

**Minutes of a Regular Meeting
Pittsfield Charter Township Board of Trustees, December 14, 2004
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, Meyer, Urda-Thompson, Walter
Members Absent: None.
Others Present: Yolanda Dawson (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.

4.0 Public Comment I – none.

5.0 Public Hearings/Presentations

6.0 Approval of Minutes

6.1 Request to Approve Minutes of the Regular Meeting held on November 23 2004.

Motion by Treasurer Lirones, supported by Trustee Burhop to approve minutes of the Regular Meeting held on November 23, 2004.

MOTION CARRIED.

7.0 Consent Agenda

8.0 Items from the Treasurer

9.0 Items from the Clerk

9.1 Request for Action: Payment of Payables, checks 49080–49307 for the amount of \$1,407,898.25.

Motion by Trustee Conner, supported by Trustee Brostrom to approve the payment of Payables, checks #49080-#49307 for the amount of \$1,407,898.25.

ROLL CALL VOTE:

AYES: Brostrom, Burhop, Conner, Lirones, Meyer, Urda-Thompson, Walter.

NAYS: None.

ABSENT: None.

ABSTAIN: None.

MOTION CARRIED.

9.2 Request for Action: Payment of Payables, checks 49308–49429 for the amount of \$856,110.68.

Motion by Trustee Conner, supported by Trustee Burhop to approve the payment of Payables, check #49308-#49429 for the amount of \$856,110.68.

ROLL CALL VOTE:

AYES: Brostrom, Burhop, Conner, Lirones, Meyer, Urda-Thompson, Walter.

NAYS: None.

ABSENT: None.

ABSTAIN: None.

MOTION CARRIED.

9.3 Receive Revenue/Expenditure Report for November 2004.

Motion by Treasurer Lirones, supported by Trustee Burhop, to receive the Revenue/Expenditure Report for November 2004.

MOTION CARRIED.

9.4 Request for Action: To Adopt Resolution #04-54, Resolution to Amend the 2004 Building Department Fund Budget.

Motion by Treasurer Lirones, supported by Trustee Burhop, to adopt Resolution #04-54, Resolution to Amend the 2004 Building Department Fund Budget. (See attachment #1).

ROLL CALL VOTE:

AYES: Brostrom, Burhop, Conner, Lirones, Meyer, Urda-Thompson, Walter.

NAYS: None.

ABSENT: None.

ABSTAIN: None.

MOTION CARRIED.

9.5 Request for Action: To Adopt Resolution #04-55, Resolution to Amend the 2004 General Fund Budget.

Motion by Trustee Conner, supported by Trustee Burhop, to adopt Resolution #04-55, Resolution to Amend the 2004 General Fund Budget. (See attachment #2).

ROLL CALL VOTE:

AYES: Brostrom, Burhop, Conner, Lirones, Meyer, Urda-Thompson, Walter.

NAYS: None.

ABSENT: None.

ABSTAIN: None.

MOTION CARRIED.

10.0 Items from the Supervisor/Assessor

10.1 Request for Action: To Adopt Resolution #04-56, Resolution to Set Soil Erosion Permit Fees and Ensure Payment of Inspection Costs.

Motion by Treasurer Lirones, supported by Trustee Burhop, to adopt Resolution #04-56, Resolution to Set Soil Erosion Permit Fees and Ensure Payment of Inspection Costs. (See attachment #3).

ROLL CALL VOTE:

AYES: Brostrom, Burhop, Conner, Lirones, Meyer, Urda-Thompson, Walter.

NAYS: None.

ABSENT: None.

ABSTAIN: None.

MOTION CARRIED.

11.0 Items from the Office of Public Safety

11.1 Receive Fire Department Incident Summary Report for the month of October.

Motion by Treasurer Lirones, supported by Trustee Burhop, to receive Fire Department Incident Summary Report for the month of October.

MOTION CARRIED.

11.2 Request for Action: Enrollment in Public Organization Theory (100% requested) for Police Sergeant Williams, at Eastern Michigan University with classes starting January 5, 2005 and classes ending April 26, 2005, with a cost of \$810.00.

