

SCIO TOWNSHIP PLANNING COMMISSION
827 North Zeeb Road, Ann Arbor, Michigan 48103
MEETING MINUTES OF MONDAY, NOVEMBER 24, 2008

1) CALL TO ORDER

Chair Arscott called the meeting to order at 7:35 p.m.

2) ROLL CALL

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

Others present: Doug Lewan, Carlisle-Wortman, Planning Consultant
Tom Hanson, Scio Township Trustee

3) COMMUNICATIONS AND/OR CORRESPONDENCE

Agenda, City of Ann Arbor Planning Commission, November 10, 2008, November 18, 2008; Minutes, City of Ann Arbor Planning Commission, October 21, 2008; Saginaw State University flyer, Certified Public Manager Program; letter dated November 14, 2008 from Patricia Denning, Planning Services Director, Department of Planning and Environment of Washtenaw County; October 2008 Planning and Zoning News.

4) PRESENTATIONS REQUESTED BY THE PLANNING COMMISSION

Chair Arscott reviewed time line for adoption of plan.

Scio Township Draft Master Land Use Plan - Doug Lewan/ Tom Hanson

5) PUBLIC COMMENT

Allison Bishop, Zoning Officer, Village of Dexter, 8140 Main, Dexter

Questions regarding commercial and office-industrial uses along Baker Road south of Village of Dexter; transportation considerations; preservation of view sheds south of Village; additional along Baker and Jackson Roads.

Mark Wing, 4350 Stone Meadow Court

Parcel on West Delhi Road, north of Zeeb Road, what is particular purpose of jog? Plan does not seem to be expanding any of the medium density zoning in the Township. Would seem more appropriate to return this area back to R-1 zoning; submitted a letter regarding this plan.

Jim Heisler, Peters Building, P. O. Box 577.

What is theory behind new Recreation Conservation area? Why is there a need for a special planning district taking, and the only use is for public/private recreation? Why not move density closer to Village of Dexter which already has a special planning district?

Maureen Sloan, 1850 N. Parker Road

What can property owner use for designation Recreation/Conservation?

Dan Arbour, NAP, 300 N. Zeeb

Within the public/semi-public designation it seems like the NAP property location is becoming almost part of a governmental extension. What is the reason for including the NAP property in that designation? Would ask Planning Commission to look at alternative renderings previously provided.

Bill Upton, DDA, 511 Jackson Road

Reassured that Public/Semi-public designation may be changed. DDA is concerned about impact on revenues if excessive amount of land were to be take off the tax rolls.

Dave Cornish, 2721 Aspen

Concur with comments by DDA members, and also as owner of property on the west side of Zeeb Road, to getting label in this area changed to something more receptive.

Scott Hedberg, 824 Honey Creek

How is Honey Creek watershed going to be preserved?

Jay Holland, DDA/Economic Committee, 1128 Coventry

East side of Staebler Road and I-94, why is this parcel singled out to be Industrial/Office? Zeeb Road, both sides at I-94, recommendation that both sides be developed as office and possibly retail; do not believe we need to invite government to "set-up shop" in Scio Township.

Steve Puuri, Managing Director, Washtenaw County Road Commission, 555 N. Zeeb Road

WCRC has not officially prepared any comments yet; they will be coming in December. Concern that there have been several efforts in the past 15 years or so that the WCRC has contemplated for its property. Concern with unnecessary limitations that will be put on property.

Chair Arscott declared a five-minute break.

Chair Arscott resumed meeting at 9:11 p.m.

6) BUSINESS SESSION

A) Advertised Public hearings

None

B) Unfinished business

None

C) New Business

None.

7) REPORTS/COMMISSIONER ACTIVITY

A. Chair Report - Arscott

(1) New dates to be finalized.

- (2) Absence until February, 2009 after December.
- (3) ZBA letter requests holding off finalizing Master Plan until after Economic Development Study as been completed, approximately 12th/13th of January, 2009.
- (4) Resignation letter regarding Doug Fuller; ZBA appointment to be reconsidered.

B. Engineering Consultant - Parks

(Absent)

C. Board of Trustees - Green

(1) BOT meeting December 9.

(2) BOT meeting November 20, objections to assessment roll.

D. Planning Consultant - Lewan

None

E. Zoning Board of Appeals

Meeting held; extension Java Jungle parcel.

F. DDA - Mayo

(Absent)

G. Sewer Committee - Green

Update to follow; new chair.

H. Road Commission Advisory Subcommittee – Kangas

Possible millage proposal to BOT.

I. Land Preservation Commission - Arscott

Summary report to be presented to BOT.

J. Zoning Ordinance Amendments - Green

(1) Meeting of committee December 1; topics to include conditional uses, permitted uses.

(2) Process is on-going.

K. Master Plan - Hanson/Lewan

Jackson Road Guidelines proposal, future action.

L. Site Plan Process - Kangas

Wording changes; future Planning Commission member involvement; meeting in December.

8) PUBLIC COMMENT

None

9) APPROVAL OF MINUTES

None

10) ADJOURNMENT

**MOTION BY COMMISSIONER FULLER, SUPPORT BY COMMISSIONER KANGAS TO
ADJOURN AT 9:32 P.M.**

YES: 4

NO: 0

MOTION CARRIED

Transcription by James H. LaVoie