

**Minutes of a Regular Meeting
Pittsfield Charter Township Board of Trustees, November 10, 2003
E.A. Jackson Morris Hall, The Robert A. Lillie Service Center
6201 W. Michigan Avenue, Ann Arbor, Michigan 48108**

Members Present: Brostrom, Burhop, Conner, Lirones, Skrobola, Walter
Members Absent: Marine.
Others Present: Yolanda Holmes (Recording Clerk), Judith Walter.

1.0 Call Meeting to Order

Supervisor Walter called the meeting to order at 7:30 p.m. A quorum was present.

2.0 Pledge of Allegiance - led by Supervisor Walter.

3.0 Roll Call – all members present, except for Trustee Marine.

4.0 Open Meetings Act/Public Comment I

5.0 Public Hearings/Presentations

6.0 Approval of Minutes

6.1 Request to Approve Minutes of the Regular Meeting held on October 28, 2003.

Motion by Trustee Brostrom, supported by Trustee Burhop, to approve minutes of the regular meeting held on October 28, 2003, as corrected.

Trustee Brostrom said on page 2, 2nd paragraph, in the 6th line, there should be a comma after the word “future”. On page 3, 2nd paragraph from the bottom, in the 2nd line the words “that the” should be deleted and on page 4, the 5th line from the top of the page “cannot be violated” should be deleted. Also on page 4, on the 9th line the word “on” should be replaced with the word “*whether*” and the words “should there” needs to be switched to read “there should”. On page 5, in the 4th line, the word “it” should be replaced with “*is*”.

Trustee Burhop said on page 12, in the 2nd line from the bottom the word “were” should be changed to “*we’re*”.

MOTION CARRIED.

7.0 Consent Agenda

8.0 Items from the Treasurer

9.0 Items from the Clerk

9.1 Request Approval for Payment of Payables, checks #44565–44705 for the amount of \$603,564.04.

Motion by Trustee Burhop, supported by Trustee Brostrom, to approve payment of the payables, checks #44565 – 44705, for the amount of \$603,564.04.

ROLL CALL VOTE:

AYES: Brostrom, Burhop, Conner, Lirones, Skrobola, Walter.

NAYS: None.

ABSENT: Marine.

ABSTAIN: None.

MOTION CARRIED.

9.2 Request to Approve Revised Resolution, Brookside Subdivision Phase III Street Lighting Special Assessment District for 2003 Tax Roll.

Motion by Clerk Lirones, supported by Trustee Burhop, to approved the revised resolution for Brookside Subdivision Phase III street lighting special assessment district for 2003 tax roll. (See attachment #1).

ROLL CALL VOTE:

AYES: Brostrom, Burhop, Conner, Lirones, Skrobola, Walter.

NAYS: None.

ABSENT: Marine.

ABSTAIN: None.

MOTION CARRIED.

9.3 Request for action on Resolution #03-64, to Establish Special Revenue Fund 211, Tree Mitigation Fund.

Motion by Clerk Lirones, supported by Trustee Brostrom, to approve resolution #03-64, to establish special revenue fund 211, Tree Mitigation Fund. (See attachment #2).

ROLL CALL VOTE:

AYES: Brostrom, Burhop, Conner, Lirones, Skrobola, Walter.

NAYS: None.

ABSENT: Marine.

ABSTAIN: None.

MOTION CARRIED.

9.4 Request for action on Resolution #03-65, to Adopt Special Revenue Fund 211, Tree Mitigation Fund, budget for calendar years 2003 and 2004.

Motion by Clerk Lirones, supported by Trustee Brostrom, to approve resolution #03-65, to adopt the special revenue fund 211, Tree Mitigation Fund, budget for calendar years 2003 and 2004. (See attachment #3).

ROLL CALL VOTE:

AYES: Brostrom, Burhop, Conner, Lirones, Skrobola, Walter.

NAYS: None.

ABSENT: Marine.

ABSTAIN: None.

MOTION CARRIED.

