

**Minutes of a Regular Meeting  
Pittsfield Charter Township Board of Trustees, February 28, 2006  
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, Urda-Thompson, Walter  
**Members Absent:** Meyer  
**Others Present:** Yolanda Holmes (Recording Clerk), Jan BenDor (Deputy Clerk), Craig Singer, Kelly Sparrow, Judith Walter, Ed Golembiewski

---

**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** – Clerk Meyer absent and Trustee Brostrom arrived late.

**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 February 14, 2006.**

Motion by Trustee Conner, supported by Trustee Burhop, to approve minutes of the regular meeting held on February 14, 2006.

**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 #53429 – #53568 in the amount of \$849,512.79.**

Motion by Treasurer Lirones, supported by Trustee Urda-Thompson, to approve payment of payables, checks #53429 - #53568 in the amount of \$849,512.79.

**ROLL CALL VOTE:**

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

**NAYS:** None.

**ABSENT:** Brostrom, Meyer.

**ABSTAIN:** None.

**MOTION CARRIED.**

**9.2 Receive the Revenue/Expenditure Report for January 2006.**

Motion by Trustee Burhop, supported Treasurer Lirones, to receive the revenue/expenditure report for January 2006.

**MOTION CARRIED.**

**9.3 Request to consider Resolution #06-11, Amended Resolution approving application of University Lithoprinters, Inc. located at 4150 Varsity Drive, for an Industrial Facilities Exemption Certificate.**

Motion by Treasurer Lirones, supported by Trustee Burhop, to approve resolution #06-11, amended resolution approving application of University Lithoprinters, Inc. located at 4150 Varsity Drive, for an Industrial Facilities Exemption Certificate.

**ROLL CALL VOTE:**

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

**NAYS:** None.

**ABSENT:** Brostrom, Meyer.

**ABSTAIN:** None.

**MOTION CARRIED.**

**9.4 Request for approval to move polling place for Precinct 9 from Stonebridge Golf Club to Harvest Elementary School.**

Motion by Trustee Conner, supported by Trustee Urda-Thompson, to approve request to move polling place for Precinct 9 from Stonebridge Golf Club to Harvest Elementary School.

**ROLL CALL VOTE:**

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

**NAYS:** None.

**ABSENT:** Brostrom, Meyer.

**ABSTAIN:** None.

**MOTION CARRIED.**

**10.0 Items from the Supervisor/Assessor**

**11.0 Items from the Office of Public Safety**

**11.1 Request for Action: Repair of Tanker 1 a 1986 Spartan/4 guys, to include replacement of body supports, at a cost not to exceed \$1,520.00; to be completed by Superior Collision and charged to account number 336-863.**

Motion by Trustee Conner, supported by Trustee Burhop, to approve repair of Tanker 1 a 1986 Spartan/4 guys, to include replacement of body supports, at a cost not to exceed \$1,520.00; to be completed by superior Collision and charged to account #336-863.

**ROLL CALL VOTE:**

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

**NAYS:** None.  
**ABSENT:** Brostrom, Meyer.  
**ABSTAIN:** None.  
**MOTION CARRIED.**

**11.2 Request for Action: Repair of Rescue 3, a 1997 GMC Rescue Vehicle, to include brakes, calipers, seals and wheel bearings at a cost not to exceed \$3,955.00; to be completed by R&R Fire Truck Repair and charged to account number 336-863.**

Motion by Trustee Conner, supported by Trustee Burhop, to approve repair of Rescue 3, a 1997 GMC Rescue Vehicle, to include brakes, calipers, seals and wheel bearings at a cost not to exceed \$3,955.00; to be completed by R&R Fire Truck Repair and charged to account #336-863.

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

**11.3 Request for Action: Request approval to replace tires on Engine 2, a 1998 Pierce Pumper, at a cost not to exceed \$1,153.40. Work to be completed by Scott Tire, and charged to the fire department vehicle maintenance account number 336-863.**

Motion by Trustee Conner, supported by Trustee Urda-Thompson, to approve request to replace tires on Engine 2, 1998 Pierce Pumper, at a cost not to exceed \$1,153.40. Work to be completed by Scott Tire and charged to the Fire Department vehicle maintenance account #336-863.

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

**11.4 Request for Action: Request to approve the hire of In Ho Cho, as the part-time Car Washer effective February 21, 2006 at the starting wage of \$11.20 per hour regularly scheduled to work less than 30 hours per week as governed by the living wage ordinance.**

Motion by Trustee Conner, supported by Trustee Urda-Thompson, to approve the hire of In Ho Cho, as the part-time Car Washer effective February 21, 2006 at the starting wage of \$11.20 per hour regularly scheduled to work less than 30 hours per week as governed by the living wage ordinance.

**ROLL CALL VOTE:**  
**AYES:** Burhop, Conner, Lirones, Urda-Thompson, Walter.

**NAYS:** None.  
**ABSENT:** Brostrom, Meyer.  
**ABSTAIN:** None.  
**MOTION CARRIED.**

**11.5 Motion to amend the February 13, 2006 action by the Dept. of Public Safety to hire Part-time Investigation Bureau Secretary, Sandra Ann Trolz.**

Treasurer Lirones noted that items 11.5 and 11.6 should be combined into a single motion.

