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TO: Kathy Knol, Trustee
FROM: Laura Kreps, Community Planner
DATE: January 16, 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.

- Hoover Street Auto Repair – new facility on Jackson Road (south of Lithia site) conditional use/site plan for minor auto repair.
- Parkland Plaza Townhomes – former Parkland Plaza Senior Living parcel conditional rezoning application submittal anticipated.
- Quick Trip – northwest quadrant I-94/Baker Road (west of Heritage Woods along Baker Road frontage) new gas station/convenience store/truck stop. This site is currently five (5) residentially zoned parcels that would be assembled and rezoned. Additionally, a truck stop is a conditional use. The applicant has been made aware this is a challenging location with no access to municipal sanitary sewer.

PLANNING COMMISSION SUMMARY:

January 13, 2025 - REGULAR MEETING

- **Social Vines (Herron Farm Wine Tasting) SP#24014** – The applicant proposes to relocate and re-construct the existing 1,675 s.f. barn with a 670 addition for an event venue and associate parking to allow wine tasting and sales. The subject site plan is “step two” of a two-step process for operating the subject winery and tasting room. As noted above the

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first step in the process was to obtain Conditional Land Use approval for an Agricultural Commercial/Tourism Business. That Conditional Land Use was approved by the Scio Township Board on September 27, 2022, and is reflected in a rather lengthy conditional land use permit. The Conditional Land Use's previous approval remains in effect and must be abided by.

The Planning Commission recommended approval of the Social Vines tasting room site plan with conditions which include addressing the shared use pathway requirement along Dexter Ann Arbor Road. The applicant will submit detail engineering drawings and obtain all required outside agency approvals prior to consideration by the Township Board.

Pending Action: Applicant will submit for detail engineering review.

- **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.

Minor amendments were presented to the Planning Commission based on their initial discussion. The revisions will be sent to the Township Attorney for review and a public hearing will be set.

Pending Action: Review by Township Attorney. Set public hearing (tentative date February 24, 2025)..

- **Planning Commission By-Laws**- During the amendment of the Planning Commission by-laws undertaken in 2024, a revision regarding the current procedure regarding taking action on a project after a public hearing is conducted was inadvertently omitted from the adopted draft. The Planning Commission has reconsidered the by-laws with additional amendment. Additionally, the Planning Commission would like to potentially add provisions related to ex parte communication and when conflict of interest should be disclosed.

Pending Action: Draft additional modifications for Planning Commission 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.*

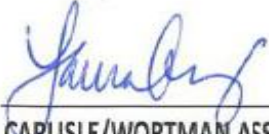
ZONING BOARD OF APPEALS SUMMARY:

- **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).
- Jackson Road Overlay District (JROD) the last subcommittee meeting was held on November 21. Consideration of potential ordinance changes will be undertaken by the Planning Commission will begin on January 27, 2025.
- Renewable Energy Ordinance (work ongoing). PC to discuss accessory solar applications on January 27, 2025.
- EV parking Ordinance
- ESCAP implementation strategies (work ongoing).
- Childcare Ordinance Modifications (work ongoing – tentative PC public hearing date February 24, 2025).



CARLISLE/WORTMAN ASSOC., INC.

Laura K. Kreps, AICP

Principal