



Carlisle | Wortman
ASSOCIATES, INC.

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TO: Kathy Knol, Trustee

FROM: Laura Kreps, Community Planner

DATE: January 30, 2025

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.

- Little Lake Drive (vacant) – Contractor Office

PLANNING COMMISSION SUMMARY:

January 13, 2025 - REGULAR MEETING

- **Discussion regarding potential accessory solar ordinance revisions** – The Planning Commission held a discussion on whether to accommodate an exception to side and/or rear setbacks for accessory solar array locations. Discussion was held regarding the recent variance that was denied. The members believed some additional flexibility should be considered and that some parameters should be developed. There was discussion with respect to providing flexibility in small scale wind generation locations on property. Fall zones for wind towers were discussed as a possible limiting factor to flexibility. The Commission desired to continue this discussion.

Pending Action: CWA to supply potential ordinance language for consideration.

- **Discussion regarding Jackson Road Overlay District (JROD)** – The Planning Commission held a discussion regarding the findings of the Jackson Road Overlay Advisory Group to

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David Scurto, Principal Sally M. Elmiger, Principal R. Donald Wortman, Principal
Paul Montagno, Principal, Megan Masson-Minock, Principal, Laura Kreps, Senior Associate
Richard K. Carlisle, Past President/Senior Principal*

determine whether ordinance amendments are warranted. The Planning Commission requested additional mapping and listing of current uses allowed throughout the JROD for further consideration.

Pending Action: CWA to supply additional information as requested by the Planning Commission to continue discussion.

- **Discussion regarding ESTF Composting** - This item was removed from the agenda as there was no information provided in the packet.

Pending Action: Place on future agenda when information is available for PC consideration.

PENDING PROJECTS:

- **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 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.

Since December 3, 2024, the applicant has submitted a revised plan demonstrating the required 200-foot setback from the community wastewater utility drainfields has been met from the adjacent north and south properties. Deviation for setback from an internal

structure to the facility and to not install a fence enclosure remain the only deviations being requested by the applicant. Additional narrative information has also been provided for Board of Trustee consideration.

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

- **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. 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.

After additional review, Township staff and consultants have contacted the applicant regarding a number of outstanding issues to be addressed prior to further consideration by the Township Board in a communication dated December 17, 2024.

*Pending Action: **The Township has requested additional information prior to consideration by the Board of Trustees.** This item was recommended for denial by the Planning Commission.*

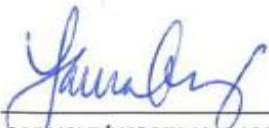
ZONING BOARD OF APPEALS SUMMARY:

- No meeting has been held since our last report.

OTHER PLANNING AND ZONING ISSUES

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

- PUD Regulation Amendment (work ongoing).
- Renewable Energy Ordinance (work ongoing).
- EV parking Ordinance
- ESCAP implementation strategies (work ongoing).
- Childcare Ordinance Modifications (work ongoing – tentative PC public hearing date February 24, 2025).
- By-laws – draft under review by Township Attorney



CARLISLE/WORTMAN ASSOC., INC.

Laura K. Kreps, AICP

Principal