Motion by Trustee Conner, supported by Trustee Brostrom, to approve the enrollment in Public Organization Theory (100% requested) for Police Sergeant Williams, at Eastern Michigan University with classes starting January 5, 2005 and classes ending April 26, 2005, with a cost of \$810.00.

MOTION CARRIED.

11.3 Request for Action: Enrollment in Quantitative Methods for Leadership Roles (100% requested) for Officer Hamilton, at Madonna University with classes starting January 10, 2005 and classes ending April 30, 2005, with a cost of \$1,104.00.

Motion by Trustee Conner, supported by Trustee Burhop, to approve enrollment in Quantitative Methods for leadership Roles (100% requested) for Officer Hamilton, at Madonna University with classes starting January 10, 2005 and classes ending April 30, 2005, with a cost of \$1,104.00.

The Board discussed the tuition reimbursement guidelines for the new contract. The new contract limits tuition reimbursement to \$1,200 toward a Bachelor's degree and \$1,500 toward a Master's degree per year.

MOTION CARRIED.

11.4 Request for Action: To purchase two Fire Warrior Thermal Imaging Cameras from Alert Fire Equipment, at a total cost of \$27,019.10 with a rebate of \$1000.00 if purchased before December 31, 2004 and charged to account #336-970 – Fire Capital account.

Motion by Trustee Burhop, supported by Trustee Brostrom, to approve request to purchase two Fire Warrior Thermal Imaging Cameras from Alert Fire Equipment, at a total cost of \$27,019.10 with a rebate of \$1000.00 if purchased before December 31, 2004 and charged to account #336-970- Fire Capital account.

The Board discussed the vendor selection and purchase decision. Trustee Conner said that he would contact Director Phillips and ask him further questions.

ROLL CALL VOTE:

AYES: Brostrom, Burhop, Conner, Lirones, Meyer, Urda-Thompson, Walter.

NAYS: None.

ABSENT: None.

ABSTAIN: None.

MOTION CARRIED.

11.5 Request for Action: Repairs on self-contained breathing apparatus (SCBA), repairs to be completed by Master Tek, at an estimated cost of \$1,900.00 and charged to account #336-777 – Fire Equipment Supplies.

Motion by Trustee Conner, supported by Treasurer Lirones, to approve repairs on self-contained breathing apparatus (SCBA), repairs to be completed by Master Tek, at an estimated cost of \$1,900.00 and charged to account #336-777- Fire Equipment Supplies.

ROLL CALL VOTE:

AYES: Brostrom, Burhop, Conner, Lirones, Meyer, Urda-Thompson, Walter.

NAYS: None.

ABSENT: None.

ABSTAIN: None.

MOTION CARRIED.

11.6 Request for Action: Repairs on Engine 11, repairs to be completed by R&R Fire Truck Repair, at an estimated cost of \$6,749.36 and charged to account #336-863 – Vehicle Maintenance and Repairs.

Motion by Trustee Conner, supported by Clerk Meyer, to approve repairs on Engine 11 to be completed by R&R Fire Truck Repair, at an estimated cost of \$6,749.36 and charged to account #336-863- Vehicle Maintenance and Repairs.

ROLL CALL VOTE:

AYES: Brostrom, Burhop, Conner, Lirones, Meyer, Urda-Thompson, Walter.

NAYS: None.

ABSENT: None.

ABSTAIN: None.

MOTION CARRIED.

11.7 Request to proceed with the finalization of the specifications, the distribution to the vendors of Tower 2 and receive sealed bids.

Motion by Trustee Conner, supported by Trustee Brostrom, to approve request to proceed with the finalization of the specifications, the distribution to the vendors of Tower 2 and receive sealed bids.

The Board discussed the value of Tower 2 and how the township would sell the old tower.

MOTION CARRIED.

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

12.1 Received Monthly Permit List for the month of November 2004 – Building Department.

Motion by Trustee Brostrom, supported by Trustee Conner, to receive Monthly Permit List for the month of November 2004- Building Department.

MOTION CARRIED.

