).
- e. Fox Preserve parking.

Zoning Enforcement - report of logging going on land owned by Peters Development adjacent to “Dexter Crossing”. Investigation revealed selective logging taking place; contact with the owner who claims Right to Farm act exempts reporting to Township. Township Zoning Official is working with Washtenaw County Attorney on a response. It is possible that the actions are exempt. There will be a report as events warrant.

E. Zoning Board of Appeals - Fuller

None

F. DDA - Mayo

The district is concerned that income will lower as the economy slows.

G. Sewer Committee - Dries

Third-party review of the economics of the Township building a treatment facility is encouraging. The Township has not yet opened negotiations with the owner of the property being considered; so that cost cannot yet be determined. The Board of Trustees will consider its next moves at its October 14 meeting. The Board of Trustees will act at that meeting on the request from Norfolk Development to add “Kensington Woods” to the WISD District along with required REU's.

H. Road Commission Advisory Committee - Kangas

Liberty Road Residents have apparently decided to not fund additional upgrades at this time, due to costs. There has been a movement on the part of the Washtenaw County Road Commission and the County to consider alternatives to fund project to be repaid through SAD's formed by users. It is also clear that when private roads are to be approved by the Township, there needs to be a SAD set up to fund the on-going maintenance of the road.

I. Land Preservation Commission - Arscott

Transfer of development rights, as a tool to preserve open space is coming to increasing prominence. The Planning Commission needs to engage this concept.

J. Zoning Ordinance Amendments - Green

Committee will meet this week.

K. Master Plan - Hanson

Commissioner Hanson will make a short presentation to the Board of Trustees on.

L. Site plan Process Evaluation

None

8) PUBLIC COMMENT

Tina Richardson

Newsletter article on Local Road Committee would be useful; wider distribution of meeting document would be helpful to the public.

9) APPROVAL OF MINUTES

1. Minutes of 2008-06-23.

MOTION BY COMMISSIONER FULLER, SUPPORT BY COMMISSIONER KANGAS TO TABLE DUE TO INCOMPLETENESS.

YES: 6 NO: 0 MOTION CARRIED

2. Minutes of 2008-09-8.

MOTION BY COMMISSIONER DRIES, SUPPORT BY COMMISSIONER KANGAS TO APPROVE MINUTES OF SEPTEMBER 8, 2008, AS PRESENTED.

YES: 6 NO: 0 MOTION CARRIED

10) ADJOURNMENT

MOTION BY COMMISSIONER MAYO, SUPPORT BY COMMISSIONER KANGAS TO ADJOURN AT 9:49 P.M.

YES: 6 NO: 0 MOTION CARRIED

Transcription by James H. LaVoie