10.0 Items from the Supervisor/Assessor

10.1 Request to approve MERS Resolution for Adopting Act No. 88.

Motion by Trustee Conner, supported by Trustee Burhop, to approve the MERS resolution for adopting Act No. 88. (See attachment #4).

ROLL CALL VOTE:

AYES: Brostrom, Burhop, Conner, Lirones, Skrobola, Walter.

NAYS: None.

ABSENT: Marine.

ABSTAIN: None.

MOTION CARRIED.

11.0 Items from the Office of Public Safety

11.1 Request to Approve Repairs at Fire Station 2 from the following vendors and charge to account #336-778-Building Maintenance and Supply:

Kurtis Kitchen and Bath	\$4,065.54
Lowes (dishwasher)	\$ 642.00
Tom Maguire Flooring (kitchen)	\$ 950.00
Meijer (television)	\$ 529.99
New Roof Co. (repairs only)	\$3,900.00
AF Smith Electric	\$ 990.00
Time Emergency Equipment	\$ 789.95
Howell Lock and Door Company	<u>\$1,563.00</u>
TOTAL COST	\$13,430.48

Motion by Trustee Brostrom, supported by Clerk Lirones, to approve repairs at Fire Station 2 for a total cost of \$13,430.48, to be charged to account #336-778, Building Maintenance and Supply.

ROLL CALL VOTE:

AYES: Brostrom, Burhop, Conner, Lirones, Skrobola, Walter.

NAYS: None.

ABSENT: Marine.

ABSTAIN: None.

MOTION CARRIED.

11.2 Request to Approve Agreement for Enforcement of Uniform Traffic Code on Private Property Rosewood Village, L.L.C. and Co- owners Association and to Authorize Supervisor Walter to sign on behalf of the township.

Motion by Trustee Brostrom, supported by Trustee Burhop, to approve the agreement for enforcement of Uniform Traffic Code on private property for Rosewood Village,

L.L.C. and Co-owners Association, and to authorized Supervisor to sign it on behalf of the township.

ROLL CALL VOTE:

AYES: Brostrom, Burhop, Conner, Lirones, Skrobola, Walter.

NAYS: None.

ABSENT: Marine.

ABSTAIN: None.

MOTION CARRIED.

11.3 Request to Approve Police Department Call Activity Statistical Report for the month of October 2003.

Motion by Clerk Lirones, supported by Trustee Burhop, to receive the Police Department call activity statistical report for the month of October 2003.

MOTION CARRIED.

11.4 Request to Approve Purchase/Replace 1985 Ford Truck (Brush 1)-Fire Department. The costs are as follows:

1. Varsity Ford Ann Arbor (replace chassis)	\$24,354.00
2. Apollo Fire Equipment (pump, valves and hose reel)	\$11,749.00
3. Washtenaw Communications (radio equipment)	\$ 5,632.16
4. Highlander Graphics (vehicle markings and striping)	\$ 790.00
5. Emergency Lighting and Set-up Cost (in-house)	<u>\$ 2,000.00</u>
Total Cost	\$45,525.16

This would be charged to account #336-970-Fire Department Capital.

Motion by Clerk Lirones, supported by Trustee Brostrom, to approve the purchase/replacement of 1985 Ford Truck (Brush 1), Fire Department, for a total cost of \$45,525.16, to be charged to account #336-970, Fire Department Capital.

Trustee Burhop asked if this request was for a new truck. She asked for clarification of the request.

Supervisor Walter said this was to replace the chassis, the fire equipment, the communications equipment, and the emergency lighting. He said it looked as though they would be rebuilding the truck.

Trustee Conner said he thought the chassis would consist of a lot of the wheel parts, such as the brakes and the frame underneath. He said the power train components would be the engine, drive line, transmission, and the axle. He said he was not certain

whether the Fire Department was getting a complete chassis with a power train to replace the parts on the current chassis.

Trustee Burhop asked if it would be cheaper to buy a new truck, since the current one is a 1985.

Trustee Conner said he believed it would be more expensive to buy an entirely new vehicle.

ROLL CALL VOTE:

AYES: Brostrom, Burhop, Conner, Lirones, Skrobola, Walter.

