

Meeting Minutes
Augusta Charter Township
Regular Planning Commission Meeting

Township Hall
Wednesday, October 20, 2021
6:30 PM

- 1. Call to Order**
 - a. Meeting was called to order at 6:30 PM by Chair Yurk.

- 2. Pledge of Allegiance**
 - a. Chair Yurk lead Pledge.

- 3. Roll Call and Recognition of Visitors –Yurk, Buxton, Woolf, Hall, Spence, Hurd**
 - a. Attending: Janet Buxton, David Hall, Shelly Hurd, Linda Spence, Robert Yurk
 - b. Absent: Dan Woolf
 - c. Also attending were Planner Laura Kreps, Engineer Nicholas Bayley and Counsel Victor Lillich

- 4. Approval of Agenda**
 - a. Motion by Spence to approve the agenda, Support by Woolf. Motion carried unanimously.

- 5. Approval of Minutes**
 - a. **Planning Commission Meeting Minutes from September 15, 2021 Regular Meeting**
 - i. Motion by Hall to approve the minutes, Supported by Spence.
 - ii. Discussion by Commissioner Hurd that the adjournment time was incorrect and should be 9:37 PM in lieu of 9:28 PM as noted.
 - iii. Commissioner Hall as maker of the motion, and Commissioner Spence as seconder of the motion, agreed to the amendment of the minutes as to time of meeting adjournment.
 - iv. Motion carried unanimously to approve amended minutes with time of adjournment at 9:37 PM.

- 6. Public Hearings**
 - a. There were no public hearings.

- 7. Election of Secretary**
 - a. There were no nominations or volunteers to serve as Secretary.

- 8. Business Items**
 - a. **SP-20-02, Whittaker Road Wetland Conservation Site**, request for 12-month extension of preliminary site plan approval granted on November 18, 2020.
 - i. Planner Kreps introduced the project and stated that what was before the Planning Commission was a request for a 12 month extension of the preliminary site plan review granted on November 18, 2020.
 - ii. The petitioner was represented by Lyle Winn with Lombardo Homes.

- iii. Mr. Winn indicated they had received their permit from EGLE today.
- iv. When asked where the sub-divisions were being constructed that were the reason behind wanting to create a manmade wetland Mr. Winn indicated they were in Superior Township and South Lyon.
- v. Mr. Winn indicated the project would consist of approximately 1' – 3' of excavation creating a wetland to offset wetlands that were
- vi. Mr. Winn was asked who would maintain the wetland. His response was that EGLE required them to post a guaranty as part of construction. The wetland would be monitored for 5 years and any corrections needed would be taken care during that timeframe. Subsequent to that the wetland would be self-sustaining.
- vii. Mr. Winn indicated with receiving the EGLE permit they were ready to submit for final site plan.
- viii. Motion by Spence to extend the preliminary site plan approval for 90 days, supported by Yurk.
- ix. Yes votes: Buxton, Spence, Yurk. No votes: Hall, Hurd. Motion carried 3 to 2.

b. SP-21-01, 9972 Willis Road – Dog Run, Preliminary Site Plan Review

- i. Planner Kreps introduced the project and stated that what was before the Planning Commission was at the preliminary site plan review phase. The petitioner has revised their submission to provide more of the information required by the zoning ordinance. It was noted there were five items that still needed to be addressed.
 - 1. Demonstrate Washtenaw Water Resources Commission approval.
 - 2. Widen parking space width to 9.5 feet as required in Section 7.3.D.
 - 3. Widen maneuvering lane width to 24 feet as required in Section 7.3.D.
 - 4. Planning Commission to consider waiving hard surface requirement.
 - 5. Demonstrate Washtenaw County Road Commission approval.
- ii. The petitioner was represented by the owner Alicia Salim and Kate Bond with Midwestern Consulting.
- iii. The petitioner indicated the dog run would be used by her business and only by her staff. They pick up dogs from clients and bring them to the property for outdoor exercise. Clients would not be visiting the site.
- iv. The site will be enclosed around the entire perimeter with a 4 foot high fence. Would prefer a 6 foot high fence if allowed.
- v. Ms. Salim indicated she had talked to the neighbor directly to the south of the project site and he was supportive.
- vi. When asked how many cars would be coming and going Ms. Salim indicated it would be 3 once per day.
- vii. Commissioner Yurk indicated we was concerned about the driveway exiting out onto Willis Road due the speed and at which vehicles travel, and the proximity of the driveway to the intersection of Willis Road and Bunton Road. Also, about the apron being stone and cars being able to exit the site and enter the roadway in a safe manner. Preference would be to see the apron paved back far enough that a car exiting the site was doing so on a hard surface. Further, that no portable toilets would be allowed on the site on an on-going basis. If toilet facilities were needed they would need to be constructed as part of the project.

- viii. It was noted that the Road Commission driveway permit was issued for a “residential driveway serving a single residence” and that the Road Commission indicated due to this being a commercial enterprise the permit was not valid.
 - ix. Motion by Spence to approve contingent on the five items noted in the planner’s report, supported by Yurk. Motion carried unanimously.
- c. **SLU 21-01, Railsplitter #2, Special Land Use, Large-Scale Solar Facility**
- i. Planner Kreps made a brief introduction.
 - ii. The petitioner was represented by Sergio Trevino. Mr. Trevino handed out a 26 page presentation to the planning commission members at the meeting. It was noted by Commissioner Yurk that he received the presentation ~2 hours before the meeting but had not had time to review it prior to the meeting.
 - iii. Discussion of the presentation noted the following:
 - 1. It was a lot of information and should have been distributed ahead of time to allow Planning Commission members adequate time to review.
 - 2. On Page 3 was a map showing the disposition of adjacent property owners as to whether they participating or non-participating. Also among non-participating property owners whether they were supportive/unopposed, unable to reach/unresponsive or unsupportive. It was noted that the scale of the map made it difficult to discern certain properties.
 - 3. On Page 4, 5 and 7 there were diagrams showing the actual height of the panels at full tilt at 9 feet 4 inches, which is information that had been asked for numerous times previously. Mr. Trevino indicated that it had been previously stated that the panels would be less than 15 feet high which was the maximum height allowed under the zoning ordinance.
 - 4. On Page 21 the image depicting the landscape buffer along Willow Road showed it more or less a the road right-of-way, not 100 feet back from the right-of-way as previously discussed.
 - iv. Trustee Hall indicated there was information that needed further review and felt that more time was needed to review the petition.
 - v. Motion by Hall to postpone for 60 days, supported by Hurd. Motion carried unanimously.
- d. **SP 21-03, Railsplitter #2, Preliminary Site Plan, Large-Scale Solar Facility**
- i. As a result of SLU 21-01 being postponed for 60 days there was no discussion on this matter.
 - ii. Motion by Spence to postpone for 60 days, supported by Buxton. Motion carried unanimously.
- e. **Master Plan Discussion**
- i. Planner Kreps indicated a kick-off meeting for the Master Plan review was held on October 19, 2021. Members of the Township Board, Planning Commission and Zoning Board of Appeals were in attendance. Items were proposed for

review in the upcoming process. A timeline will be developed.

9. Public Comment

- a. There were two members of the audience who spoke regarding the Railsplitter #2 project:
Dan Rigato, Monroe, MI
Kathleen Devlin, McCrone Road, Willis, MI

10. Communications

- a. There were no communications reported.

11. Adjournment

- a. Motion by Spence to adjourn, Support by Hall. Motion carried unanimously.

Meeting adjourned at 8:25 PM.