

**SCIO TOWNSHIP PLANNING COMMISSION**  
827 North Zeeb Road, Ann Arbor, Michigan 48103  
**MEETING MINUTES OF MONDAY, OCTOBER 27, 2008**

**1) CALL TO ORDER**

Chair Arscott called the meeting to order at 7:31 p.m.

**2) ROLL CALL**

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

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

**3) COMMUNICATIONS AND/OR CORRESPONDENCE**

N/A

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

None

**5) PUBLIC COMMENT**

**Robert Klinger**, 1077 Joyce, Scio Township

Noise generated by law enforcement using the old Killins Gravel Pit for target practice; Township should consider a noise ordinance to control this activity; also suggest a home business zone within the township. Further, it might be possible to create a business, carefully controlled, to allow a firing range for both law enforcement as well as the public.

**6) BUSINESS SESSION**

**A) Advertised Public hearings**

**OA #3394, Honey Creek, conditional rezoning.**

*Applicant/representative:*

**Michael Boggio, Scio Properties, LLC, architect.**

*Comments by Doug Lewan:*

(Report placed into the record.)

*Comments by Matt Parks:*

(Report placed into the record.)

(Commissioners clarified comments by Township consultants.)

**Public hearing opened at 8:32 p.m. by Chair Arscott.**

**Rules for public hearing read by Commissioner Mayo.**

*Public comment:*

**Robert Klinger, 1077 Joyce**

Project looks good on paper, but favors holding development to real high standards; all natural features should be very vigorously enforced with developer to meet or exceed natural features; variance should be really well documented; would like to see real good traffic studies; desire no pollution or run-off into Honey Creek; opposed to any on-site sanitary sewer system. .

**Tina Richmond, 5740 Cedar Ridge Drive**

Applaud sensitivity of developer to some of previous concerns mentioned; do not see a consensus about density.

**Scott Reinholt, 5976 Cedar Ridge Drive**

Utilities sound like they are not figured out; keep any kind of treatment facility off the site; density concerns, i.e. for housing; favor timetable for phasing; make sure details of project are followed.

**Yifang Chen, 5961 Cedar Ridge Drive**

Present presentation is not much different than previous presentation; concern over density; still lack of detail; suggest Township look into the future regarding on-site sewage or a waste water treatment; don't see any point this year or next to build 500 house in Scio Township.

**Jimmy Cimonte, 5611 Cedar Ridge Drive**

Concern with MR-1; concern with impact on Park Road.

**Regina Russell, 2917 Tessmer Road**

Own 30 acres on Jackson Road; favor building; sure Township will do due diligence; Township needs jobs and needs people to come for commercial building; favor building houses as opposed to senior centers, but favor building.

**Todd Bukowski, 6505 Wisteria Trace**

Agree more detail needed, i.e. high density in multi dwelling; no information for value/size of single family dwellings; like idea of commercial shopping area; do like overall process of potential of project being commercial; investment potential is attractive.

**Paula Globerson, 159 Rockwood Court**

Written comments: "I am against a conditional rezoning of "Honey Creek" land residential area greater than one acre especially any conditional rezoning where there are no benefits to residents to do this now. Let the developer come back when they have a definite plan and a definite time frame."

**Public comment closed by Chair Arscott.**

(Further comments by applicant.)

***Key issues and concerns raised by Commission members:***

- Reference to Section 16.05 and information issues.
- Concern on level of information provided by applicant.
- Under conditional rezoning, the applicant has the obligation to provide information.
- Does rezoning have to be the entire project? (Response by Doug Lewan: Each parcel can be treated individually.)
- Elements in plan are laudable; Township Master Plan encourages mixed uses, i.e. residential and retail combined; do not see a combination in this proposal; concerned with density within the residential portion of this project; perhaps residences could be spread out; concern with zoning ordinance requirements not being met at this point; encourages senior area to have a “graduated care” capacity.
- Wonder if the Conditional Use Agreement could include the process, stage by stage, to provide the Planning Commission with extended forecasts. The Township is moving forward with solving the sewer capacity issue; Park Road parcel is of special concern.
- Reference to a report from 2006 report provided by an earlier developer to the Planning Commission; concern about the distance from the planned senior area to both retail and medical portions of the development; placement of the senior area does not make sense; it is noted that there is no mass transportation existent or planned along Park Road; concern about road improvements to Park Road; proposal for the medical areas seems excessive, considering the empty medical offices currently in the Township.
- Concern about the placement of the senior section; perhaps more senior facilities could be considered elsewhere in the development; Park Road parcel should not become an extension of subdivisions going west from Arbor Point; senior facility should have fewer auto trips than another subdivisions; want to see limit on the number of units in the senior section written into any agreements; pathway system through the project needs to be included in early elements, and not wait for completion of all adjacent phases; sewage disposal agreements need to be in place; surface of the pathways in terms of senior usage; possible use of golf carts; concerns about total density being high.
- See positive development in this plan; phasing is a concern; presentation by applicant seems to have a different perception of mixed use than the Planning Commission; seems to emphasize the separation of uses within the site.
- Concern that the developer might build large-scale retail facilities without other facilities; building parts of the planned facilities in several different areas could lead to a scattered and non-cohesive project.