12.2 Receive Monthly Housing Inspection Report for the month of November 2004.

Motion by Clerk Meyer, supported by Trustee Brostrom, to receive Monthly Housing Inspection Report for the month of November 2004.

MOTION CARRIED.

12.3 Recommendation from the Natural Resources Commission to accept and fund proposals for 2005: Frog and Toad Survey (\$4800) and Herpetological Survey of Parks (\$3600) from the Phase II Compliance Programs budget.

Motion by Trustee Conner, supported by Trustee Brostrom, to accept and fund proposals for 2005 from the Natural Resources Commission – Frog and Toad Survey (\$4800) and Herpetological Survey of Parks (\$3600) from the Phase II Compliance Programs budget.

There was a discussion about the cost savings of conducting a study with volunteers and the value that the surveys provide to the community with regards to monitoring water quality. The surveys also provide an excellent educational opportunity.

ROLL CALL VOTE:

AYES: Brostrom, Burhop, Conner, Lirones, Meyer, Urda-Thompson, Walter.

NAYS: None.

ABSENT: None.

ABSTAIN: None.

MOTION CARRIED.

12.4 Request for approval of Resolution Authorizing the promotion of Paul Montagno to the position of Associate Planner.

Motion by Trustee Conner, supported by Trustee Brostrom, to approve the resolution authorizing the promotion of Paul Montagno to the position of Associate Planner.

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

WHEREAS, Mr. Montagno meets the qualifications set forth in the Associate 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 authorize the hiring of Mr. Paul Montagno, to serve in the position of Associate Planner, effective Wednesday, December 15th, at a bi-weekly salary of \$1,662.12, at Grade 6, Step 2 of the Township's administrative pay scale.

ROLL CALL VOTE:

AYES: Brostrom, Burhop, Conner, Lirones, Meyer, Urda-Thompson, Walter.

NAYS: None.

ABSENT: None.

ABSTAIN: None.

MOTION CARRIED.

12.5 Request for approval for second reading of RZ #04-13 New Progressive Missionary Baptist Church.

Motion by Trustee Conner, supported by Treasurer Lirones, to adopt the resolution of approval for the second reading of RZ #04-13, New Progressive Missionary Baptist Church. (See attachment #4).

ROLL CALL VOTE:

AYES: Brostrom, Burhop, Conner, Lirones, Meyer, Urda-Thompson, Walter.

NAYS: None.

ABSENT: None.

ABSTAIN: None.

MOTION CARRIED.

13.0 Items from the Parks & Recreation Department

13.1 Approval to hire Ayres, Lewis, Norris and May, Inc. for topographic and GPS survey work for Phase I design development of the Pittsfield Preserve in the amount of \$6,400. #208-816.000

Motion by Treasurer Lirones, supported by Trustee Burhop, to approve the hiring of Ayres, Lewis, Norris and May, Inc. for topographic and GPS survey work for Phase I design development of the Pittsfield Preserve in the amount of \$6,400. #208-816.000

ROLL CALL VOTE:

AYES: Brostrom, Burhop, Conner, Lirones, Meyer, Urda-Thompson, Walter.

NAYS: None.

ABSENT: None.

ABSTAIN: None.

MOTION CARRIED.

13.2 Approval to purchase a used 2001 Morbark 6" Chipper from Wolverine Rental, Inc. for \$6,000. #751-970.000

Motion by Treasurer Lirones, supported by Trustee Burhop, to approve purchase of a used 2001 Morbark 6" Chipper from Wolverine Rental, Inc. for \$6,000. #751-970.000

ROLL CALL VOTE:

AYES: Brostrom, Burhop, Conner, Lirones, Meyer, Urda-Thompson, Walter.

NAYS: None.

ABSENT: None.

ABSTAIN: None.

MOTION CARRIED.

14.0 Unfinished Business

15.0 New Business

15.1 Motion to approve the 2005 Board of Trustees Meeting Schedule.

Motion by Trustee Brostrom, supported by Trustee Burhop, to approve the 2005 Board of Trustees Meeting Schedule.

