

**Minutes of a Regular Meeting  
Pittsfield Charter Township Board of Trustees, February 8, 2005  
E.A. Jackson Morris Hall, The Robert A. Lillie Service Center  
6201 W. Michigan Avenue, Ann Arbor, Michigan 48108**

**Members Present:** Brostrom, Burhop, Conner, Meyer, Urda-Thompson, Lirones, Walter  
**Members Absent:** None.  
**Others Present:** Yolanda Holmes (Recording Clerk), Keyannah Thompson, Judith Walter, Tim Robinson, Dana Hamilton, Lloyd Soua.

---

**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**

**5.1 Public hearing on the creation in Section 21 of an Industrial Development district under Act 198 of 1974, for the partial exemption from real property taxes and personal property taxes.**

Tim Robinson, of the Washtenaw Development Council (WDC), said that Assay Designs is a large biotech company. He said that Assay Designs is expanding and they want to move from Avis Farms to another park in Pittsfield Township. He said the project is a 45,000 sq ft building, the building will cost around 6.9-7 million dollars with a little over one million for personal property. He said they need to establish a development district before they can ask for an abatement.

Supervisor Walter said that the district being proposed is three lots in State Street Business Park. He said it is a 45,000 sq ft building on three lots with the possibility of expansion to 90,000 square feet.

Mr. Robinson said this will be Phase 1 and in a few years they are hoping to build Phase 2; which will be another 45,000 sq. ft. building.

Dana Hamilton, Manager of Operations for Assay Designs, said they make test kits used to measure molecules that are found in the body. She said their primary customers are pharmaceutical companies, hospitals, universities, and anyone doing research. She said the kits cannot be used to diagnose anything so they are not FDA regulated; they are strictly for research purposes. She said currently they are in a 20,000 sq ft building with about 58 people and they plan on growing to a 45,000 sq ft building with about 80 people. They hope to move into the new building in March 2006. She said that they hope to add 95 people by 2011. She said they are a privately held company and they invest all of their profits back into the company.

Motion by Trustee Burhop, supported by Trustee Brostrom to close the public hearing.

**MOTION CARRIED.**

**6.0 Approval of Minutes**

**6.1 Request to Approve Minutes of the Regular Meeting held on January 25, 2005.**

Motion by Treasurer Lirones, supported by Trustee Burhop, to approve minutes of the regular meeting held on January 25, 2005, as corrected.

**MOTION CARRIED.**

**7.0 Consent Agenda**

**8.0 Items from the Treasurer**

**9.0 Items from the Clerk**

**9.1 Request for Approval of the authorization of an Elections Coordinator/Assistant to the Clerk position as set forth in the proposed job description, to be placed at Grade 3, of the non union wage scale, and charged to the Clerk's office salaries line item #215-702.**

Motion by Trustee Conner, supported by Trustee Burhop, to approve the authorization of an Elections Coordinator/Assistant to the Clerk position as set forth in the proposed job description, to be place at Grade 3, of the non union wage scale, and charged to the Clerk's office salaries line item #215-702.

**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: Resolution for Annexation to the City of Ann Arbor RES #05-06 Grant Annexation of 2655 Packard Road.**

Motion by Trustee Burhop, supported by Trustee Brostrom, to approve resolution for annexation to the City of Ann Arbor RES #05-06 Grant Annexation of 2655 Packard Road. (See attachment #1).

**ROLL CALL VOTE:**

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

**NAYS:** None.

**ABSENT:** None.

**ABSTAIN:** None.

**MOTION CARRIED.**

**9.3 Request for Action: Resolution for Annexation to the City of Ann Arbor RES #05-07 Cooper Annexation of 2979 Shady Lane.**

Motion by Trustee Conner, supported by Treasurer Lirones, to approve resolution for Annexation to the City of Ann Arbor RES #05-07 Cooper Annexation of 2979 Shady Lane. (See attachment #2).

**ROLL CALL VOTE:**

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

**NAYS:** None.

**ABSENT:** None.

**ABSTAIN:** None.

**MOTION CARRIED.**

**9.4 Request for Action: Payment of Payables, checks #49824 – #49956 in the amount of \$582,762.99.**

Motion by Trustee Burhop, supported by Trustee Brostrom, to approve payment of payables, checks #49824 - #49956 in the amount of \$582,762.99.

