



Carlisle | Wortman
ASSOCIATES, INC.

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TO: Kathy Knol, Trustee

FROM: Laura Kreps, Community Planner

DATE: November 21, 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.

- **Goodrich Theater** - 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. This is the second pre-application meeting held for this potential project.

PLANNING COMMISSION SUMMARY:

November 21, 2024 - REGULAR MEETING

- **Blue Lion Fitness Rezoning (OA#24004)** – The applicant proposes to rezone an existing 4.5-acre parcel located at 2875 W. Liberty Road from OS, Office Service to C-4, Composite Commercial. The site is on the south side of W. Liberty maintaining an existing commercial/office building and associated site improvements with a single access to Liberty Road. The site is located between Liberty Athletic Club (zoned C-4) and Summerfield Glen residential condominium development (zoned PUD).

The Planning Commission held a public hearing where a number of individuals spoke in support of the proposed rezoning. One (1) speaker was generally supportive but was interested in more details. After discussion, the Planning Commission recommended

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

approval of the rezoning request from OS, Office Services to C-4, Composite Commercial to the Board of Trustees. Indoor and outdoor recreation facilities are listed as a permitted use in the C-4 zoning district.

*Pending Action: **This application will be prepared for consideration by the Township Board at their December 17, 2024 regular meeting.** This item has been recommended for approval by the Planning Commission.*

- **Wallace Development Company (OA#24005)** – The applicant proposes to conditionally rezone an existing 0.72-acre parcel located at 8252 Dexter-Chelsea Road from C-2, General Commercial to C-4, Composite Commercial. As part of the conditional rezoning process, the applicant is required to provide conditions associated with the rezoning voluntarily and in writing. The applicant has proposed to condition the rezoning of the property to C-4 limiting the site to certain permitted and conditional uses listed in the district regulations.

The Planning Commission held a public hearing where no public commented. After discussion, the Planning Commission recommended approval of the conditional rezoning request from C-2, General Commercial to C-4, Composite Commercial to the Board of Trustees.

Pending Action: This application will be prepared for consideration by the Township Board at a future meeting. Prior to placement on a BOT agenda, the applicant and the Fire Marshal will be meeting on site to address concerns raised in the initial Fire review. This item has been recommended for approval by the Planning Commission.

- **Many Hands Living Community (OA#24001/PSP#24004)** – The applicant proposes to develop what is describe as a “Human Services PUD.” The site encompasses a portion of the property known as the “Sloane Farm” and encompasses approximately 90 acres with two points of access to Baker Road. According to the project narrative, “the proposed project includes rezoning the site to PUD: Planned Unit Development to allow for development of a community for adults with intellectual and developmental disabilities to live with their caretakers. Proposed improvements include construction of the following: 11 resident homes; 10 duplex cottage homes; a 20,000 s.f. community center; a 1,225 s.f. café and meeting space; a 5,400 s.f. craft house; a 5,000 s.f. barn with farm animals and pasture areas; crop fields, hoop houses, and supporting agricultural structures; recreational facilities for residents (pool, pavilion, pickleball courts, kickball diamond, amphitheater); pedestrian pathways; and a solar field. The supporting infrastructure, including driveways, parking areas, wells, wastewater/septic systems, and storm water management facilities, will also be constructed as part of this project.

The Planning Commission held a public hearing where a number of individuals spoke both in support and opposition of the proposed rezoning/project. After brief discussion due

to the late hour, the Planning Commission voted to postpone further discussion to their December 2, 2024 regular meeting.

Pending Action: Further discussion by the Planning Commission at their December 2, 2024 regular meeting.

PENDING PROJECTS:

- **Townes at Honey Creek (SP#24010):** The applicant is requesting site plan/detail engineering approval to construct a 60-unit townhome development on 11.07 acres as part of the Menards outlot development. The site is currently vacant and is part of the existing Menards site available for outlot development. The site is zoned C-2, General Commercial. Multiple-family residential as part of an overall mixed-use development is listed as a conditional use in the C-2, General Commercial District. The Township Board granted conditional use approval at their July 9, 2024 meeting. The Planning Commission recommended approval of the site plan at their September 23, 2024 meeting.

Review of the detail engineering plan submittal is currently underway. Once all Planning, Engineering, and outside agency approvals have been secured, this item will be placed on a future Board of Trustees meeting for detail engineering plan approval.

Pending Action: This item will be placed on a future Township Board Agenda. No Date has been set. This item was recommended for approval by the Planning Commission.

- **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.

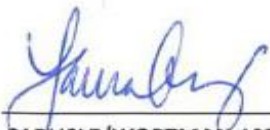
ZONING BOARD OF APPEALS SUMMARY:

No meeting since last report. The ZBA's next meeting is scheduled for tonight – November 21. A summary of this meeting will be provided in our next report.

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