

SCIO TOWNSHIP PLANNING COMMISSION
827 North Zeeb Road, Ann Arbor, Michigan 48103
SPECIAL MEETING MINUTES OF MONDAY, DECEMBER 8, 2008

1) CALL TO ORDER

Acting Chair Kangas called the meeting to order at 7:30 p.m.

2) ROLL CALL

Present: Mayo, Green, Fuller, Kangas

Absent: Arscott

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

3) COMMUNICATIONS AND/OR CORRESPONDENCE

Notice of Public Hearing, City of Ann Arbor, December 16, 2008, Capital Improvement Plan; Michigan Township News, Performance Measurements and Bench Marking; Michigan Planner; Woodlands Preservation and Right to Farm Act.

4) PRESENTATIONS REQUESTED BY THE PLANNING COMMISSION

None

5) PUBLIC COMMENT

None

6) BUSINESS SESSION

A) Advertised Public hearings

1. CU #2139/PSP 5143, Motawi tileworks, arts & crafts manufacturing

Applicant requests this matter be rescheduled.

**MOTION BY COMMISSIONER MAYO, SUPPORT BY COMMISSIONER GREEN TO
TABLE UNTIL JANUARY 12, 2009.**

YES: 4

NO: 0

MOTION CARRIED

B) Unfinished business

None

C) New Business

1. PRP #69, Arnoldi, private road

Acting Chair Kangas indicates that due to a lack of quorum for this meeting, because one of the Planning Commissioners would have to recuse himself, this matter will need to be postponed to January 12, 2009.

MOTION BY COMMISSIONER GREEN, SUPPORT BY COMMISSIONER MAYO TO HEAR ARNOLDI PRIVATE ROAD APPLICATION, PRP #69 ON JANUARY 12, 2009.

YES: 4

NO: 0

MOTION CARRIED

2. SP #5142, Terumo, addition

Applicant/representative:

Tom Covert, Atwell-Hicks, land development consultant
Jason Van Ryn, Atwell-Hicks, Project Engineer

This is a 26-acre site, with three buildings, Building 1, Building 2 and Building 3. Proposal is an addition to Building 2, 13,800 sq. ft. with a connection along the north face of Building 2, to allow relocation of staff to Ann Arbor and to better distribute existing staff. Also, some of the existing site features will be brought to code, i.e. landscape buffer along Jackson Road; additional tree plantings along parking field to meeting landscape requirements; restriping some of parking areas for better distribution of barrier-free parking as a result of addition to Building 2; stormwater management component; installation of fire department connections in both Building 2 and Building 3; installation of a jumper pipe for water pressure.

Comments by Doug Lewan:

(Report placed into the record.)

Comments by Matt Parks:

(Report placed into the record.)

Key issues and concerns by Commission members:

- In regard to parking, there will not be a net increase in parking? (Applicant response: Correct. There will be a decrease because of striping of barrier-free parking.)
- How many additional people will be relocated to this site? (Applicant response: Possibly 60 employees.)
- Is new lighting proposed? (Applicant response: No. Opportunity exists to change direction of some of the existing lighting.)
- Will stormwater exit into Honey Creek? (Applicant response: Water will exit through a culvert, travel through a forebay and eventually into Honey Creek.)
- Would like to see some language in the motion that any non-conforming lighting will be modified to be conforming. (Applicant: Applicant proposes to adjust/redirect some building fixtures that are non-conforming.)

**MOTION BY COMMISSIONER FULLER, SUPPORT BY COMMISSIONER GREEN,
BASED UPON THE INFORMATION RECEIVED FROM THE APPLICANT, AND
REFLECTED IN THE MINUTES OF THIS MEETING, THE PLANNING COMMISSION
FINDS THAT SITE PLAN SP #5142 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 IS GRANTED WITH THE FOLLOWING CONDITIONS:

- 1. CONCERNS NOTED IN THE TOWNSHIP PLANNER'S REVIEW DATED 24
NOVEMBER 08.**
- 2. CONCERNS NOTED IN THE TOWNSHIP ENGINEER'S REVIEW DATED 25
NOVEMBER 08.**
- 3. EXTERIOR BUILDING MOUNTED LIGHTS WILL BE REDIRECTED, WHERE
POSSIBLE, TO MINIMIZE LIGHT POLLUTION OFF SITE.**
- 4. THE PLANNING COMMISSION ACCEPTS THE RECOMMENDATION OF THE
TOWNSHIP PLANNER IN HIS REVIEW REGARDING CONTINUANCE OF EXISTING
PARKING.**

YES: 4

NO: 0

MOTION CARRIED

- 3. Discussion items,**
 - a. Woodland Preservation, Section 12.07**
 - b. Estate Residential Amendments, Article 4.0**
 - c. Jackson Road Overlay District Proposal**

Presentation by Doug Lewan

**MOTION BY COMMISSIONER GREEN, SUPPORT BY COMMISSIONER MAYO TO
RECOMMEND TO BOARD OF TRUSTEES THAT THEY ACCEPT THE PROPOSAL BY
CARLISLE-WORTMAN FOR THE JACKSON ROAD OVERLAY DISTRICT PROJECT.**

YES: 4

NO: 0

MOTION CARRIED

7) REPORTS/COMMISSIONER ACTIVITY

1. Engineering Consultant - Parks
None
2. BOT - Green
 - a. Meeting held on SAD.
 - b. Meeting December 9.
3. Planning Consultant - Lewan
 - a. Park grant approval.
 - b. Formal monthly report to Planning Commission.

4. Zoning Board of Appeals - Fuller
 - None
5. DDA - Mayo
 - a. Successful bond sale for Jackson Road.
 - b. Increase in Township bond rating.
 - c. Status of Right-of-Way properties on Jackson Boulevard.
 - d. Status of Jackson Boulevard Project.
 - e. Approval of funding for presentation by Anderson Economic Group.
6. Sewer Committee - Mayo
 - a. Presentation by Jim Dries to DDA of full sewer plan.
7. Road Commission Advisory Committee - Kangas
 - a. Meeting December 9.
8. Land Preservation Commission
 - None
9. Zoning Ordinance Amendments - Green
 - a. Work in progress, including conditional uses.
 - b. Master chart to be created of all comments received.
10. Master Plan
 - a. Comments by Village of Dexter Planning Commission.
11. Parks and Recreation Committee - Kangas
 - a. Status of committee work.

8) PUBLIC COMMENT

David Read, 769 Merlin Way

Comments on Terumo; building mounted lights are directed off site.

9) APPROVAL OF MINUTES

1. Minutes of 2008-10-13.

MOTION BY COMMISSIONER GREEN, SUPPORT BY COMMISSIONER MAYO TO APPROVE MINUTES OF OCTOBER 13, 2008.

YES: 4

NO: 0

MOTION CARRIED

10) ADJOURNMENT

**MOTION BY COMMISSIONER MAYO, SUPPORT BY COMMISSIONER _____ TO
ADJOURN AT P.M.**

YES: 4

NO: 0

MOTION CARRIED

Respectfully submitted by:
Martha Mayo, Acting Secretary

Transcription by James H. LaVoie