**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 #05-08, to set Public Hearing Date of Wednesday, February 23, 2005, to Receive Comments re: The establishment of a Street Lighting Special Assessment District for Legacy Heights Site Condominium (Units 1 through 43).**

Motion by Clerk Meyer, supported by Trustee Burhop, to adopt resolution #05-08, to set Public Hearing Date of Wednesday, February 23, 2005, to Receive Comments re: The establishment of a Street Lighting Special Assessment District for Legacy Heights Site Condominium (Units 1 through 43). (See attachment 3).

**ROLL CALL VOTE:**

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

**NAYS:** None.

**ABSENT:** None.

**ABSTAIN:** None.

**MOTION CARRIED.**

**9.6 Request for Action: To Adopt Resolution #05-10, to set Public Hearing Date of Wednesday, February 23, 2005, to Receive Comments re: The establishment of a Street Lighting Special Assessment District for Centennial Park Subdivision Phases 5 and 6 (Lots 144 through 216).**

Motion by Trustee Burhop, supported by Trustee Brostrom, to adopt resolution #05-10, to set Public Hearing Date of Wednesday, February 23, 2005, to Receive Comments re:

The establishment of a Street Lighting Special Assessment District for Centennial Park Subdivision Phases 5 and 6 (Lots 144 through 216). (See attachment #4).

**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: Motion to Approve David E. Kempner, of Pear, Sperling, Eggan, & Daniels, P.C. to provide an additional 15 hours of legal service, at his regular hourly rate of \$155 per hour, for the final review phase of the Employee Policy Handbook.**

Motion by Trustee Burhop, supported by Trustee Brostrom, to approve David E. Kempner, of Pear, Sperling, Eggan & Daniels, P.C. to provide an additional 15 hours of legal service, at his regular hourly rate of \$155 per hour, for the final review phase of the Employee Policy Handbook.

**ROLL CALL VOTE:**

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

**NAYS:** None.

**ABSENT:** None.

**ABSTAIN:** None.

**MOTION CARRIED.**

- 10.2 Request for Action: Resolution to establish an industrial development district – Resolution #2. (Township Resolution 05-09).**

Motion by Trustee Burhop, supported by Treasurer Lirones, to approve resolution to establish an industrial development district – Resolution #2. (Township Resolution 05-09). (See attachment #5).

**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 Police Department Call Activity Statistical Report for January 1, 2005 through January 31, 2005.**

Motion by Trustee Conner, supported by Trustee Burhop, to receive Police Department Call Activity Statistical Report for January 1, 2005 through January 31, 2005.

**MOTION CARRIED.**

**11.2 Receive Fire Department incident summary for December of 2004.**

Motion by Trustee Brostrom, supported by Burhop, to receive Fire Department incident summary for December of 2004.

**MOTION CARRIED.**

**11.3 Request for Approval of reimbursement for HUM3190-Humanities, NSC3290-Astronomy (50% requested), SLS3020 Advanced American Sign II and SLS3450 Deaf and Community Resources (100% requested) for courses taken from January 7, 2004 to April 4, 2004 at a total cost of \$3000.00 for Dispatcher Brassow.**

Motion by Treasurer Lirones, supported by Trustee Brostrom, to approve reimbursement for HUM3190-Humanities, NSC3290-Astronomy (50% requested), SLS 3020 Advanced American Sign II and SLS3450 Deaf and Community Resources (100% requested) for courses taken from January 7, 2004 to April 4, 2004 at a total cost of \$3000.00 for Dispatcher Brassow.

**ROLL CALL VOTE:**

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

**NAYS:** None.

**ABSENT:** None.

**ABSTAIN:** None.

**MOTION CARRIED.**

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

**12.1 Request for Action: Resolution authorizing the hire of Ms. Suzanne McCoy to the position of Assistant Planner – Planning Department, effective Monday, February 28, 2005 at a starting bi-weekly salary of \$1256.80, at Grade 3, Step 1, of the administrative/non-union pay scale.**

Motion by Treasurer Lirones, supported by Trustee Burhop, to approve resolution authorizing the hire of Ms. Suzanne McCoy to the position of Assistant Planner – Planning Department, effective Monday, February 28, 2005 at a starting bi-weekly salary of \$1256.80, at 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 Ms. Suzanne McCoy for the position of Assistant Planner, and

WHEREAS, Ms. Suzanne McCoy 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 authorize the hiring of Ms. Suzanne McCoy, to serve in the position of Assistant Planner, effective Monday, February 28, 2005 at a starting bi-weekly salary of \$1256.80, at Grade 3, Step 1, of the administrative/non-union pay scale.

