

DEXTER TOWNSHIP PLANNING COMMISSION

Resolution for a Combined Site Plan Approval

(18-PC-186) Ann Arbor Moose Lodge

A resolution to grant approval of a Combined Site Plan for improvements to a private shooting range, submitted by John Briston, on behalf of Ann Arbor Moose Lodge No 1253, for property located at 10101 North Territorial, between Toma and Dexter-Townhall, Section 14 of Dexter Township (D-04-14-300-018).

- 10) WHEREAS, John Briston, (*Applicant*), on behalf of Ann Arbor Moose Lodge No 1253, pursuant to the provisions of the Dexter Township Zoning Ordinance (*Zoning Ordinance*), submitted an application for Combined Site Plan (18-PC-186) Ann Arbor Moose Lodge on March 23, 2018; and
- 20) WHEREAS, the Applicant submitted a 3-page site plan on March 23, 2018, with a last revision date of March 19, 2018, prepared and stamped by Mark Edward Hieber, a registered landscape architect; and
- 30) WHEREAS, the property has been used as a private shooting range club since 1957; and
- 40) WHEREAS, the Dexter Township Planning Commission (*Planning Commission*) granted approval for a preliminary site plan (98-PC-070) Ann Arbor Moose Club for a new clubhouse building on December 1, 1998; and
- 50) WHEREAS, the Planning Commission granted approval for final site plan (00-PC-080) Ann Arbor Moose Club for new clubhouse building on February 29, 2000; and
- 60) WHEREAS, the Planning Commission granted approval for special land use and amended site plan (13-PC-146) Ann Arbor Moose Club for new storage building on February 26, 2013; and
- 70) WHEREAS, the Planning Commission has received a report from Zach Michels (*Dexter Township Director of Planning and Zoning*) dated April 17, 2018; and
- 80) WHEREAS, Matthew Parks (*Township Engineer/OHM Engineering Advisors*) viewed the plan and stated they did not need to review the site plan; and
- 90) WHEREAS, the Planning Commission has received a report from Donald Dettling (*Dexter Area Fire Department Fire Inspector*) dated April 19, 2018; and

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- 100) WHEREAS, the property is located in a Recreation Conservation (RC) District; and
- 110) WHEREAS, §11.02(D)(8) of the Zoning Ordinance designates “*private shooting ranges*” as a special land use in Recreation Conservation (RC) Districts; and
- 120) WHEREAS, the proposed pavilion will not require a new or amended special land use review and approval because it will not change the character of the use or activity from what has previously been approved because:
- a) Additional land will not be added to the legal description of the original special land use;
 - b) Another use or uses will not be established;
 - c) Additional sales or service area will not be added; and
 - d) The use will not be expanded or increased in intensity; and
- 130) WHEREAS, the Planning Commission, at its April 24, 2018, meeting, held a duly-noticed public hearing for the Combined Site Plan (18-PC-186) Ann Arbor Moose Lodge and received no ~~the~~ following public input; and
- 140) WHEREAS, the Planning Commission grants a waiver, per §6.03(C) of the Zoning Ordinance, from the requirements to include the following information on the site plan, because the Zoning Administrator, Planner, Township Engineer, and Planning Commission have determined that omission of the following material does not negatively affect its ability to review the combined site plan for consistency with the Zoning Ordinance:
- a) §6.03(B)(3): The combined site plan does not show all of the natural features on the property or within 150 feet of the property;
 - b) §6.03(B)(9): The combined site plan does not include a landscaping plan;
 - c) §6.03(B)(10): The combined site plan does not include a stormwater management plan; and
 - d) §6.03(B)(12): The combined site plan does not indicate what permits are required for the project; and
- 150) WHEREAS, an impact statement is not required because of the relatively-limited nature of the proposed improvement; and

