



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

TO: Kathy Knol, Trustee
FROM: Laura Kreps, Community Planner
DATE: April 8, 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.

- **7155 Jackson** – A-1 Rental potential site development.

PLANNING COMMISSION SUMMARY:

APRIL 7, 2025 - REGULAR MEETING

- **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. The Planning Commission held further discussion and directed CWA to draft an exception for accessory solar arrays to encroach a maximum of ten (10) feet into a required rear setback with a maximum height of 12 feet for review at an upcoming meeting.

Pending Action: CWA to provide draft language for PC review.

- **Planning Commission By-Laws** – Discussion continued on the conflict of interest subsection of the Planning Commission by-laws. The PC is interested in considering the same language being drafted for the Board of Trustees’ Rules of Order. CWA will consult with the Township Attorney and report back at a future meeting.

Pending Action: CWA to consult with Township Attorney and report back to PC for further discussion.

- **Discussion on Landscape Ordinance** – Information was provided to an initial discussion regarding the potential to adopt a natural/native landscaping ordinance. After discussion, the PC agreed as a first step to have CWA update the Invasive Species List and develop a preferred plantings list to share with developers.

Pending Action: CWA to update the Invasive Species List and provide a preferred plantings list for additional discussion.

- **Discussion regarding Jackson Road Overlay District (JROD)** – This item was not on the April 7, 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:

- **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.*

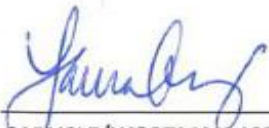
ZONING BOARD OF APPEALS SUMMARY:

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