**ROLL CALL VOTE:**

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

**NAYS:** None.

**ABSENT:** None.

**ABSTAIN:** None.

**MOTION CARRIED.**

**12.2 Receive monthly building permit list and report.**

Motion by Trustee Brostrom, supported by Treasurer Lirones, to receive monthly building permit list and report.

**MOTION CARRIED.**

**12.3 Request for Action: Resolution for Approval of an ordinance to amend the Pittsfield Charter Township Zoning Ordinance RZ 04-16 Zahn, from AG to R-2B, second reading.**

Motion by Treasurer Lirones, supported by Clerk Meyer, to approve resolution for approval of an ordinance to amend the Pittsfield Charter Township Zoning Ordinance RZ 04-16 Zahn, from AG to R-2B, second reading. (See attachment #6).

**ROLL CALL VOTE:**

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

**NAYS:** None.

**ABSENT:** None.

**ABSTAIN:** None.

**MOTION CARRIED.**

**12.4 Request to accept the Utilities Director's letter dated February 2, 2005 regarding payment of water and sewer bills for 2451 Dayton Drive and to waive the requirement for a \$50.00 deposit on the account.**

Motion by Treasurer Lirones, supported by Clerk Meyer, to accept the Utilities Director's letter dated February 2, 2005 regarding payment of water and sewer bills for 2451 Dayton Drive and to waive the requirement for a \$50.00 deposit on the account.

**ROLL CALL VOTE:**

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

**NAYS:** None.

**ABSENT:** None.

**ABSTAIN:** None.

**MOTION CARRIED.**

**12.5 Receive Annual Report from the Planning Commission for 2004.**

Motion by Trustee Burhop, supported by Trustee Brostrom, to receive annual report from the Planning Commission for 2004.

**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 7:55 p.m.

---

Yolanda Holmes, 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 FEBRUARY 23, 2005

**PITTSFIELD CHARTER TOWNSHIP  
COUNTY OF WASHTENAW, STATE OF MICHIGAN  
RESOLUTION FOR ANNEXATION  
TO THE CITY OF ANN ARBOR  
RES #05-06  
Grant Annexation (2655 Packard Road)**

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 8<sup>th</sup> day of February 2005, at 7:30 p.m.

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

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

**WHEREAS**, there has been filed with the Township Board of Pittsfield Charter Township a petition of Linda L. Grant, wherein, it appears that certain lands and premises described therein are located in Pittsfield Township, adjacent to the corporate limits of the City of Ann Arbor; and

**WHEREAS**, it appears from said petition that the said lands and premises therein described are owned solely by the petitioner herein, and that they have the recorded legal title to the total of said lands and premises; and

**WHEREAS**, it is the desire of petitioner Linda L. Grant, to annex said territories to the City of Ann Arbor pursuant to the provisions of Act #279 of the Public Acts of the State of Michigan for the year 1909, as amended; and

**WHEREAS**, from an investigation of the matters set forth in said petition, it appears to the satisfaction of Pittsfield Charter Township that the allegations therein contained are true and that the request in said petition should be granted; and

**WHEREAS**, it has been a policy of the Pittsfield Township Board that upon receiving a petition of request from the property owner for release of property located in Section 3, Pittsfield Township and contiguous to the City of Ann Arbor and upon receipt of certified evidence from the Clerk of the City of Ann Arbor that the City will accept said property to be annexed into the City of Ann Arbor, the Pittsfield Township Board will release said property to the City of Ann Arbor.

**NOW, THEREFORE, BE IT RESOLVED**, that the foregoing described lands and premises situated and being in the Township of Pittsfield are annexed to the City of Ann Arbor.