NAYS: None.

ABSENT: Marine.

ABSTAIN: None.

MOTION CARRIED.

12.0 Items from the Office of Municipal Services/Planning and Zoning

12.1 Request Approval of Great Lakes Waste/B.F.I. Rubbish Report and to Pay Bill in the amount of \$50,251.50.

Motion by Trustee Brostrom, supported by Trustee Burhop, to approve the Great Lakes Waste/B.F.I. rubbish report, and to pay the bill in the amount of \$50,251.50.

ROLL CALL VOTE:

AYES: Brostrom, Burhop, Conner, Lirones, Skrobola, Walter.

NAYS: None.

ABSENT: Marine.

ABSTAIN: None.

MOTION CARRIED.

12.2 Request Action: Resolution to Clarify Resolution to Grant Final Approval to the Preliminary Plat for SP 00-02 Pines of Lake Forest Subdivision No. 2 & 3.

Motion by Trustee Conner, supported by Trustee Brostrom, to approve the resolution to clarify the resolution to grant final approval to the preliminary plat for SP 00-02 Pines of Lake Forest Subdivision No. 2 & 3.

WHEREAS, the Pittsfield Charter Township Board of Trustees approved the final preliminary plat for Pines of Lake Forest Subdivision Nos. 2 and 3, with conditions, on October 28, 2003, and

WHEREAS, condition no. 3. of this approval referenced improvements in the approved PUD District, and.

NOW THEREFORE BE IT RESOLVED, that the Pittsfield Charter Township Board of Trustees hereby describes in more detail item no. 3 of its conditions of final approval of the preliminary plat of Pines of Lake Forest Subdivision No. 2 and 3 in order to clarify the Board's intention on the matter:

3. Complete all improvements in the Lake Forest Planned Unit Development District as amended in petition #RZ 95-9 depicted on the approved preliminary

plats SP 92-6, SP 94-03, SP 95-03, SP 96-20, and SP 97-25 Lake Forest Subdivisions No. 1 through No. 7; SP95-01, SP 95-07, SP 96-08 Lake Forest Highlands Subdivisions No. 1 through No. 4, and SP 96-02 Pines of Lake Forest Subdivision, to the satisfaction of the Township Staff and Engineer, or deposit with the Township a financial guarantee in a form acceptable to the Township to ensure the completion of the above mentioned improvements before the Township Board approves the final plat for Pines of Lake Forest Subdivision No. 2 and 3.

Senior Planner Spencer said he thought it would be best to clarify exactly what was meant by improvements in the PUD district. He said he spelled out the specific plats that the improvements were listed on, so that it will be clear to anyone reading this in the future exactly which improvements are being required.

ROLL CALL VOTE:

AYES: Brostrom, Burhop, Conner, Lirones, Skrobola, Walter.

NAYS: None.

ABSENT: Marine.

ABSTAIN: None.

MOTION CARRIED.

12.3 Request Action: Resolution for Approval of an Ordinance to amend the Pittsfield Charter Township Zoning Ordinance RZ 03-01 Platt Road Condominiums. [2nd Reading]

Motion by Trustee Conner, supported by Trustee Burhop, to approve the resolution for approval of an ordinance to amend the Pittsfield Charter Township zoning ordinance RZ 03-01 Platt Road Condominiums [2nd Reading]. (See attachment #5).

ROLL CALL VOTE:

AYES: Brostrom, Burhop, Conner, Lirones, Skrobola, Walter.

NAYS: None.

ABSENT: Marine.

ABSTAIN: None.

MOTION CARRIED.

12.4 Request to Receive Building Department Permit List for the month of October 2003.

Motion by Trustee Conner, supported by Trustee Burhop, to receive the Building Department permit list for the month of October 2003.

MOTION CARRIED.

12.5 Request to Receive Building Department Housing Inspection Report for the month of October 2003.

Motion by Trustee Conner, supported by Trustee Brostrom, to receive the Building Department Housing Inspection report for the month of October 2003.

MOTION CARRIED.