**B) Unfinished business**

**1. FSP #5112, Scio Landings; Applebee’s Restaurant, restaurant request.**

***Applicant/representative:***

**Jackson/Zeeb Associates**

Commissioner Hanson recused himself from consideration of this matter @9:51 p.m. due to a potential conflict and left the room.

***Comments by Doug Lewan:***

(Reiterate comments regarding liquor license.)

***Key issues and concerns raised by Commission members:***

None

**MOTION BY COMMISSIONER DRIES, SUPPORT BY COMMISSIONER GREEN, TO RECOMMEND TO THE BOARD THAT SITE PLAN APPROVAL BE EXTENDED UNTIL DECEMBER 31, 2009, AND TO NOTE FINDINGS AND RECOMMENDATIONS OF TOWNSHIP PLANNER'S MEMORANDUM OF OCTOBER 20, 2008.**

**YES: 6**

**NO: 0**

**MOTION CARRIED**

**C) New Business**

None.

**7) REPORTS/COMMISSIONER ACTIVITY**

**A. Chair**

Status of by-laws. Commissioner Green reports that Doug Lewan has the information. Next Committee meeting will consider them.

**B. Engineering Consultant**

Update on water and sewer report written by OHM.

**C. BOT Report - Dries**

None

**D. Planning Consultant**

Fox Preserve:

Update on road and other issues. Further developments and parcel combinations seem to make this an administrative review. (Commissioner concern that the Board of Trustees has legitimate concerns about public safety, due to access problems for emergency vehicles.)

**E. Zoning Board of Appeals - Fuller**

None

**F. DDA - Mayo**

WAVE Service complaints that the flex bus is unfair competition. DDA will subsidize WAVE for transportation for individuals riding only with the Township. Discussion with banks that hold DDA funds due to "meltdown" of banking. At present DDA seems satisfied that funds are safe.

**G. Sewer Committee - Dries**

Recommendation to Board of Trustees to gather more information on land acquisitions for a facility. Further studies of costing seem to center over the inflation rates from the City of Ann Arbor for services provided.

**H. Road Commission Advisory Committee - Kangas**

None

- I. Land Preservation Commission - Arscott  
Davenport closing is elusive, keeps slipping.
- J. Zoning Ordinance Amendments - Green  
Will set up a meeting this week.
- K. Master Plan - Hanson/Lewan  
Returned, not deliverable; copies noted.
- L. Site Plan Process - Kangas  
Meeting with Doug Lewan this Thursday.

**8) PUBLIC COMMENT**

None

**9) APPROVAL OF MINUTES**

**1. Minutes of 8 September 2008.**

**MOTION BY COMMISSIONER HANSON, SUPPORT BY COMMISSIONER KANGAS TO APPROVE MINUTES OF SEPTEMBER 8, 2008.**

**YES: 7                      NO: 0                      MOTION CARRIED**

**2. Minutes of 22 September 2008.**

**MOTION BY COMMISSIONER HANSON, SUPPORT BY COMMISSIONER KANGAS TO APPROVE MINUTES OF SEPTEMBER 22, 2008, AS CORRECTED.**

**YES: 6                      NO: 0                      ABSTAIN: 1 (GREEN)                      MOTION CARRIED**

**10) ADJOURNMENT**

**MOTION BY COMMISSIONER MAYO, SUPPORT BY COMMISSIONER HANSON TO ADJOURN AT 10:39 P.M.**

**YES: 7                      NO: 0                      MOTION CARRIED**

Respectfully submitted by:  
Christine Green, Secretary

*Transcription by James H. LaVoie*