COM AT SW COR OF LOT 1, KIMBERLEY HILLS, A RECORDED PLAT, TH S 1 DEG 06' 30" W 300 FT FOR A PL OF BEG, TH S 1 DEG 06' 30" W 176.80 FT, TH S 50 DEG 18' E 378.34 FT, TH N 0 DEG 58' 30" E 419.15 FT, TH S 89 DEG 52' 30" W 294.81 FT TO THE PL OF BEG, EXC THE W 150 FT IN WIDTH THEREOF, BEING A PART OF THE W 1/2 OF SW 1/4 OF SEC 3, T3S, R6E.

PITTSFIELD CHARTER TOWNSHIP  
Board of Trustees Meeting  
Held February 8, 2005  
ATTACHMENT #1

**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  
Date: February 8, 2005

PITTSFIELD CHARTER TOWNSHIP  
Board of Trustees Meeting  
Held February 8, 2005  
ATTACHMENT #1

## ***CERTIFICATION***

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 in Washtenaw, State of Michigan, at a Regular meeting held on February 8, 2005 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: February 8, 2005

**PITTSFIELD CHARTER TOWNSHIP  
COUNTY OF WASHTENAW, STATE OF MICHIGAN  
RESOLUTION FOR ANNEXATION  
TO THE CITY OF ANN ARBOR  
RES #05-07  
Cooper Annexation (2979 Shady Lane)**

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 8<sup>th</sup> day of February 2005, at 7:30 p.m.

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 Lirones.

**WHEREAS**, there has been filed with the Township Board of Pittsfield Charter Township a petition of Courtney A. Cooper, wherein, it appears that certain lands and premises described therein are located in Pittsfield Township, adjacent to the corporate limits of the City of Ann Arbor; and

**WHEREAS**, it appears from said petition that the said lands and premises therein described are owned solely by the petitioner herein, and that they have the recorded legal title to the total of said lands and premises; and

**WHEREAS**, it is the desire of petitioner Courtney A. Cooper, to annex said territories to the City of Ann Arbor pursuant to the provisions of Act #279 of the Public Acts of the State of Michigan for the year 1909, as amended; and

**WHEREAS**, from an investigation of the matters set forth in said petition, it appears to the satisfaction of Pittsfield Charter Township that the allegations therein contained are true and that the request in said petition should be granted; and

**WHEREAS**, it has been a policy of the Pittsfield Township Board that upon receiving a petition of request from the property owner for release of property located in Section 3, Pittsfield Township and contiguous to the City of Ann Arbor and upon receipt of certified evidence from the Clerk of the City of Ann Arbor that the City will accept said property to be annexed into the City of Ann Arbor, the Pittsfield Township Board will release said property to the City of Ann Arbor.

**NOW, THEREFORE, BE IT RESOLVED**, that the foregoing described lands and premises situated and being in the Township of Pittsfield are annexed to the City of Ann Arbor.

Lot 27, Walden Woods Subdivision, as recorded in Liber 10, Page 50, of Washtenaw County Records, Washtenaw County, Michigan.

**ROLL CALL VOTE:**

**AYES:** Brostrom, Burhop, Conner, Lirones, Meyer Urda-Thompson, Walter  
**NAYS:** None.

PITTSFIELD CHARTER TOWNSHIP  
Board of Trustees Meeting  
Held February 8, 2005  
ATTACHMENT #2

**ABSENT:** None.

**ABSTAIN:** None.

***RESOLUTION DECLARED ADOPTED.***

---

Feliziana Meyer, Clerk  
Pittsfield Charter Township  
Date: February 8, 2005

PITTSFIELD CHARTER TOWNSHIP  
Board of Trustees Meeting  
Held February 8, 2005  
ATTACHMENT #2

## ***CERTIFICATION***

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 in Washtenaw, State of Michigan, at a Regular meeting held on February 8, 2005 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: February 8, 2005

**PITTSFIELD CHARTER TOWNSHIP  
WASHTENAW COUNTY, MICHIGAN  
RES #05-08  
LEGACY HEIGHTS SITE CONDOMINIUM (Units 1 - 43)  
STREET LIGHTING SPECIAL ASSESSMENT DISTRICT  
RESOLUTION NO. 1**

Minutes of a Regular Meeting of the Township Board of Pittsfield Charter Township, Washtenaw County, Michigan, held at the Township Administration Building in said Township, on the 8<sup>th</sup> day of February 2005, at 7:30 p.m.