12.6 Request to Approve Authorizing the Supervisor and the Clerk to enter into a Development Agreement with Horizon Development – CSPA 02-13 U.S. Storage.

Motion by Trustee Conner, supported by Trustee Burhop, to authorize the Supervisor and the Clerk to enter into a Development Agreement with Horizon Development – CSPA 02-03 U.S. Storage, subject to the modifications to Article V requested by the MDEQ.

Senior Planner Spencer said the amendment that was handed out was for Article V. He said MDEQ has requested clarification of the language, to guarantee the mitigation be done as required.

Supervisor Walter asked if there was any objection to adding to the motion “subject to the modifications to article V requested by the MDEQ.”

There were no objections.

Clerk Lirones asked if there will be any other modifications needed, and if the agreement had been reviewed by the township attorney.

Mr. Spencer said he did not anticipate any other modifications and the attorney had reviewed it. He said MDEQ asked him to add some language stating that the developer needs to work with the city of Ann Arbor to determine acceptable sites for footing drain removals.

ROLL CALL VOTE:

AYES: Brostrom, Burhop, Conner, Lirones, Skrobola, Walter.

NAYS: None.

ABSENT: Marine.

ABSTAIN: None.

MOTION CARRIED.

12.7 Request to Approve Resolution Authorizing the hire of Mr. Paul Montagno to the position of Assistant Planner-Planning Department effective December 1, 2003 at a starting bi-weekly salary of \$1,202.15, Grade 3, Step 1, of the administrative/non-union pay scale.

Motion by Clerk Lirones, supported by Trustee Burhop, to approve the resolution authorizing the hire of Mr. Paul Montagno to the position of Assistant Planner, Planning Department, effective December 1, 2003 at a starting bi-weekly salary of \$1,202.15, Grade 3, Step 1, of the administrative/non-union pay scale.

WHEREAS, the Pittsfield Charter Township Board of Trustees would like to authorize the hiring of Mr. Paul Montagno for the position of Assistant Planner, and

WHEREAS, Mr. Paul Montagno meets the qualifications set forth in the Assistant Planner job description and has successfully completed the pre-employment hiring process.

NOW, THEREFORE, BE IT RESOLVED THAT, the Pittsfield Charter Township Board of Trustees authorizes the hiring of Mr. Paul Montagno, to serve in the position of Assistant Planner, effective Monday, December 1, 2003 at a starting bi-weekly salary of \$1202.15, at Grade 3, Step 1, of the administrative/non-union pay scale.

ROLL CALL VOTE:

AYES: Brostrom, Burhop, Conner, Lirones, Skrobola, Walter.

NAYS: None.

ABSENT: Marine.

ABSTAIN: None.

MOTION CARRIED.

12.8 Request to Receive notice of Resignation from Ms. Jayda Sanford, Intern Planner for Pittsfield Township, effective November 7, 2003.

Motion by Trustee Conner, supported by Trustee Brostrom, to receive the notice of resignation from Ms. Jayda Sanford, Intern Planner for Pittsfield Township, effective November 7, 2003.

MOTION CARRIED.

13.0 Items from the Parks & Recreation Department

14.0 Unfinished Business

15.0 New Business

16.0 Public Comment II-none.

17.0 Adjournment by Supervisor Walter at 7:51 p.m.

Yolanda Holmes, Department Assistant
Recording Clerk
Pittsfield Charter Township

Christina L. Lirones, Clerk
Pittsfield Charter Township

James R. Walter, Supervisor
Pittsfield Charter Township

PITTSFIELD CHARTER TOWNSHIP
Board of Trustees
Minutes for a Regular Meeting
Held November 10, 2003

9

MINUTES APPROVED AT THE PITTSFIELD TOWNSHIP BOARD OF TRUSTEES
MEETING HELD NOVEMBER 25, 2003.

**PITTSFIELD CHARTER TOWNSHIP
WASHTENAW COUNTY, MICHIGAN**
Revised
**BROOKSIDE SUBDIVISION
STREET LIGHTING ASSESSMENT DISTRICT
2003**

Minutes of a Regular Meeting of the Township Board of Pittsfield Charter Township, Washtenaw County, Michigan, held at the Township Hall in said Township, on the 10th day of November 2003, at 7:30p.m.

