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TO: Joyce Parker, Township Manager

FROM: Laura Kreps, Community Planner

DATE: March 14, 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.

- Jackson / Parker (60 acres) – regarding potential residential / mixed use development at Parker and Jackson Roads. Very preliminary discussion regarding potential housing types and whether additional office/industrial or retail may be part of the proposed development. It has not been determined if this will be a PUD or a mixed-use project as a conditional use in the JROD district.

PLANNING COMMISSION SUMMARY:

March 11, 2024 - REGULAR MEETING

- **Renewable Energy Ordinance Discussion.** This is the second conversation with the Planning Commission drafting a solar ordinance. Based on current pending legislation, we have expanded the conversation to include wind and battery storage facilities as well. Information provided covered ordinance templates, State legislation, and battery storage systems. Discussion included the current process for accessory applications; appropriate zoning districts/siting locations for potential principal solar facilities; and size of facilities to regulate. Additional information and further discussion will be provided as part of future meetings as ordinance provisions are drafted.

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- **Trailwoods Road Relocation.** The applicant is proposing an amendment to the approved Trailwoods PUD development. The relocation of the existing drain/creek, Staebler Road and associated right-of-way are under the jurisdiction of EGLE and the WCRC. The Planning Commission determined the proposed modifications are a major amendment. A public hearing will be scheduled for the April 22, 2024 Planning Commission meeting.

PENDING PROJECTS:

- **Slim Chickens Detail Engineering:** The applicant is seeking site plan review to construct a 3,050 square foot fast food restaurant with drive-through on the property located at 5505 Arbor Chase Drive. This parcel contains 1.62 acres and is currently vacant. The site is zoned C-2, General Commercial and is located within the Jackson Road Overlay District (JROD). Both the Planning Commission and Board of Trustees approved the drive-through conditional use associated with this project previously.

*Pending Action: **The detail engineering site plan is on the consent agenda for the March 19, 2024 Board of Trustees meeting.** This item was recommended for approval by the Planning Commission.*

- **Goodrich Theater PUD Amendment:** The applicant is proposing to redevelop the existing Goodrich Theater. Under the current PUD zoning, only the theater use is listed for this property within the existing PUD. In addition to the additional uses the applicant proposes, site improvements must also be considered and added to the PUD for the redevelopment of this site. Modifications to uses and the character of the development are considered major amendments to the approved PUD.

The entire PUD maintains 15 acres over three (3) parcels which are all owned by separate entities that share parking and cross access rights. Any modification to the uses or associated site improvements shall be specific to the Theater parcel as the applicant does not have control of the other two (2) parcels within the existing PUD. The applicant's request is specific to uses that may be considered for redevelopment of the site.

The Township Manager, Supervisor, Clerk, Attorney, Planner and Planning Commission Chairperson have met with the applicant regarding refining the use list provided previously for Board of Trustees consideration. Additionally, this group has also met with the adjacent owners of the condominium/PUD regarding their requests/concerns.

*Pending Action: **A public hearing and possible action on this item is scheduled for the March 19, 2024 Board of Trustees meeting.** 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.

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.*

- **Arbres Grove Site Plan – Vacant Parcel:** The application proposed is a (35) thirty-five-unit townhome development located in Section 27, south of Jackson Road on the east side of Zeeb Road, between Park Road and Polo Fields Drive. This project received a recommendation of approval from the Township Planning Commission and is currently in the “Detailed Engineering” stage of review. There have been a number of engineering issues that the applicant has been working on with the Township Engineer. Several engineering plan submittals have taken place since the Planning Commission’s recommendation of approval.

On August 2, 2023, the applicant resubmitted plans for review of the Township. It is likely that after this review the Arbres Grove site plan will be ready for review by the Township Board.

When all engineering issues have been addressed this item will be placed on a Township Board agenda. No date has been set as of yet. **(No change since last report)**

*Pending Action: **To be placed on an upcoming Township Board Agenda. No date has been set.***

ZONING BOARD OF APPEALS SUMMARY:

No ZBA meetings have 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).
- Jackson Road Overlay District (JROD) Discussion regarding a possible amendment. The subcommittee’s first meeting is scheduled for March 28, 2024.
- Renewable Energy Ordinance

- EV parking Ordinance
- ESCAP implementation strategies.



CARLISLE/WORTMAN ASSOC., INC.

Laura K. Kreps, AICP

Principal