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

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

**WHEREAS**, it appears to this Board that it would be conducive to the public health, safety and welfare of the Township and its inhabitants that the public streets within Legacy Heights Site Condominium, Units 1 through 43 inclusive, be lighted by artificial means; and

**WHEREAS**, this Board has the power and authority pursuant to Act #188, Public Acts of Michigan of 1954, as amended, on its own motion and without petition to exercise the powers granted by said Act 188 with respect to providing such street lighting; and

**WHEREAS**, this Board desires to proceed with providing such street lighting, and to defray the cost thereof by a special assessment against the taxable lands and premises within said site; and

**WHEREAS**, the Detroit Edison Company has proposed to provide such street lighting to consist of thirteen (13) 100 Watt HPS "Colonial" streetlights for an initial annual charge of \$3,807.00 (\$88.54 per Unit), such lighting system to be owned and installed by said Company, and such charge to include full service of the system including general maintenance and cleaning, bulb and glass replacement, pole repair and replacement, electrical maintenance and vandalism repair.

***NOW, THEREFORE BE IT RESOLVED,***

1. The plans showing the street lighting improvements and location thereof and the estimate of cost of providing such street lighting, be filed with the Township Clerk and be available for public inspection.

2. The Township Board tentatively declares its intention to provide said street lighting.

3. The Township Board tentatively designates a special assessment district against which the cost of such street lighting is to be assessed consisting of all the lands in Legacy Heights Site Condominium, Units 1 through 43, inclusive.

4. The Township Board hereby estimates the cost of providing such street lighting for the initial year to be \$3,807.02 (\$88.54 per Unit).

5. The Township Board shall meet at the Township Administration Building located at 6201 W. Michigan Avenue in said Township on Wednesday, the 23<sup>rd</sup> day of February 2005, at 7:30 p.m., to hear any objections which may be offered against creating such special assessment district.

6. The Township Clerk is hereby ordered to cause a notice of such hearing to be published at least five (5) days before the time of the hearing in a newspaper of general circulation in the district, and to cause notice of said hearing to be mailed by first class mail to each owner or party in interest in property in the special assessment district whose name appears upon the last tax assessment records of the township, at least ten (10) days before the date of such hearing.

7. Said notice shall be in substantially the following form:

**NOTICE OF HEARING ON SPECIAL ASSESSMENT  
BY THE TOWNSHIP BOARD OF PITTSFIELD CHARTER TOWNSHIP**

TO: ALL OWNERS OF OR PARTIES WITH INTEREST IN PROPERTY LOCATED  
IN LEGACY HEIGHTS SITE CONDOMINIUM (Units 1 through 43).

**PLEASE TAKE NOTICE** that the Township Board of Pittsfield Charter Township has tentatively declared its intention to provide street lighting of all streets within Legacy Heights Site Condominium, Units 1 through 43, to consist of thirteen (13) 100 Watt HPS "Colonial" streetlights for an initial annual charge of \$3,807.02 (\$88.54 per Unit), and has tentatively designated the special assessment district against which the cost of such street lighting is to be assessed as consisting of all units in Legacy Heights Site Condominium, Units 1 through 43, inclusive.

Plans and estimates for said street lighting have been prepared and are on file with the Township Clerk for public examination.

**TAKE FURTHER NOTICE** that the Township Board will meet on Wednesday, February 23, 2005, at 7:30 p.m. in the Township Administration Building located at 6201 W. Michigan Ave., for the purpose of hearing any objections, which may be offered against creating the district and defraying the expenses thereof by special assessment.

This notice is in compliance with PA 267 of 1976 as amended (Open meetings Act), MCLA 41.72a (2) (3) and the Americans with Disabilities Act (ADA).

The Pittsfield Township Board will provide necessary reasonable auxiliary aids and services, to individuals with disabilities at the meeting or public hearing upon five (5) day notice to the Pittsfield Township Board.

s/Feliziana Meyer, Clerk  
Pittsfield Charter Township  
(734) 822-3120

8. All other resolutions and parts of resolutions, insofar as they conflict with the provisions of this resolution, hereby are rescinded.

