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ASSOCIATES, INC.

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TO: Joyce Parker, Township Manager

FROM: Laura Kreps, Community Planner

DATE: August 16, 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.

- No pre-application meetings have been scheduled since the last report (July 25, 2024).

PLANNING COMMISSION SUMMARY:

August 12, 2024 - REGULAR MEETING

- **Forshee Private Road Variance (PRV#24001)** - The applicant is seeking approval to allow a new development (parcel division and new residential construction) on an existing road established prior to the Township's private road ordinance.

*Pending Action: **The Planning Commission recommended approval of the private road variance to allow one (1) new parcel – land division of 3245 Forshee Lane (H-08-08-400-001).***

- **Renewable Energy Discussion** – Continued review of the renewable energy ordinance. Comments were received by DTE and Sarah Mills prior to the meeting, but had not been able to be thoroughly reviewed. Additionally, a potential small-scale solar project location will be vetted using the proposed ordinance standards to determine viability. Discussion will resume at the next meeting.

*Benjamin R. Carlisle, President Douglas J. Lewan, Executive Vice President John L. Enos, Vice President
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*

PENDING PROJECTS:

- **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.***

- **Crossroads Final PUD Plan:** The Crossroads multiple-family rental development is located at the southwest quadrant of Liberty and Wagner Roads. The applicant is proposing a combination of studio/1-bedroom and 2-bedroom residences totaling 212 units and ranging in size from 525 square feet to 1,019 square feet. Five (5) garden court buildings with 16 apartments per building, two (2) podium buildings containing a total of 120 apartments, and 12 one-bedroom carriage house apartments. The unit-type of the proposed development includes: 24 studio apartments (11.3%); 112 one-bedroom

(52.83%); and 76 two-bedroom (35.84%) units. The project is proposed to be built in one (1) phase.

The Planning Commission recommended approval with conditions of the Crossroads Final PUD Plan at their June 10, 2024 regular meeting.

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

ZONING BOARD OF APPEALS SUMMARY:

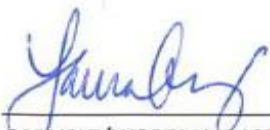
August 15, 2024 – REGULAR MEETING

Variance # 24005, Marvin and Drina Boluyt, 3941 Prospect Court, H -08-02-359-004, to allow a 13-foot side yard setback instead of the required 15-foot minimum setback. This variance was **approved**.

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 JROD advisory group has met three (3) times. They have scheduled their next meeting for August 19th and plan to invite Planning Commission and new BOT members to update on the status of their findings.
- Renewable Energy Ordinance (work ongoing)
- EV parking Ordinance
- ESCAP implementation strategies (work ongoing).



CARLISLE/WORTMAN ASSOC., INC.

Laura K. Kreps, AICP

Principal