

**Minutes of a Regular Meeting
Pittsfield Charter Township Board of Trustees, May 24, 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, Lirones, Meyer, Urda-Thompson, Walter
Members Absent: None.
Others Present: Yolanda Dawson (Recording Clerk), Judith Walter, Kristin Orłowski

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

5.0 Public Hearings/Presentations

6.0 Approval of Minutes

6.1 Request to Approve Minutes of the Regular Meeting held on May 10, 2005.

Motion by Trustee Conner, supported by Trustee Burhop, to approve minutes of the regular meeting held on May 10, 2005.

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 #50785 - #50927 in the amount of \$433,686.25.

Motion by Trustee Conner, supported by Trustee Burhop, to approve payment of payables, checks #50785 - #50927, in the amount of \$433,686.25.

ROLL CALL VOTE:

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

NAYS: None.

ABSENT: None.

ABSTAIN: None.

MOTION CARRIED.

9.2 Request to receive the April 2005 Control Account and Revenue/Expenditures report.

Motion by Trustee Conner, supported by Trustee Burhop, to receive the April 2005 Control Account and Revenue/Expenditures report.

MOTION CARRIED.

10.0 Items from the Supervisor/Assessor

10.1 Request for Action: Motion to Approve Revised Employee Policy Handbook with an effective date of June 1, 2005.

Motion by Treasurer Lirones, supported by Trustee Burhop, to approve the revised Employee Policy Handbook, with an effective date of June 1, 2005.

Human Resources Manager Orlowski said that the human resources department has been working on this revision of the employee policy handbook since April 2004 and that the last revision was in 1997.

ROLL CALL VOTE:

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

NAYS: None.

ABSENT: None.

ABSTAIN: None.

MOTION CARRIED.

10.2 Request for Acton: Motion to Approve and Authorize the Supervisor and Clerk to sign the 2005 Washtenaw County/Pittsfield Charter Township Road Agreement.

Motion by Trustee Burhop, supported by Treasurer Lirones, to approve and authorize the Supervisor and Clerk to sign the 2005 Washtenaw County/Pittsfield Charter Township Road Agreement.

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 Request for Action: Request purchase/replace Fire Department Turnout Gear, 13 sets of turnout gear through Time Emergency Equipment at a total cost of \$17,188.15 and charge to account number 336-725, Uniform Expense.

Motion by Trustee Conner, supported by Trustee Burhop, to approve request to purchase/replace Fire Department Turnout Gear, 13 sets of turnout gear through Time Emergency Equipment at a total cost of \$17,188.15 and charge to account number 336-725, Uniform Expense.

ROLL CALL VOTE:

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

NAYS: None.
ABSENT: None.
ABSTAIN: None.
MOTION CARRIED.

11.2 Receive April 2005 Fire Department Incident Summary and Monthly Report.

Motion by Trustee Brostrom, supported by Trustee Burhop, to receive the April 2005 Fire Department Incident Summary and Monthly Report.

MOTION CARRIED.

11.3 Request for Action: Request reimbursement for Fundamentals of Speech, Juvenile Justice, and Human Relations (100% requested) for courses taken from January 10, 2005 to May 1, 2005 at a total cost of \$837.00 for Officer David Thomas.

Motion by Trustee Burhop, supported by Trustee Brostrom, to approve reimbursement for Fundamentals of Speech, Juvenile Justice, and Human Relations (100 % requested) for courses taken from January 10, 2005 to May 1, 2005 at a total cost of \$837.00 for Officer David Thomas.

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: Request reimbursement for Business Mathematics, Principles of Marketing, and Introduction to Political Science (100% requested) for courses taken from January 8, 2005 to April 30, 2005 at a total cost of \$522.00 for Utilities Billing and Customer Service Coordinator White.

Motion by Trustee Conner, supported by Trustee Burhop, to approve reimbursement request for Business Mathematics, Principles of Marketing, and Introduction to Political Science (100% requested) for courses taken from January 8, 2005 to April 30, 2005 at a total cost of \$522.00 for Utilities Billing and Customer Service Coordinator White.

ROLL CALL VOTE:

AYES: Brostrom, Burhop, Conner, Lirones, Meyer, Urda-Thompson, Walter.
NAYS: None.
ABSENT: None.
ABSTAIN: None.
MOTION CARRIED.

12.2 Request for Action: Request reimbursement for INP150-Web Coding I and INP152-Web Imaging (100% requested) for courses taken from January 12, 2005 to May 2, 2005 at a total cost of \$360.00 for Housing Inspector Thornsberry.

Motion by Trustee Conner, supported by Trustee Burhop, to approve reimbursement request for INP150- Web Coding I and INP152- Web Imaging (100% requested) for courses taken from January 12, 2005 to May 2, 2005 at a total cost of \$360.00 for Housing Inspector Thornsberry.

ROLL CALL VOTE:

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

NAYS: None.

ABSENT: None.

ABSTAIN: None.

MOTION CARRIED.

12.3 Request for Action: Resolution for approval of an ordinance to amend the Pittsfield Charter Township Zoning Ordinance RZ 04-17 Forrest Properties [Second Reading].