ROLL CALL VOTE:

AYES: Brostrom, Burhop, Conner, Lirones, Meyer, Urda-Thompson, Walter.

NAYS: None.

ABSENT: None.

ABSTAIN: None.

MOTION CARRIED.

15.2 Motion to approve the proposed revisions of Pittsfield Charter Township Board Rules. (This item was placed before item 15.1 during the meeting)

Motion by Treasurer Lirones, supported by Trustee Brostrom to approve the proposed revisions of Pittsfield Charter Township Board Rules.

The revisions are as follows.

In section 2.1, election days were added to holidays in order to allow moving and rescheduling regular meetings for elections. Also added is that a meeting that would otherwise have fallen on a holiday or an election day, could be rescheduled either on the previous or the subsequent day. This will facilitate election setup.

In section 5.3, open meetings act/public comment will be changed to public comment.

In section 6.4, which outlines public comment procedures, if public comments get too long, the Chair will direct them to finish their comments during the second public comment session. Each person will be allowed to speak once per public comment session.

ROLL CALL VOTE:

AYES: Brostrom, Burhop, Conner, Lirones, Meyer, Urda-Thompson, Walter.

NAYS: None.

ABSENT: None.

ABSTAIN: None.

MOTION CARRIED.

15.3 Authorize the Supervisor and Clerk to sign the 2005 Middle Huron Initiative Agreement and fund the Huron River Watershed to staff the program (\$1,000) from the Legislative budget.

Motion by Trustee Burhop, supported by Trustee Brostrom, to authorize the Supervisor to sign the 2005 Middle Huron Initiative Agreement and fund the Huron River Watershed to staff the program (\$1,000) from the Legislative budget.

ROLL CALL VOTE:

AYES: Brostrom, Burhop, Conner, Lirones, Meyer, Urda-Thompson, Walter.

NAYS: None.

ABSENT: None.

ABSTAIN: None.

MOTION CARRIED.

15.4 Authorize the Supervisor and Clerk to sign Farming Contracts for the Pittsfield Preserve with McCalla & Weisenreder, and for P.G. Palmer Park with McCalla, for the year 2005.

Motion by Trustee Conner, supported by Trustee Burhop, to authorize the Supervisor and Clerk to sign Farming Contracts for the Pittsfield Preserve with McCalla & Weisenreder, and for P.G. Palmer Park with McCalla, for the year 2005.

ROLL CALL VOTE:

AYES: Brostrom, Burhop, Conner, Lirones, Meyer, Urda-Thompson, Walter.

NAYS: None.

ABSENT: None.

ABSTAIN: None.

MOTION CARRIED.

16.0 Public Comment II - none.

17.0 Adjournment by Supervisor Walter at 8:07 p.m.

Yolanda Dawson, Department Assistant
Recording Clerk
Pittsfield Charter Township

Feliziana Meyer, Clerk
Pittsfield Charter Township

James R. Walter, Supervisor
Pittsfield Charter Township

MINUTES APPROVED AT THE PITTSFIELD CHARTER TOWNSHIP BOARD OF
TRUSTEES MEETING HELD JANUARY 11, 2005

**PITTSFIELD CHARTER TOWNSHIP
WASHTENAW COUNTY, MICHIGAN
RES #04-54**

Resolution to Amend the 2004 Building Department Fund Budget

Minutes of a Regular Meeting of the Township Board for Pittsfield Charter Township, Washtenaw County, Michigan, held at the Pittsfield Township Administration Building, located at 6201 W. Michigan Avenue, in said Township on Tuesday the 14th day of December 2004, at 7:30 pm

Present: Brostrom, Burhop, Conner, Lirones, Meyer, Urda-Thompson, Walter
Absent: None

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

WHEREAS, the Uniform Budgeting and Accounting Act, Act 2 of 1968, Budget Sections as amended through Act 493 of 2000, 141.437 Section 17 (1) states that any deviation from the original general appropriations act shall not be made without amending the general appropriations act,

WHEREAS, the legislative body of the local unit shall amend the general appropriations act as soon as it becomes apparent that a deviation from the original general appropriations act is necessary and the amount of the deviation can be determined,