**ROLL CALL VOTE:**

**AYES:** Brostrom, Burhop, Conner, Lirones, Meyer, Urda-Thompson, Walter  
**NAYS:** None  
**ABSENT:** None

PITTSFIELD CHARTER TOWNSHIP  
Board of Trustees Meeting  
Held February 8, 2005  
ATTACHMENT #3

**ABSTAIN:** None

***RESOLUTION DECLARED ADOPTED.***

---

Feliziana Meyer, Clerk  
Pittsfield Charter Township  
DATED: February 8, 2005

PITTSFIELD CHARTER TOWNSHIP  
Board of Trustees Meeting  
Held February 8, 2005  
ATTACHMENT #3

# 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 February 8, 2005, 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: February 8, 2005

**PITTSFIELD CHARTER TOWNSHIP  
WASHTENAW COUNTY, MICHIGAN  
RES #05-10  
CENTENNIAL PARK SUBDIVISION PHASES 5 & 6  
LOTS 144 THROUGH 216  
STREET LIGHTING SPECIAL ASSESSMENT DISTRICT  
RESOLUTION NO. 1**

Minutes of a Regular Meeting of the Township Board of Pittsfield Charter Township, Washtenaw County, Michigan, held at the Township Administration Building in said Township, on the 8<sup>th</sup> day of February, 2005, at 7:30 p.m.

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

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

**WHEREAS**, it appears to this Board that it would be conducive to the public health, safety and welfare of the Township and its inhabitants that the public streets within Centennial Park Subdivision Phases 5 and 6, Lots 144 through 216 inclusive, be lighted by artificial means; and

**WHEREAS**, this Board has the power and authority pursuant to Act #188, Public Acts of Michigan of 1954, as amended, on its own motion and without petition to exercise the powers granted by said Act 188 with respect to providing such street lighting; and

**WHEREAS**, this Board desires to proceed with providing such street lighting, and to defray the cost thereof by a special assessment against the taxable lands and premises within said site; and

**WHEREAS**, the Detroit Edison Company has proposed to provide such street lighting to consist of fifteen (15) 100 Watt HPS "Colonial" streetlights for an initial annual charge of \$4,359.86 (\$59.72 per Lot), such lighting system to be owned and installed by said Company, and such charge to include full service of the system including general maintenance and cleaning, bulb and glass replacement, pole repair and replacement, electrical maintenance and vandalism repair.

***NOW, THEREFORE BE IT RESOLVED,***

1. The plans showing the street lighting improvements and location thereof and the estimate of cost of providing such street lighting, be filed with the Township Clerk and be available for public inspection.
2. The Township Board tentatively declares its intention to provide said street lighting.
3. The Township Board tentatively designates a special assessment district against which the cost of such street lighting is to be assessed consisting of all the lands in Centennial Park Subdivision Phases 5 and 6, Lots 144 through 216, inclusive.
4. The Township Board hereby estimates the cost of providing such street lighting for the initial year to be \$4,359.86 (\$59.72 per Lot).

5. The Township Board shall meet at the Township Administration Building located at 6201 W. Michigan Avenue in said Township on Wednesday, the 23<sup>rd</sup> day of February 2005, at 7:30 p.m., to hear any objections which may be offered against creating such special assessment district.

6. The Township Clerk is hereby ordered to cause a notice of such hearing to be published at least five (5) days before the time of the hearing in a newspaper of general circulation in the district, and to cause notice of said hearing to be mailed by first class mail to each owner or party in interest in property in the special assessment district whose name appears upon the last tax assessment records of the township, at least ten (10) days before the date of such hearing.

7. Said notice shall be in substantially the following form:

**NOTICE OF HEARING ON SPECIAL ASSESSMENT  
BY THE TOWNSHIP BOARD OF PITTSFIELD CHARTER TOWNSHIP**

TO: ALL OWNERS OF OR PARTIES WITH AN INTEREST IN PROPERTY LOCATED  
IN CENTENNIAL PARK SUBDIVISION PHASES 5 & 6, LOTS 144 THROUGH 216.

**PLEASE TAKE NOTICE** that the Township Board of Pittsfield Charter Township has tentatively declared its intention to provide street lighting of all streets within Centennial Park Subdivision Phases 5 and 6, to consist of fifteen (15) 100 Watt HPS "Colonial" streetlights for an initial annual charge of \$4,359.86 (\$59.72 per Lot) and has tentatively designated the special assessment district against which the cost of such street lighting is to be assessed as consisting of Lots 144 through 216, inclusive.

Plans and estimates for said street lighting have been prepared and are on file with the Township Clerk for public examination.

