



Carlisle | Wortman
ASSOCIATES, INC.

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TO: Kathy Knol, Trustee

FROM: Laura Kreps, Community Planner

DATE: December 5, 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.

- 110 Parkland Plaza – 6,000 s.f. addition to existing structure.

PLANNING COMMISSION SUMMARY:

December 2, 2024 - REGULAR MEETING

- **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

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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 on November 19, 2024 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.

After additional presentation from the applicant and discussion by the Planning Commission, they recommended denial of the Many Hands Preliminary PUD plan. At the December 3, 2024 Board of Trustees meeting, Trustee Brant requested an opinion from the Township Attorney regarding whether adult foster care facilities are allowed to seek a rezoning via PUD.

Pending Action: Attorney opinion. Board of Trustee consideration. A date has not been set for BOT consideration at this time.

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:

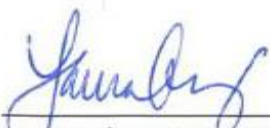
November 21, 2024 – REGULAR MEETING

- **5216 Pratt Road – Accessory Structure Setback Variance (VAR#24007)** – The applicant proposed to install a solar array with a rear yard setback of 38 feet rather than the required 50-foot setback. The ZBA denied the variance request.

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 was held on November 21. Consideration of potential ordinance changes will be undertaken by the Planning Commission in the upcoming months.
- 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