WHEREAS, an amendment shall indicate each intended alteration in the purpose of each appropriation item affected by the amendment,

WHEREAS, if during a fiscal year it appears that the actual and probable revenues from taxes and other sources in a fund are less than estimated revenues, amendments to the revenue appropriations shall be recommended to meet sufficient balance in the general appropriations act,

NOW THEREFORE BE IT RESOLVED, by the Board of Trustees for Pittsfield Charter Township, the following amendments to the Building Department Fund appropriations:

1. Increase the Building Department Budget Fund (249) line item 249-000-702 Salaries in the amount of \$29,500, Increase the Building Department Budget Fund (249) line item 249-000-706, Wages in the amount of \$5,200, Increase the Building Department Budget Fund (249) line item 249-000-719, Fringe Benefits in the amount of \$14,000 and Increase the Appropriations of Fund Balance 249-000-694 in the amount of \$48,700. (To cover personnel costs).
2. Increase the Building Department Budget Fund (249) line item 249-000-818 Contracted Services in the amount of \$30,000, Increase the Building Department Budget Fund (249) line item 249-000-966 Administrative Charges in the amount of \$10,000 and Increase the Appropriations of Fund Balance 249-000-694 in the amount of \$40,000. (To cover outside contractors costs).

ROLL CALL VOTE:

Ayes: Brostrom, Burhop, Conner, Lirones, Meyer, Urda-Thompson, Walter
Nays: None
Absent: None
Abstain: None

RESOLUTION DECLARED ADOPTED.

Feliziana Meyer, Clerk
Pittsfield Charter Township

DATED: December 14, 2004

CERTIFICATE

I, Feliziana Meyer 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 December 14, 2004, 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.

Feliziana Meyer, Clerk
Pittsfield Charter Township

DATED: December 14, 2004

**PITTSFIELD CHARTER TOWNSHIP
WASHTENAW COUNTY, MICHIGAN
RES #04-55
Resolution to Amend the 2004 General Fund Budget**

Minutes of a Regular Meeting of the Township Board for Pittsfield Charter Township, Washtenaw County, Michigan, held at the Pittsfield Township Administration Building, located at 6201 W. Michigan Avenue, in said Township on Tuesday the 14th day of December 2004, at 7:30 pm

Present: Brostrom, Burhop, Conner, Lirones, Meyer, Urda-Thompson, Walter
Absent: None

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

WHEREAS, the Uniform Budgeting and Accounting Act, Act 2 of 1968, Budget Sections as amended through Act 493 of 2000, 141.437 Section 17 (1) states that any deviation from the original general appropriations act shall not be made without amending the general appropriations act,

WHEREAS, the legislative body of the local unit shall amend the general appropriations act as soon as it becomes apparent that a deviation from the original general appropriations act is necessary and the amount of the deviation can be determined,

WHEREAS, an amendment shall indicate each intended alteration in the purpose of each appropriation item affected by the amendment,

WHEREAS, if during a fiscal year it appears that the actual and probable revenues from taxes and other sources in a fund are less than estimated revenues, amendments to the revenue appropriations shall be recommended to meet sufficient balance in the general appropriations act,

NOW THEREFORE BE IT RESOLVED, by the Board of Trustees for Pittsfield Charter Township, the following amendments to the General Fund:

3. Increase the Metro Authority Budget (420) line item 101-420-970 Capital Expenditure in the amount of \$25,000 and Decrease Contingencies 101-990-988 in the amount of \$25,000. (Sidewalk Dalton).
4. Increase the Drains At Large Budget (445) line item 101-445-818-001 Drains at Large in the amount of \$2,300 and Decrease Contingencies 101-990-988 in the amount of \$2,300. (Drains under budgeted).
5. Increase the Other Activity Charges Budget (872) line item 101-872-970 Capital Expenditures in the amount of \$40,260 and Decrease Contingencies 101-990-988 in the amount of \$40,260. (Platt Rd Greenway).

