

**Saline Township Planning Commission
Regular Meeting, February 5, 2019**

Members Present:

Neil Bohnett, Trudy Feldkamp, Tom Hammond, Laurie Leinbach,
Gary Luckhardt, Stephen Rothfuss

Members Absent:

Robert Prehn

Others Present:

James Marion, Robert Marion, Doug Lewan, Dan Cabage, William
Anderson, Alan Greene, Brian Marl, approximately 25 others

Meeting was called to order at 7:03 pm.

Roll was taken; quorum established.

Pledge of Allegiance led by Bohnett.

Approval of Minutes: Regular Meeting of December 4, 2018: Motion by Bohnett, support by Leinbach; to approve minutes; vote; minutes approved unanimously.

Approval of Agenda, February 5, 2019: Motion by Rothfuss, to approve as presented, support by Luckhardt; vote; agenda approved unanimously.

Announcements

Robert Prehn absent due to illness.

Call to the Public

- 1) G. Roubal, City of Saline, supt/engineer, would like to see better traffic flow, mentioned memo.
- 2) B. Marl, City of Saline, mayor, City is concerned about sewage/water plant and discharge.

New Business

- A. Items from the Board (James Marion), very quiet
- B. Other
Nothing.

Old Business

- A. Andelina Farms – Nikki Jeffries, M/I Homes of Michigan, provided updates. Revised plans were submitted in December. There was an engineering meeting in January. DEQ, test well has been dug and being tested. There will be a public meeting with the DEQ, in Saline at 2:00 pm (assume location at City Hall). There will be a public hearing soon after.

Water and waste water design, final plans to be submitted to DEQ next week (week of February 11), looking for approval by June. Plant will be owned by the developer; maintenance schedule, escrow account for maintenance.

Washtenaw County Road Commission, comments on traffic study. MDOT permit for roads. Wetland permit from DEQ is expected soon. Soil erosion study is pending. Fire and Police comments are pending.

Showed a rendering of storage tank, should be blocked from US12 view by trees. No open lagoon. Concrete tank. Biological treatment. Surface discharge. Plan for screening on the resident side. Discussed pricing of units near plant and tanks.

Easement with Austin Commons II has been obtained.

Doug Lewan – Public meeting with DEQ, should hear many of these same comments. Explained the PUD process. Area plan approval, then Preliminary PUD plan submitted, Final site plan review. High points – 1) unified control; 2) traffic impact study (referred to page 9 and 10 of his review memo dated January 31, 2019), is a multiphase project. Phase II and III will go through same process; 3) roads dead ending, need turnaround sufficient for fire, etc; 4) fire department review. Referred to item (7), additional detail for bus area; item (9), some information provided at this meeting. Tanks should be well-screened. Would like more detail. Tank is 20 feet high; item (14), need fire and police reports for service; items (19-20), what we have needs to be for this project specific; item (23), Master Deed and Bylaws needed.

Dan Cabage – will be maintained similar to River Ridge. (Atty. Lucas stated Township has no liability in this situation.) discharge is treated, Michigan DEQ sets the parameters for discharge. Need more final plan (current still has preliminary items). Washtenaw County standards for storm water, will have two ponds. Need building material and sidewalk details. More detail for outlet of discharge, more topography. MDOT is fine with layout, but needs more information on traffic impact study. Would like a secondary entrance. Watch speed limit changes.

Christen Mitchell, Saline City Council – If DEQ can't say where the plant sits, why go to the meeting?

D. Cabage – DEQ sets parameters for plant.

Alan Greene, attorney for Andelina, summarized history of

project and water treatment.

M. Hess, Saline resident – request public hearing be local.

Lots of traffic on Austin Road.

J. Marion – no traffic permits issued to date.

Township resident – single access; church traffic is heavy; shortage of commercial on west end of Saline; odor issue from River Ridge.

Motion to postpone decision until issues, are addressed by Leinbach; support by Luckhardt; unanimous in favor or motion.

B. Zoning Ordinance. Discussion at April 2 meeting

C. Other.

None.

Public Comments

None.

Bohnett moved for adjournment, Luckhardt support; vote unanimous; meeting adjourned, 8:35 p.m. Next regular meeting will be April 2, 2019, 7:00 p.m.

Trudy Feldkamp
Saline Township Planning Commission, Secretary