Members Present: Brostrom, Burhop, Conner, Lirones, Skrobola, Walter
Members Absent: Marine

The following preamble and resolution were offered by Member Lirones and supported by Member Burhop.

WHEREAS, the Township Board for Pittsfield Charter Township pursuant to Act #264, Public Acts of Michigan 1917, as amended, by resolution adopted October 11, 1988, created a special assessment district consisting of certain lands situated in Section 10, Pittsfield Township, Washtenaw County, Michigan, therein particularly described and referred to as Brookside Subdivision, and;

WHEREAS, subsequently said lands have been platted consisting of lots therein described as Lots numbered 1 through 57, inclusive, except Lots 1 through 3 and 7, 8, 9, 11, 14, 29, 30, 40 through 49, Brookside Subdivision according to the plat thereof recorded in Washtenaw County Records, and;

WHEREAS, to defray the cost of lighting of the streets of said subdivision for the forthcoming year it is necessary that a special assessment therefore be levied against the land in said special assessment district.

NOW, THEREFORE BE IT RESOLVED,

1. The Township Board hereby approves the cost of \$1,839.60 to provide such street lighting for a period of one year.
2. The Township Board determines that the said sum be assessed in equal portions upon each said lot, being Lots numbered 1 through 57, inclusive, except Lots 1 through 3, 7, 8, 9, 11, 14, 29, 30, 40 through 49 and lot 55, (\$51.10 each lot) and directs the Supervisor to make such special assessment in the column provided therefore in the regular tax roll for the year 2003, which special assessment is hereby confirmed.
3. All resolutions and parts of resolutions insofar as they conflict with this resolution be and the same hereby are rescinded.

ROLL CALL VOTE:

AYES: Brostrom, Burhop, Conner, Lirones, Skrobola, Walter
NAYS: None
ABSENT: Marine
ABSTAIN: None

RESOLUTION DECLARED ADOPTED.

**PITTSFIELD CHARTER TOWNSHIP
WASHTENAW COUNTY MICHIGAN
RES #03-64
Resolution to establish Special Revenue Fund 211
Tree Mitigation Fund**

Minutes of a Regular Meeting of the Township Board of Pittsfield Charter Township, Washtenaw County, Michigan held at the Township Administration Building, 6201 W. Michigan Ave., in said Township, on the 10th day of November, 2003.

Members Present: Brostrom, Burhop, Conner, Lirones, Skrobola, Walter
Members Absent: Marine

The following preamble and resolution were offered by Member Lirones and supported by Member Brostrom.

Whereas, The Township can establish a special revenue fund to account for the proceeds of specific revenue sources that are legally restricted to expenditures for specific purposes.

Whereas, The Pittsfield Charter Township Board of Trustees, with the adoption of Chapter 19 of the Township's Land Development Standards, and its provisions that permit off-site mitigation of woodland and heritage trees removed for development purposes, recognizes that in some cases on-site mitigation is not practical where there is not sufficient area available on-site for the required mitigation, and that off-site mitigation provides for the replacement of some of the removed trees.

Whereas, Whereas, the Pittsfield Charter Township Board of Trustees recognizes that it may not always be practical for a developer to designate and acquire easements for the planting of the off-site mitigation in a timely manner. Therefore, the Board finds that providing funds to the Township to enable the Township to plant trees on public owned property or privately owned property, helps protect the natural environment and conserve natural resources in the Township, and provides an efficient mechanism for developers to provide off-site mitigation.

Whereas, The Township wishes to establish a special revenue fund called the Tree Mitigation Fund to account for funds deposited with the Township in lieu of off-site tree mitigation for the removal of woodland and heritage trees, in accordance with the Township's Zoning Ordinance Article 55, Section 55.09 and the Township's Land Development Standards Chapter 19, Section 19.04 D.2

Whereas, The Tree Mitigation Fund may be established by resolution of the Pittsfield Charter Township Board of Trustees. It accounts for the assets, liabilities, revenue, and expenditures authorized for the Tree Mitigation Fund.