ROLL CALL VOTE:

Ayes: Brostrom, Burhop, Conner, Lirones, Meyer, Urda-Thompson, Walter
Nays: None
Absent: None
Abstain: None

RESOLUTION DECLARED ADOPTED.

Feliziana Meyer, Clerk
Pittsfield Charter Township

DATED: December 14, 2004

CERTIFICATE

I, Feliziana Meyer 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 December 14, 2004 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.

Feliziana Meyer, Clerk
Pittsfield Charter Township

DATED: December 14, 2004

**CHARTER TOWNSHIP OF PITTSFIELD
WASHTENAW COUNTY, MICHIGAN
RES #04-56**

**RESOLUTION TO SET SOIL EROSION PERMIT FEES AND
ENSURE PAYMENT OF INSPECTION COSTS**

At a Regular meeting of the Township Board of the Charter Township of Pittsfield, County of Washtenaw, Michigan, held at the Township Administration Building in Ann Arbor, Michigan on the 14th day of December, 2004, at 7:30 PM, Eastern Time, there were

PRESENT: Brostrom, Burhop, Conner, Lirones, Meyer, Urda-Thompson, Walter
ABSENT: None

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

WHEREAS, Article IV Section 8 – 107 states that the Pittsfield Charter Township Board shall establish and periodically revise by resolution the permit fees for soil erosion and sedimentation control; and

WHEREAS, The Township Board found that the current fees do not fully cover the cost of administration and state mandated inspection of the Soil Erosion and Sedimentation Control program,

NOW, THEREFORE, BE IT IS RESOLVED that the Pittsfield Charter Township Board of Trustees adopts the following fee schedule for Soil Erosion and Sedimentation Control permits and inspections:

1. A non-refundable \$300 administration fee,
2. An Escrow Amount of \$5000 for minor projects and \$10,000 for major projects. A minor project will be a project no more than 5 Acres in size of disruption and a major project will be a project larger than 5 Acres in size of disruption. This escrow account will be evaluated by Pittsfield Township when there is approximately 30% remaining in the account and if deemed necessary by Pittsfield Township the account will require a deposit in the amount of half of the original escrow amount (\$2,500 or \$5,000) to remain active. If the escrow account becomes inactive, then an additional \$300 administration fee will be charged to re-activate the account. Remaining funds in the escrow account will be released when the project is complete, all permanent measures are installed and functioning, temporary measures are removed and final inspection has been approved.
3. A Performance Guarantee in the form of cash or check will be required to be submitted with the permit application. Funds will be released when the project is complete, all permanent measures are installed and functioning, temporary measures are removed and final inspection has been approved. The performance guarantee shall be \$500 per acre disturbed, with a minimum of \$2,000 per project.
4. If a minor project consists of earth changes for a proposed or already existing single private residence, landscaping activities that require a Soil Erosion and Sedimentation Control permit, or agricultural practices other than the plowing and tilling of fields for crop reduction, then the administrative fee, the escrow and the performance guarantee will be half the amounts stated above.

Roll Call Vote:

YES: Brostrom, Burhop, Conner, Lirones, Meyer, Urda-Thompson, Walter

NO: None

ABSENT: None

ABSTAIN: None

The resolution was declared adopted.

CLERK'S CERTIFICATE

The undersigned, being the duly qualified and acting Clerk of the Charter Township of Pittsfield, Washtenaw County, Michigan, hereby certifies that

- (1) the foregoing is a true and complete copy of a resolution duly adopted by the Township Board at a Regular meeting held on December 14, 2004, at which meeting a quorum was present and remained throughout,
- (2) the original thereof is on file in the records in my office,
- (3) the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with the Open Meetings Act (Act No. 267), Public Acts of Michigan, 1976, as amended, and
- (4) minutes of such meeting were kept and will be or have been made available as required thereby.

