



Carlisle | Wortman
ASSOCIATES, INC.

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TO: Kathy Knol, Trustee

FROM: Laura Kreps, Community Planner

DATE: September 26, 2024

RE: Planning/Zoning Activity Report

This report provides information on planning and zoning projects that have been through a pre-application meeting, reviewed by the Planning Commission, and/or the Zoning Board of Appeals as well as updates on special projects and ordinance amendments.

Summary of Meeting Items and Action:

PRE-APPLICATION MEETING SUMMARY:

Pre-application meetings are a required step in the site plan review process where the applicant presents a concept site plan to Township staff, including one Planning Commission member prior to submitting the project for formal review. It is likely that these projects will be on an upcoming Planning Commission agenda for action.

- Minor Auto Repair – Vacant Jackson Road (southeast quadrant of Jackson/W.Delhi) – new building construction for auto repair facility. This will require both conditional use and site plan review.
- Goodrich Theater – 270 multi-family residential unit development; 2 apartment buildings four (4)-stories in height with associated parking. The multi-family use and density proposed by this concept is in-line with the recently approved PUD uses.

PLANNING COMMISSION SUMMARY:

September 23, 2024 - REGULAR MEETING

- **Maxey Cell Tower (CU#24007)** – Consideration of a new 180-foot monopole cell tower construction on a 64-acre vacant parcel located in the northern part of the Township, west of Delhi Road and south of the Huron River. The Planning Commission held the required public hearing and postponed further discussion and action to their October 7th meeting in order to review additional required materials submitted by the applicant without time to review in advance of the meeting.

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Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Senior Associate*
Richard K. Carlisle, *Past President/Senior Principal*

*Pending Action: **This item will be placed on the October 7, 2024 Planning Commission for further consideration and potential action.***

- **Blue Zone Hoops (CU#24008)** – Consideration of an indoor basketball facility (indoor recreation facility with 100 sf retail space) proposed to be located within an existing industrial structure located at 7187 Jackson Road (3 L's Drive). The Planning Commission conducted the required public hearing and postponed action until additional information regarding traffic, access and parking can be provided for review.

*Pending Action: **This item has been postponed until additional information related to traffic, access and parking can be submitted for review. This item will return on a future Planning Commission agenda once the required additional information is received and reviewed.***

- **Towns of Honey Creek (SP#24010)** – Consideration of site plan for 60-unit townhome development located on 11.07 acres east of Menard's (Menard's outlot). This project has already received conditional use approval from the Planning Commission and Township Board. The site plan was recommended for approval and will be considered by the Township Board once detail engineering review has been completed.

*Pending Action: **This item will be placed on an upcoming Township Board Agenda once detail engineering review has been completed. No date has been set. This item was recommended for approval by the Planning Commission.***

- **Renewable Energy Discussion** – Continued review of the renewable energy ordinance. CWA will be sending the draft ordinance to Mariah for comment.

PENDING PROJECTS:

- **Knights of Columbus Preliminary PUD, 3991 Dexter-Ann Arbor Road, vacant parcel:** Proposed preliminary planned unit development (PUD) application for the former Knights of Columbus campground property located at 3991 Dexter-Ann Arbor Road for a detached, 47-unit single-family residential development. The development is located on the south side of Dexter-Ann Arbor Road between Wagner and W. Delhi Roads. The subject site encompasses two (2) properties containing 47 acres of vacant property containing woodlands, an open water pond (wetland) and steep slopes.

Since our last reporting on this item, the applicant has submitted a revised "hydro-geo" study on the property that is under review by Dr. Lemke. As this item was recommended for denial by the Planning Commission the next step in the process will be placement on a BOT agenda. **(No change since last report.)**

*Pending Action: **This item will be placed on an upcoming Township Board Agenda. No date has been set. This item was recommended for denial by the Planning Commission.***

ZONING BOARD OF APPEALS SUMMARY:

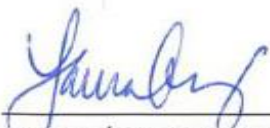
September 19, 2024 - REGULAR MEETING

- **5730 Marshall Road (VAR#24006)** – Consideration to allow a land division with a resulting lot width of 66 feet rather than the required 200-foot lot width. ***This variance was granted.***

OTHER PLANNING AND ZONING ISSUES

The Planning Commission is working and/or discussing the following items:

- PUD Regulation Amendment (work ongoing).
- Jackson Road Overlay District (JROD) Discussion regarding a possible amendment. The JROD advisory group has met four (4) times. They are working to wrap up their findings for submission to the PC.
- Renewable Energy Ordinance (work ongoing)
- EV parking Ordinance
- ESCAP implementation strategies (work ongoing).
- Childcare Ordinance Modifications due to legislation changes. (This will be coming to the Planning Commission soon to start amendment process.)



CARLISLE/WORTMAN ASSOC., INC.

Laura K. Kreps, AICP

Principal