Whereas, Money for the operation of this fund is provided through the implementation of Article 55, Section 55.09 of the Township's Zoning Ordinance and Section 19.04 D.2. of the Township's Land Development Standards as authorized by PA 184 of

PITTSFIELD CHARTER TOWNSHIP
Board of Trustees Meeting
Held November 10, 2003
ATTACHMENT #2

1943, as amended. Expenditures made pursuant to this fund are to be used exclusively for the planting of trees within Pittsfield Charter Township on publicly owned property, or on private property with the permission of the owner and a recorded easement.

Whereas, The cash and investments of the Tree Mitigation Fund are subject to the requirements of PA 20 of 1943, as amended, (MCL 129.91), and may be included in a pooled cash and investment fund.

Whereas, The Tree Mitigation Fund must operate only with a budget adopted by the Township Board as required by PA 2 of 1968, as amended, (MCL 141.421 et al).

Whereas, All claims (expenditures) must be approved by the Pittsfield Charter Township Board of Trustees pursuant to MCL 41.75

Now, therefore, be it resolved, That the Pittsfield Charter Township Board will approve a separate Special Revenue Fund number 211 called Tree Mitigation Fund effective November 10, 2003.

ROLL CALL VOTE:

AYES: Brostrom, Burhop, Conner, Lirones, Skrobola, Walter

NAYS: None

ABSENT: Marine

ABSTAIN: None

RESOLUTION DECLARED ADOPTED.

Christina L. Lirones, Clerk
Pittsfield Charter Township

Date: November 10, 2003

PITTSFIELD CHARTER TOWNSHIP
Board of Trustees Meeting
Held November 10, 2003
ATTACHMENT #2

CERTIFICATE

I, Christina L. Lirones hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Township Board of Pittsfield Charter Township, County of Washtenaw, State of Michigan, at a Regular Meeting held on November 10, 2003, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Christina L. Lirones, Clerk
Pittsfield Charter Township

DATED: November 10, 2003

**PITTSFIELD CHARTER TOWNSHIP
 WASHTENAW COUNTY, MICHIGAN
 RESOLUTION #03-65
 TO ADOPT SPECIAL REVENUE 211
 TREE MITIGATION FUND BUDGET
 FOR THE CALENDAR YEARS 2003 AND 2004**

Minutes of a Regular Meeting of the Township Board of Pittsfield Charter Township, Washtenaw County, Michigan, held at the Township Administration Building located at 6201 W. Michigan Ave., on the 10th day of November 2003, at 7:30 p.m.

Present: Brostrom, Burhop, Conner, Lirones, Skrobola, Walter
 Absent: Marine

The following preamble and resolution were offered by Member Lirones and supported by Member Brostrom.

WHEREAS, under the Uniform Budgeting and Accounting Act, Act 2 of 1968, 141.434, the Township Supervisor has prepared and submitted to the Township Board the proposed Special Revenue Budget 211, Tree Mitigation Fund for calendar years 2003 and 2004.

WHEREAS, the Township Board has reviewed the proposed Special Revenue Fund 211, Tree Mitigation Fund, budgets for the years 2003 and 2004.

WHEREAS, any increases to the Special Revenue Fund 211, Tree Mitigation Fund, budgets must be authorized by the Township Board.

NOW THEREFORE BE IT RESOLVED, the Pittsfield Charter Township Board of Trustees adopts the 2003 and 2004 Special Revenue Budget 211 for the Tree Mitigation Fund as follows:

	<u>2003</u> <u>Budget</u>	<u>2004</u> <u>Budget</u>
<u>REVENUE</u>		
211 - 665 Interest Income	\$ 100	\$ 500
211 - 669 Tree Mitigation Revenues	105,250	200,000
211 - 699 Transfer In	<u>-</u>	<u>-</u>
Total Tree Mitigation Fund Revenue	\$ <u>105,350</u>	\$ <u>200,500</u>
<u>EXPENDITURES</u>		
211 - 802 Tree Planting	<u>105,250</u>	<u>200,000</u>
Total Tree Mitigation Fund Expenditures	\$ <u>105,250</u>	\$ <u>200,000</u>