Clerk, Charter Township of Pittsfield

Dated: _____, 2004

CHARTER TOWNSHIP OF PITTSFIELD

By: _____
Supervisor

By: _____
Clerk

Dated: _____, 2004

**RESOLUTION TO AMEND ORDINANCE NO. 38
PITTSFIELD TOWNSHIP BOARD OF TRUSTEES
RZ 04-13 New Progressive Missionary Baptist Church
Second Reading
December 14, 2004**

WHEREAS Pittsfield Township received petition RZ 04-13 New Progressive Baptist Church to rezone 10 acres of land in Section 23 from Agricultural (AG) and Research and Development (RD) to Single Family Suburban Residential (R-1B) for property described as of parcels with tax IDS # L-12-23-200-027 and L-12-23-200-029; and

WHEREAS The Pittsfield Township Planning Commission held a public hearing on the petition on November 4, 2004; and

WHEREAS The Pittsfield Township Planning Commission considered comments presented by the public; and

WHEREAS The Pittsfield Township Planning Commission studied the petition in terms of the standards in Section 59.05 of the Zoning Ordinance;

WHEREAS The Pittsfield Township Planning Commission passed a resolution on November 4, 2004 to recommend to the Pittsfield Township Board that the request to rezone the property in petition RZ 04-13 New Progressive Baptist Church from Agricultural (AG) and Research and Development (RD) to Single Family Suburban Residential (R-1B) be approved;

WHEREAS The Pittsfield Township Planning Commission made the following findings regarding petition RZ 04-13 New Progressive Baptist Church:

- 1.** The petition is consistent with the Comprehensive Plan. The Plan designates the property and area for suburban residential use (single-family detached residences at a density of 2 1/2 dwelling units (DUs) per acre). This density translates into 10,000 square feet (sq. ft.) and larger lots. The R-1B district permits single-family detached residences on 10,000 sq. ft. and larger lots. The R-1B district is intended to be used in areas with this designation in the Comprehensive Plan.
- 2.** The petition is consistent with the existing R-1B zoning to the south (Bridgefield Estates, under construction).
- 3.** The existing AG and R-D zoning is left over from the original zoning that was applied to this area in 1970, when the current zoning ordinance was adopted. At that time, the area was in agricultural use, with scattered houses. AG zoning is no longer appropriate for the area east of Platt Road and south of Morgan Road because conditions have changed since 1970. Public water and sanitary sewer services are available, and residential and industrial development has occurred in this area.

The R-D zoning was applied in 1970 to a parcel of land that was used by an acoustics research laboratory. R-D zoning is no longer appropriate in this area, given the trend to residential use and the Comprehensive Plan's designation of residential use for the area.

- 4.** Approval of R-1B zoning for the property would theoretically permit its division into 20-25 single-family residential lots 10,000 sq. ft. and larger. However, future use of the property is somewhat fixed by its configuration and existing uses. The undeveloped part of the property,

about 3.5 acres, has no road frontage. The developed part of the parcel has a church and one research building. These buildings would have to be removed to open the parcel for development.

Approval of the petition would permit expansion of the existing church. The existing AG zoning limits the ground floor and total floor area to 10% of lot area; the R-1B district permits a ground floor and total floor area up to 30% of lot area.

5. Approval of the petition would not create adverse zoning precedents in the area. The trend for R-1B zoning is well established along the east side of Platt Road, south of Morgan Road. Approval would continue this trend for requests to change the AG and R-D zoning to the south and east to R-1B. R-1B zoning would be consistent with the Comprehensive Plan.

6. Public Services and facilities including sanitary sewer and potable water are available for uses permitted on the property if zoned R-1B.

7. Approval of the petition should have no adverse impacts on property values in the area.

8. The property in the petition is a reasonable parcel of land for zoning consideration. However, approval of the petition will leave a two acre lot and residence between the property and Bridgefield Estates zoned AG and two lots to the east zoned AG (5.36 acres and 2 acres) and R-D (2.5 acres). The remaining four lots to the east, 20,000 sf and larger, are zoned R-1A-1.

NOW THEREFORE BE IT RESOLVED That the Pittsfield Township Board of Trustees approves the first reading of an amendment to Ordinance No. 38 to rezone the property in petition RZ 04-13 New Progressive Baptist Church from Agricultural (AG) and Research and Development (RD) to Single Family Suburban Residential (R-1B).