



Carlisle | Wortman
ASSOCIATES, INC.

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TO: Kathy Knol, Trustee

FROM: Laura Kreps, Community Planner

DATE: October 24, 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.

- None since last report.

PLANNING COMMISSION SUMMARY:

October 23, 2024 - REGULAR MEETING

- **Childcare Ordinance Amendments** – In partnership with Ann Arbor SPARK, CWA developed model zoning regulations in accordance with Michigan Zoning Enabling Act (PA 110 of 2006, as amended) and Child Care Organizations Act (PA 116 of 1973, as amended). Modifications were discussed at the Planning Commission meeting included:
 - The addition of increased capacity as outlined in state law.
 - Additional siting regulations where a facility will be within 1,500 feet of other licensed uses outlined by state law.
 - Outdoor play area minimums.

The Planning Commission held discussion and requested additional information regarding the current number and location of daycare facilities in the Township, and the zoning district each type of facility is listed as a permitted or conditional use in the zoning ordinance. Research will also be conducted regarding how the proposed ordinance

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changes and state acts coincide with the proposed Child Care Licensing Bureau rules which are currently under review.

Pending Action: Additional information will be supplied to the Planning Commission for further consideration prior to a public hearing on any proposed ordinance amendment language.

PENDING PROJECTS:

- **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 on September 23rd 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. After receiving additional information and further discussion, the Planning Commission recommended approval of the conditional use with conditions that included (not official conditions, taken from notes not official meeting minutes):
 - Items outlined in the Planner’s report dated October 1, 2024.
 - Items outlined in the Engineer’s report dated October 2, 2024.
 - Applicant submit a site plan that includes a Class C private road or seek and receive a variance regarding the private road standards.
 - If the applicant seeks a private road variance, it shall provide the ZBA with additional information regarding stormwater.

*Pending Action: This item is **tentatively scheduled for the November 12** Board of Trustees meeting.*

- **2|42 Church Daycare (CU#24004)** - The applicant is seeking approval to expand the previously approved conditional use for the existing church within a mixed-use development (CU#2163 approved on February 23, 2016). The applicant had previously repurposed existing building #3 on the former Gelman campus for a 50,000± square foot facility containing an 851-seat worship center, community center (featuring athletic fields and children’s play area), and on-site parking. The only modification proposed to the existing layout of the site is the addition of a 1,000 square foot play area that will be fenced to the rear (west) side of the existing structure adjacent to the daycare portion of the building. A stacking area has also been demonstrated within the existing parking lot demonstrating vehicle queuing for pick-up/drop off at the daycare entrance.

The daycare is proposed to operate between 7:00AM and 6:00PM Monday through Friday providing care for a maximum of 150 students between the ages of 6 weeks and 12 years. It is anticipated that 20 teachers will be present on the site during peak operations. Peak drop-off will be 8:00AM to 9:00AM and peak pick-up hours will be from 4:30PM to 5:30PM, Monday through Friday.

The Planning Commission held the required public hearing and received comments from the in-person and on-line audience. After discussion, the Planning Commission tabled the conditional use request pending receipt of additional information. On October 7, the Planning Commission continued their discussion and recommended approval with conditions that included (not official conditions, taken from notes not official meeting minutes):

- Provide state license information to the Township once issued.
- Environmental consultant to attend Board meeting to answer inquiry related to site characterization assessment and findings therein.

*Pending Action: This item is **tentatively scheduled for the November 12** Board of Trustees meeting.*

- **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.

As this item was recommended for denial by the Planning Commission the next step in the process will be placement on a BOT agenda. This project was resubmitted to the Township on Friday, October 18 and is currently under review by the various Township departments. The applicant has asked the Township Board to consider sending the project back to the Planning Commission due to new information provided as part of the hydrogeological study and revised plan set.

*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:

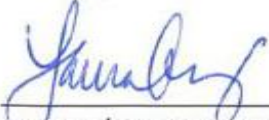
No meeting since last report. October meeting has been cancelled due to lack of agenda items.

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) the last subcommittee meeting has been scheduled for November 21 to finalize findings and move forward for Planning Commission discussion of potential ordinance amendments.
- Renewable Energy Ordinance (work ongoing)

- EV parking Ordinance
- ESCAP implementation strategies (work ongoing).
- Childcare Ordinance Modifications (work ongoing).



CARLISLE/WORTMAN ASSOC., INC.

Laura K. Kreps, AICP

Principal