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**TO:** Kathy Knol, Trustee

**FROM:** Laura Kreps, Community Planner

**DATE:** March 13, 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.*

- **30 Parkland Plaza** – Former Tristone development that was never completed. Varsity Automotive Group has acquired the property and will be adding a second office building and covered parking area for a new corporate headquarters.

**PLANNING COMMISSION SUMMARY:**

**MARCH 10, 2025 - REGULAR MEETING**

- **Presentation from City of Ann Arbor** – The City of Ann Arbor updated the Planning Commission on their current work on their comprehensive plan.

*Pending Action: None.*

- **Discussion regarding accessory solar facilities** - Proposed ordinance language was provided for review by the Planning Commission to allow reduced site and rear setbacks by 50% for accessory solar facilities with a height limitation of 10 feet. The Planning Commission held a discussion on whether to accommodate an exception to side and/or rear setbacks for accessory solar array locations, and whether to allow a 12-foot maximum height instead of the proposed 10 feet.

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*Pending Action: Discussion will continue at an upcoming Planning Commission meeting.*

- **Planning Commission By-Laws** - This item was removed from the agenda as there was no information provided in the packet.

*Pending Action: Further discussion on conflict of interest.*

- **Discussion regarding Jackson Road Overlay District (JROD)** – This item was not on the March 10, 2025 PC agenda; however, we are working toward a joint PC/BOT meeting to discuss the direction of potential modifications to the JROD district. This joint session may be held off until the SEMCOG corridor study is completed. On February 25, 2025, the Planning Commission held a discussion regarding the findings of the Jackson Road Overlay Advisory Group to determine whether ordinance amendments are warranted. The Planning Commission requested additional mapping and listing of current uses allowed throughout the JROD for further consideration; these were provided for additional discussion. It was decided to postpone further consideration until a joint meeting with the BOT can be scheduled and the SEMCOG Corridor Study is further along – potentially June 2025.

*Pending Action: Schedule joint PC / BOT meeting to discuss potential changes to the ordinance – potentially June 2025.*

#### **PENDING PROJECTS:**

- **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.

A public hearing was held and text amendments recommended for Board of Trustees approval.

*Pending Action: Review by Board of Trustees tentatively scheduled for the March 25, 2025 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. 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 since 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)
- Landscape Ordinance Amendment (work ongoing)



CARLISLE/WORTMAN ASSOC., INC.

Laura K. Kreps, AICP

Principal