Motion by Treasurer Lirones, supported by Clerk Meyer, to approve a resolution for approval of an ordinance to amend the Pittsfield Charter Township Zoning Ordinance RZ 04-17 Forrest Properties [Second Reading]. (See attachment #1)

ROLL CALL VOTE:

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

NAYS: None.

ABSENT: None.

ABSTAIN: None.

MOTION CARRIED.

12.4 Request for Action: Resolution for Approval of an ordinance to amend the Pittsfield Charter Township Zoning Ordinance RZ 05-02 Tarek Zoabi/Platt Subdivision, LLC [Second Reading].

Motion by Trustee Conner, supported by Trustee Brostrom, to approve a resolution for approval of an ordinance to amend the Pittsfield Charter Township Zoning Ordinance RZ 05-02 Tarek Zoabi/Platt Subdivision, LLC [Second Reading]. (See attachment #2)

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

14.0 Unfinished Business

15.0 New Business

15.1 Request for Action: Motion to approve emergency repair of sewage lift station pump located at Michigan Ave. and Wapiti Way with a cost not to exceed \$1,677.00 performed by DRW Electric of Whitmore Lake

Motion by Trustee Conner, supported by Clerk Meyer, to approve emergency repair of sewage lift station pump located at Michigan Ave. and Wapiti Way, with a cost not to exceed \$1,677.00 performed by DRW Electric of Whitmore Lake.

ROLL CALL VOTE:

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

NAYS: None.

ABSENT: None.

ABSTAIN: None.

MOTION CARRIED.

15.2 Request for Action: Motion to approve resolution #05-33 Resolution Requesting the Establishment of the Textile Drain Drainage District.

Motion by Trustee Burhop, supported by Trustee Brostrom, to approve resolution #05-33 Resolution Requesting the Establishment of the Textile Drain Drainage District.

ROLL CALL VOTE:

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

NAYS: None.

ABSENT: None.

ABSTAIN: None.

MOTION CARRIED.

Supervisor Walter said this is to remedy the flooding on Textile Rd. between Michigan Ave. and US-23. There are multiple problems that need to be corrected. This project will require cooperation between the Township, the Road Commission and the Drain Commission.

16.0 Public Comment II-none.

17.0 Adjournment by Supervisor Walter at 7:52 p.m.

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 JUNE 14, 2005.

**RESOLUTION FOR APPROVAL OF AN ORDINANCE TO AMEND
THE PITTSFIELD CHARTER TOWNSHIP ZONING ORDINANCE
RZ 04-17 Forrest Properties
Second Reading
May 24, 2005**

WHEREAS Pittsfield Township received petition RZ 04-17 Forrest Properties to rezone a property located at 2488 Golfside Road in Section 1, known as tax parcel ID #12-01-401-021, from C-1 (Local Commercial) to O-1 (Office); and

WHEREAS The Pittsfield Township Planning Commission held a public hearing on the petition on April 7, 2005; and

WHEREAS The Pittsfield Township Planning Commission received no comments; and

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

WHEREAS The Pittsfield Township Planning Commission recommended to the Pittsfield Township Board that the request to rezone the property in RZ 04-17 Forrest Properties from C-1 (Local Commercial) to O-1 (Office) be approved; and

WHEREAS The Pittsfield Township Planning Commission made the following findings regarding petition RZ 04-17 Forrest Properties:

1. The petition is consistent with Comprehensive Plan.
2. The site does not have direct access to public water and sanitary sewer services. Both services are available on Washtenaw Avenue but an easement is required through the property adjacent to the south – tax parcel #L12-01-401-018 for access. Storm drainage will be handled by an on-site retention basin. The basin exists but upgrading will be required to handle additional runoff that will result from development of the site.
3. The development of the site as office should generate fewer peak hour vehicle trips than would be generated by a commercial development that is permitted under the current C-1 zoning. Existing ingress and egress easements on the Burger King site provide alternate access and exit routes via Washtenaw Avenue and eliminate what would be a long dead-end driveway without this route.
4. The existing C-1 zoning is now considered to be inappropriate for the property because commercial development would likely result in total clearance of the site. Office zoning provides an opportunity to save the existing building for office use and some of the existing trees. In addition, offices are considered to be a better

- transition use between the commercial frontage on Washtenaw Avenue and the residential area to the north (Golfside Lakes).
5. Approval of the petition will not set any precedents for zoning changes in this area. Land use and zoning patterns in the area are well established and are not likely to be changed in the foreseeable future.
 6. Approval of the petition will not adversely affect values of neighboring properties. Office uses will be compatible with use of these properties.

NOW THEREFORE BE IT RESOLVED, That the Pittsfield Township Board of Trustees approves the second reading of petition RZ 04-17 Forrest Properties to rezone a property located at 2488 Golfside Road in Section 1, known as tax parcel ID #12-01-401-021, from C-1 (Local Commercial) to O-1 (Office).