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- 160) WHEREAS, a traffic impact study is not required because the use is not expected to generate 100 or more vehicle trips per day; and
- 170) WHEREAS, the Planning Commission grants a waiver, per §23.10(A) of the Zoning Ordinance, from §23.03 of the Zoning Ordinance requiring a landscaping plan because the following characteristics of the site or vicinity would make the requirement unnecessary, inappropriate, or ineffective:
- a) The proposed pavilion is in the middle of a large property and is adequately screened by existing, natural vegetation; and
- 180) WHEREAS, the Planning Commission grants a waiver, per §23.10(A) of the Zoning Ordinance, from §23.04 of the Zoning Ordinance requiring specific developmental standards for front-yard, side-yard, and rear-yard buffer areas because the following characteristics of the site or vicinity would make the requirement unnecessary, inappropriate, or ineffective:
- a) The proposed pavilion is in the middle of a large property and is adequately screened by existing, natural vegetation; and
- 190) WHEREAS, the Planning Commission grants a waiver, per §23.10(A) of the Zoning Ordinance, from §23.05 of the Zoning Ordinance requiring additional parking lot and loading area landscaping because the following characteristics of the site or vicinity would make the requirement unnecessary, inappropriate, or ineffective:
- a) The existing parking lot and loading areas are located in the middle of a large property and are adequately screened by existing, natural vegetation; and
- 200) WHEREAS, the Planning Commission grants a waiver, per §23.10(A) of the Zoning Ordinance, from §23.08 of the Zoning Ordinance requiring landscaping installation, maintenance, and completion information because the following characteristics of the site or vicinity would make the requirement unnecessary, inappropriate, or ineffective:
- a) Because of the extensive, existing, natural vegetation, no additional landscaping will be required as part of this site plan; and

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210) WHEREAS, the combined site plan meets or would meet, with changes noted in this Resolution, the standards of §6.05(A) through §6.05(P) of the Zoning Ordinance (*Site Plan Approval Standards*);

220) NOW, THEREFORE, BE IT RESOLVED, the Planning Commission, by a majority vote at a duly-noticed, regular meeting, held this 24th day of April 2018, ~~GRANTS/DOES NOT GRANT~~ APPROVAL of the Combined Site Plan (18-PC-186) Ann Arbor Moose Lodge, for property located at 10101 North Territorial, between Toma and Dexter-Townhall, Section 14 of Dexter Township (D-04-14-300-018), to the Applicant, subject to the conditions listed below:

- a) Conditions of previous site plan and special land use approvals shall remain in full force and effect except where they conflict with conditions of this site plan approval;
- b) The sides of the pavilion shall remain open;
- c) This approval shall not be effective until the Applicant has paid, in full, all monies owed to the Township for fees, expenses, and/or other related issues related to the combined site plan;
- d) This approval shall not be effective until this Resolution and all its conditions are accepted by the applicant;
- e) The applicant shall participate in a pre-construction conference;
- f) Zoning permit approval shall be secured before any clearing or construction work may commence for the project; and
- g) Building permit and soil erosion and sedimentation control review and approval shall be conducted by the Chelsea Area Construction Agency before any clearing or construction work may commence for the project.

230) BE IT FURTHER RESOLVED, that the Planning Commission recommends that the Board of Trustees exempt the applicant from the requirement to enter into a development agreement because:

- a) The nature and character of the proposed improvement is of an extremely-limited nature; and
- b) The negative impacts from the failure to install improvement is generally limited to this property, and other mechanisms are available to the Township in order to ensure the improvements are installed as shown.

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Resolution offered by Planning Commissioner Ehman.

Resolution supported by Planning Commissioner Nester.

YES = 5 (Burch, Ehman, ~~Gajewski~~, Jedele, Lewis, Nester, ~~NONE~~)

NO = 0 (~~Burch, Ehman, Gajewski, Jedele, Lewis, Nester, NONE~~)

ABSENT = 1 (~~Burch, Ehman, Gajewski, Jedele, Lewis, Nester, NONE~~)

ABSTAIN = 0 (~~Burch, Ehman, Gajewski, Jedele, Lewis, Nester, NONE~~)

The Chair declared the resolution ~~ADOPTED~~ **NOT ADOPTED**.

Date: 24 April 2018

Steve Burch, Chair

Date

Tom Lewis, Secretary

Date

These findings, conclusions, decisions, and resolution are accepted:

John Briston

Date

Applicant, Ann Arbor Moose Lodge No 1253 Agent