**TAKE FURTHER NOTICE** that the Township Board will meet on Wednesday, February 23, 2005, at 7:30 p.m. in the Township Administration Building located at 6201 W. Michigan Ave., for the purpose of hearing any objections, which may be offered against creating the district and defraying the expenses thereof by special assessment.

This notice is in compliance with PA 267 of 1976 as amended (Open meetings Act), MCLA 41.72a (2) (3) and the Americans with Disabilities Act (ADA).

The Pittsfield Township Board will provide necessary reasonable auxiliary aids and services, to individuals with disabilities at the meeting or public hearing upon five (5) day notice to the Pittsfield Township Board

s/Feliziana Meyer, Clerk  
Pittsfield Charter Township  
(734) 822-3120

8. All other resolutions and parts of resolutions, insofar as they conflict with the provisions of this resolution, hereby are rescinded.

**ROLL CALL VOTE:**

**AYES:** Brostrom, Burhop, Conner, Lirones, Meyer, Urda-Thompson, Walter  
**NAYS:** None  
**ABSENT:** None

PITTSFIELD CHARTER TOWNSHIP  
Board of Trustees Meeting  
Held February 8, 2005  
ATTACHMENT #4

**ABSTAIN:** None

***RESOLUTION DECLARED ADOPTED.***

---

Feliziana Meyer, Clerk  
Pittsfield Charter Township  
DATED: February 8, 2005

PITTSFIELD CHARTER TOWNSHIP  
Board of Trustees Meeting  
Held February 8, 2005  
ATTACHMENT #4

# 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 February 8, 2005, 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: February 8, 2005

**PITTSFIELD CHARTER TOWNSHIP  
WASHTENAW COUNTY, MICHIGAN  
RESOLUTION TO ESTABLISH AN  
INDUSTRIAL DEVELOPMENT DISTRICT  
RESOLUTION #2**

**PITTSFIELD CHARTER TOWNSHIP RESOLUTION #05-09**

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 8<sup>th</sup> day of January 2005, at 7:30 p.m.

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

Absent: None.

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

**WHEREAS**, Pittsfield Charter Township has set its intent to favorably consider the establishment of Plant Rehabilitation Districts and Industrial Development Districts pursuant to Act 198 of Michigan Public Acts of 1974 under such situations and under such conditions as may be found to be appropriate and beneficial to said township; and

**WHEREAS**, Pittsfield Charter Township will look with particular favor upon the establishment of Plant Rehabilitation Districts and Industrial Development Districts and of the issuance of Industrial Development Revenue Bonds for industries which are planning to locate or re-locate within the industrial park or other areas defined by the Comprehensive Plan of Pittsfield Township; and

**WHEREAS**, Pittsfield Charter Township has met in public hearing for the purpose of reviewing the request to consider properties in Section 21 located on State Street north of Michigan Avenue, Pittsfield Township, Washtenaw County, Michigan, as an Industrial Development District as provided for under Act No. 198 of 1974.

**NOW THEREFORE BE IT RESOLVED**, by the Board of Trustees for Pittsfield Charter Township, that properties located on State Street north of Michigan Avenue, Section 21 Pittsfield Township, Washtenaw County, Michigan, as an Industrial Development District more particularly described as follows:

**UNIT(S) 7,8 AND 9, OF STATE STREET BUSINESS PARK  
CONDOMINIUM (FORMERLY KNOWN AS HINES BUSINESS PARK), A  
CONDOMINIUM ACCORDING TO THE MASTER DEED THEREOF  
RECORDED IN LIBER 3117, PAGE 254, WASHTENAW COUNTY  
RECORDS, AND DESIGNATED AS WASHTENAW COUNTY  
CONDOMINIUM SUBDIVISION PLAN NO. 213, AND ANY AMENDMENTS  
THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE  
COMMON ELEMENTS OF SAID CONDOMINIUM AS SET FORTH IN  
SAID MASTER DEED, AND ANY AMENDMENTS THERETO, FIRST  
AMENDMENT TO MASTER DEED RECORDED IN LIBER 3851 PAGE 749  
AND SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER**

PITTSFIELD CHARTER TOWNSHIP  
Board of Trustees Meeting  
Held February 8, 2005  
ATTACHMENT #5