PITTSFIELD CHARTER TOWNSHIP
Board of Trustees Meeting
Held November 10, 2003
ATTACHMENT #3

**Excess of Revenues
Over
Expenditures**

\$ 100 \$ 500

Reserve-January 1

- 100

Reserve - December 31

\$ 100 \$ 600

ROLL CALL VOTE:

Ayes: Brostrom, Burhop, Conner, Lirones, Skrobola, Walter
Nays: None
Absent: Marine
Abstain: None

RESOLUTION DECLARED ADOPTED.

Christina L. Lirones, Clerk
Pittsfield Charter Township

Date: November 10, 2003 Pittsfield Charter Township

PITTSFIELD CHARTER TOWNSHIP
Board of Trustees Meeting
Held November 10, 2003
ATTACHMENT #3

CERTIFICATE

I, Christina L. Lirones hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Township Board of Pittsfield Charter Township, County of Washtenaw, State of Michigan, at a Regular Meeting held on November 10, 2003, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Christina L. Lirones, Clerk
Pittsfield Charter Township

DATED: November 10, 2003

PITTSFIELD CHARTER TOWNSHIP
Board of Trustees Meeting
Held November 10, 2003
ATTACHMENT #4

**PITTSFIELD CHARTER TOWNSHIP
WASHTENAW COUNTY, MICHIGAN
RES #03-62
MERS RESOLUTION FOR ADOPTING ACT NO. 88**

Minutes of a Regular Meeting of the Township Board of Pittsfield Charter Township, Washtenaw County, Michigan, held at the Township Administration Building located at 6201 W. Michigan Ave., on the 10th day of November 2003, at 7:30 p.m.

Present: Brostrom, Burhop, Conner, Lirones, Skrobola, Walter
Absent: Marine

The following preamble and resolution were offered by Member Conner and supported by Member Burhop.

WHEREAS, the State of Michigan enacted the Reciprocal Retirement Act 88 in 1961.

WHEREAS, Act 88 may be adopted by a governmental unit to help its employees satisfy the vesting requirement for a pension benefit when they leave its employment.

BE IT FURTHER RESOLVED, that the Board of Trustees of Pittsfield Charter Township hereby elects to adopt the provisions of Act No. 88, Public Acts of 1961, as amended, and become a reciprocal unit under the Reciprocal Retirement Act; and

BE IT FURTHER RESOLVED, that a certified copy of this Resolution shall be filed within ten (10) days from the date of this election with:

Michigan Department of State
Office of the Great Seal
7064 Crowner Boulevard
Lansing, MI 48918

Municipal Employees' Retirement
System of Michigan
1134 Municipal Way
Lansing, MI 48917

ROLL CALL VOTE:

AYES: Brostrom, Burhop, Conner, Lirones, Skrobola, Walter
NAYS: None
ABSENT: Marine
ABSTAIN: None

RESOLUTION DECLARED ADOPTED.

Christina L. Lirones, Clerk
Pittsfield Charter Township

DATED: November 10, 2003

PITTSFIELD CHARTER TOWNSHIP
Board of Trustees Meeting
Held November 10, 2003
ATTACHMENT #4

CERTIFICATE

I, Christina L. Lirones hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Township Board of Pittsfield Charter Township, County of Washtenaw, State of Michigan, at a Regular Meeting held on November 10, 2003, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Christina L. Lirones, Clerk
Pittsfield Charter Township
DATED: November 10, 2003

**RESOLUTION FOR APPROVAL OF AN ORDINANCE TO AMEND THE PITTSFIELD
CHARTER TOWNSHIP ZONING ORDINANCE
RZ 03-1 PLATT ROAD CONDOMINIUMS
SECOND READING
October 28, 2003**