**RESOLUTION FOR APPROVAL OF AN ORDINANCE TO AMEND
THE PITTSFIELD TOWNSHIP ZONING ORDINANCE
RZ 05-02 Tarek Zoabi/Platt Subdivision, LLC
Second Reading
May 24, 2005**

WHEREAS Pittsfield Township received petition RZ 05-02 Tarek Zoabi/Platt Subdivision, LLC to rezone a property located at 5662 Platt Road in Section 22, known as Tax parcel ID# L12-22-400-016, from AG (Agricultural) to R1-B (Single-Family Suburban Residential); and

WHEREAS The Pittsfield Township Planning Commission held a public hearing on the petition on April 7, 2005; and

WHEREAS The Pittsfield Township Planning Commission received no comments; and

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

WHEREAS The Pittsfield Township Planning Commission recommended to the Pittsfield Township Board that the request to rezone the property in RZ 05-02 Tarek Zoabi/Platt Subdivision, LLC from AG (Agricultural) to R1-B (Single-Family Suburban Residential) be approved; and

WHEREAS The Pittsfield Township Planning Commission made the following findings regarding petition RZ 05-02 Tarek Zoabi/Platt Subdivision, LLC:

- 1.** The petition is consistent with the Township's adopted Comprehensive Plan. The Plan designates the property and area for moderate density. The R-1B district is intended to be used in such areas.
- 2.** R1-B zoning of the property in the petition is consistent with the existing R1-B zoning of adjacent properties and other surrounding zoning district densities.
- 3.** Public services and facilities are adequate to serve the property under R1-B zoning. Public water and sanitary sewer services are available.
- 4.** Approval of the petition would have no adverse impacts on the value of properties in the area.
- 5.** The petition is consistent with land use and zoning trends in the surrounding area.
- 6.** The property is a reasonable unit of land for zoning consideration.

NOW THEREFORE BE IT RESOLVED, That the Pittsfield Township Board of Trustees approves the second reading of petition RZ 05-02 Tarek Zoabi/Platt Subdivision, LLC to rezone a property located at 5662 Platt Road in Section 22, know as Tax parcel ID# L12-22-400-016, from AG (Agricultural) to R1-B (Single-Family Suburban Residential).

**Pittsfield Charter Township
Washtenaw County, Michigan**

RES #05-33

Resolution Requesting the Establishment of the Textile Drain Drainage District

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 Avenue, in said Township, on the 24th day of May 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, the Township Board hereby petitions the Washtenaw County Drain Commissioner to lay out and establish a drainage district in Pittsfield Charter Township under the provisions of Act No. 40 of the Public Acts of 1956, as amended. The location of the drain to be substantially as noted herein, and, as may be finally determined by the Washtenaw County Drain Commissioner; and

Textile Road Preliminary Drainage District

The preliminary drainage district for Textile Road, as generally shown in the accompanying figure, is approximately 428 acres in size and covers portions of Sections 14, 23, 24, 25 and 26 in Township 3S, Range 6E in Pittsfield Township, Washtenaw County. The northern boundary of the drainage area begins approximately 1,170 feet north of Morgan Road and approximately 1,060 feet west of US-23. The western boundary of the delineation runs approximately parallel with the Koch and Warner Drain. It crosses US-12 (Michigan Avenue) approximately 570 feet east of the Textile Road and US-12 intersection, which will be the beginning point for the proposed drain. The delineation on the west boundary continues approximately another 1,930 feet south where it then turns east and becomes the southern boundary. The southern boundary creates an approximate straight line from the west to the east side ending at Textile Road just downstream from the outlet of Willow Pond 1. The eastern boundary starts at Textile Road just downstream from the outlet of Willow Pond 1 and goes west along Textile Road to Carpenter Road. It follows along Carpenter Road north to US-12, west along US-12 to US-23. The eastern boundary continues north along US-23 till approximately 900 feet south of Morgan Road at which point it turns northwest toward the northern boundary. This Preliminary Drainage District is based on orthophotography and some limited field reconnaissance and will be subject to revision.

WHEREAS, Pittsfield Charter Township hereby petitions the Washtenaw County Drain Commissioner to locate, establish and construct a drain or drains, or any portion thereof, which will properly drain the lands in the district, under the provision of Act No. 40 of the Public Acts of 1956, as amended, the Textile Drain; and

WHEREAS, Pittsfield Charter Township acknowledges that it will be liable for an assessment at large for a percentage of the total amount to be levied for the proposed work; and

WHEREAS, it has been determined necessary to proceed as soon as possible to accomplish the aforesaid improvements.

NOW THEREFORE BE IT RESOLVED, that Pittsfield Charter Township hereby petitions to the Washtenaw County Drain Commissioner to locate, establish and construct a drain or drains, or any portion thereof, which will properly drain the lands in the district, under the provision of Act No. 40 of the Public Acts of 1956, as amended, the Textile Drain.

BE IT FURTHER RESOLVED, that a certified copy of this resolution be attached to the petition.

BE IT FURTHER RESOLVED, that the Supervisor and Clerk be authorized to execute the petition on behalf of Pittsfield Charter Township Board.

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: May 24, 2005

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 May 24, 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: May 24, 2005