**3927, PAGE 113 AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS  
OF MICHIGAN OF 1978, AS AMENDED.**

**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: February 8, 2005

PITTSFIELD CHARTER TOWNSHIP  
Board of Trustees Meeting  
Held February 8, 2005  
ATTACHMENT #5

## *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 February 8, 2005 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: February 8, 2005

**RESOLUTION FOR APPROVAL OF AN ORDINANCE TO AMEND THE  
PITTSFIELD CHARTER TOWNSHIP ZONING ORDINANCE  
RZ 04-16 Zahn Property  
Second Reading  
February 8, 2005**

**WHEREAS** Pittsfield Township received petition RZ 04-16 Zahn Property. The petitioner (Sutton Development Co.) filed a petition on October 21, 2004 to rezone a 13.2 acre parcel from AG (Agricultural) to R-2B (Low Density Multiple Family Residential) for property located at 3456 Ann Arbor-Saline Road, Section 7, tax parcel 12-07-200-009, and

**WHEREAS** The Pittsfield Township Planning Commission held a public hearing on the petition on December 9, 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 December 9, 2004 to recommend to the Pittsfield Township Board that the request to rezone the property in petition RZ 04-16 Zahn Property from Agricultural (AG) to Low Density Multiple Family Residential (R-2B) be approved;

**WHEREAS** The Pittsfield Township Planning Commission made the following findings regarding petition RZ 04-16 Zahn Property:

1. The petition is consistent with the Township's adopted Comprehensive Plan. The Plan designates the property in the petition for medium density residential use, at a density of 6 DUs/acre. The R- 2B district permits up to 6 DUs/acre, and is intended to be used in areas that are designated in the Plan for medium density residential use.
2. The existing AG zoning for this property is no longer appropriate. The property has been zoned AG since the zoning ordinance was adopted in 1970. Conditions have changed since then – public water and sanitary sewer services became available in the area, the property fronts on what has become a major road, and the property is virtually surrounded by urban residential development. Agricultural uses and zoning no longer fit into this area.
3. Public facilities are available to the property and are capable of handling the 73 dwelling units that would be possible if the petition is approved. Traffic that would be generated would have no significant impact on traffic flow on Ann Arbor-Saline Road.

4. Approval of the petition would not set an adverse precedent for zoning for other properties in the area. Zoning is well established to the east and southeast. Approval of the petition might create interest in R-2B zoning for the undeveloped parcel adjacent to the southwest, but that zoning would be contrary to adopted land use policy – the area is designated for suburban residential use (R-1B) in the Comprehensive Plan. The zoning pattern is also well established to the west, with Hawthorne Ridge (R-1B) and Heritage Falls (PUD) fully developed. Approval of the petition might be used as a basis for requesting R-2B zoning for the two R-1A parcels on the west side of Ann Arbor-Saline Road, but that would be contrary to the Comprehensive Plan. In addition, those two parcels are surrounded on three sides by suburban residential development (2.5 DU's/acre.) Approval of the petition would be a precedent for rezoning the two acre Grange property to the north R-2B or a comparable PUD district. Such a zoning change would be consistent with the Comprehensive Plan and adjacent land uses.
5. Approval of the petition is likely to have an adverse effect on the values of property in the area.
6. R-2B zoning of the property would be compatible with existing uses and zoning in the area. Development under R-2B zoning would be similar to the residential use in Oak Meadows adjacent to the east.
7. The property is a reasonable parcel of land for zoning consideration. Approval of the petition would leave the two acre Grange property adjacent to the north zoned AG, the AG zoned parcel in the area north and east of the property in the petition. AG zoning is reasonable for the existing use. Long-term, the appropriate zoning is R-2B or a comparable PUD district.

**WHEREAS** The Pittsfield Township Planning Commission transmitted a copy of the Township Planner's reports of December 1, 2004 with this resolution as the Commission's report on the petition.

**NOW THEREFORE BE IT RESOLVED** That the Pittsfield Township Board of Trustees approve the second reading of petition RZ 04-16 Zahn Property to rezone parcel with Tax ID number 12-07-200-009 from Agricultural (AG) Low Density Multiple Family Residential (R-2B).

Motion made by Treasurer Lirones. Motion supported by Clerk Meyer

**ROLL CALL VOTE:**

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

***Resolution Declared Adopted.***