WHEREAS The Pittsfield Township Planning Commission held a public hearing on this petition from B.K.G. Development, LLC to amend the Zoning Ordinance to rezone parcels no. L12-26-200-005 and L12-26-200-006 from Low Density Multiple Family Residential (R-2B) to Planned Unit Development (PUD) on February 20, 2003; and

WHEREAS The Pittsfield Township Planning Commission reviewed the petition and required a number of changes in the area plan; and

WHEREAS The Pittsfield Township Planning Commission determined by resolution that the petition meets the standards for a PUD district as provided in Section 52.07C of the Zoning Ordinance and for a zoning amendment as provided in Section 59.05 of the Zoning Ordinance, and

WHEREAS The area plan part of the petition, being 27 sheets, date stamped October 22, 2003, as received by Pittsfield Township, is also the preliminary site plan for the proposed condominium;

NOW THEREFORE BE IT RESOLVED That the Pittsfield Township Board approves the second reading of petition RZ 03-01 Platt Road Condominiums an ordinance to amend the Pittsfield Township Zoning Map for property located at tax parcels no. L12-26-200-005 and L12-26-200-006 from Low Density Multiple Family Residential (R-2B) to Planned Unit Development (PUD) with the following conditions:

1. Uses shall be limited to single-family attached dwelling units.
2. Dwelling units shall be single-family attached units, not more than eight units per building, in not more than twenty buildings. The total number of dwelling units permitted shall not exceed 124.
3. A Chapter 18 Drainage District shall be established for the entire property in the petition. The district shall be established before any site work, including tree or brush removal and grading, may begin.
4. The existing and proposed location of each existing tree that is to be relocated on the site shall be identified on the final site plan. All existing trees 8" and larger to be removed shall be shown on the final site plan.
5. Protection fences shall be shown on the final site plan for the wetlands and all trees to be preserved. The fences shall be installed and inspected by Pittsfield Township before any site work may begin and shall remain in place and in good condition until all site work is completed. A program for the long term maintenance and protection of trees and wetlands shall be established in the master deed.

PITTSFIELD CHARTER TOWNSHIP
Board of Trustees Meeting
Held November 10, 2003
ATTACHMENT #5

6. The critical root zones for trees to be preserved shall be shown on the final site plan. Tree protection fences shall be located no closer to the trees to be preserved than the lines of the critical root zones.

7. The landscape plan is acceptable as a concept only. Changes might be required as a result of review of the final site plan. Mitigation will be required per Chapter 19 of the Land Development Standards for all trees 8" and larger that will be removed. Mitigation shall be maximized on the site. Remaining required mitigation shall be provided off-site. A plan for off-site mitigation shall be approved by the Planning Commission before the Planning Commission may approve the final site plan.

8. The water, sanitary sewer, and storm drainage layouts are acceptable as concepts only. Changes might be required as a result of review of the final site plan.

9. The stormwater management system and all related facilities shall be designed, constructed, and maintained in accordance with the Washtenaw County Drain Commissioner's approval.

10. The master deed shall provide that the condominium owners association shall have the primary responsibility for maintaining all storm drainage facilities that are located outside a public street right of way. Maintenance shall be in accordance with the standards of the Washtenaw County Drain Commissioner and with the approved final site plan. The master deed shall also provide that the Washtenaw County Drain Commissioner shall have the authority to assume maintenance responsibility if the condominium owners association fails to maintain these facilities in the manner required.

11. The buildings constructed shall closely resemble the buildings shown in floor plan and elevation views in the area plan.

12. The petitioner shall enter into a development agreement with the Township Board before the Planning Commission may approve the final site plan. The agreement shall include provisions for off-site planting of trees to meet mitigation requirements.

13. The petitioner shall provide a permanent measure acceptable to the Township to perpetually remove the development rights from the preserved woodlands and wetlands before the Planning Commission may approve the final site plan.

14. The final site plan must comply with the requirements listed in items #1-9 of the Township Engineer's report dated February 8, 2003, and

BE IT FURTHER RESOLVED That the Pittsfield Township Board approves the three floor building height as proposed in the area plan.