**11.6 Motion to approve hire of Sandra Ann Trolz as Part-time Investigations Bureau Secretary effective February 13, 2006, at the starting wage of \$11.20 (as governed by the living wage ordinance) and regularly scheduled to work less than 30 hours per week as set forth in the employee policy handbook.**

Motion by Trustee Conner, supported by Trustee Urda-Thompson, to amend the approval of the hire of Sandra Ann Trolz as part-time Investigations Bureau Secretary effective February 13, 2006, at the starting wage of \$11.20 (as governed by the living wage ordinance) and regularly scheduled to work less than 30 hours per week as set forth in the employee policy handbook.

**ROLL CALL VOTE:**

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

**11.7 Receive Fire Department Incident Summary Report for January 2006.**

Motion by Treasurer Lirones, supported by Trustee Burhop, to receive Fire Department incident summary report for January 2006.

**MOTION CARRIED.**

**11.8 Request Authorization for Supervisor James Walter and Clerk Feliziana Meyer to sign a service contract through Washtenaw County for a grant award received from the Department of Justice, Office on Violence Against Women, Grant to Encourage Arrest Policies. The grant award requires no match and will reimburse Pittsfield Township up to 320 hours of police services in the investigation of Domestic Violence Crimes.**

Motion by Trustee Conner, supported by Trustee Urda-Thompson, to approve authorization for Supervisor James Walter and Clerk Feliziana Meyer to sign a service contract through Washtenaw County for a grant award received from the Department of Justice, Office on Violence Against Women, Grant to Encourage Arrest Policies. The grant award requires no match and will reimburse Pittsfield Township up to 320 hours of police services in the investigation of Domestic Violence Crimes.

**ROLL CALL VOTE:**

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

**NAYS:** None.

**ABSENT:** Meyer.

**ABSTAIN:** None.

**MOTION CARRIED.**

**11.9 Request for Action: Request to hire replacement Paid On-Call Fire Fighters to include Brian Cox, Ben LaBounty, Michael Troy, James Walker, Adam Waller and Corey Winters in the fire department. Replacements fill vacant positions.**

Motion by Trustee Conner, supported by Trustee Urda-Thompson, to approve request to hire replacement Paid On-Call Fire Fighters to include Brian Cox, Ben LaBounty, Michael Troy, James Walker, Adam Waller and Corey Winters in the Fire Department. Replacements fill vacant positions.

**ROLL CALL VOTE:**

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

**NAYS:** None.

**ABSENT:** Meyer.

**ABSTAIN:** None.

**MOTION CARRIED.**

**11.10 Request for Action: Request to purchase a 32 channel radio and telephone recording system for the 911 Dispatch Center at a cost not to exceed \$22,999.00, from the DSS Corporation, and charge to the Public Safety Millage Capital Account number 205-970.**

Motion by Treasurer Lirones, supported by Trustee Conner, to approve request to purchase a 32 channel radio and telephone recording system for the 911 Dispatch Center at a cost not to exceed \$22,999.00, from the DSS Corporation and charge to the Public Safety Millage Capital account #205-970.

**ROLL CALL VOTE:**

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

**NAYS:** None.

**ABSENT:** None.

**ABSTAIN:** Meyer.

**MOTION CARRIED.**

**11.11 Request for Action: Request enrollment in Eating for Good Health, Core Concepts of Health, Stress Management, and Cardiovascular Health (50% requested) for courses to be taken from March 8, 2006 to August 4, 2006 at a total cost of \$1200.00 for Police Officer Gray.**

Motion by Trustee Conner, supported by Trustee Brostrom, to approve enrollment in Eating for Good Health, Core Concepts of Health, Stress Management and Cardiovascular Health (50% requested) for courses to be taken from March 8, 2006 to August 4, 2006 at a total cost of \$1,200.00 for Police Officer Gray.

**MOTION CARRIED.**

**12.0 Items from the Department of Building Safety/Planning and Zoning**

**12.1 Request for Action: Resolution for Approval of an Ordinance to Amend the Pittsfield Charter Township Zoning Ordinance, RZ 05-05 William A. Gainsley, Second Reading.**

Motion by Treasurer Lirones, supported by Trustee Burhop, to approve resolution for approval of an ordinance to amend the Pittsfield Charter Township Zoning Ordinance, RZ 05-05 William A. Gainsley, second reading.

**ROLL CALL VOTE:**

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

**NAYS:** None.

**ABSENT:** Meyer.

**ABSTAIN:** None.

**MOTION CARRIED.**

**12.2 Request for Action: Resolution for Approval of an Ordinance to Amend the Pittsfield Charter Township Zoning Ordinance, RZ 05-06 Oak Valley Centre PUD, Second Reading.**

Motion by Treasurer Lirones, supported by Trustee Brostrom, to approve resolution for approval of an ordinance to amend the Pittsfield Charter Township Zoning Ordinance, RZ 05-06 Oak Valley Centre PUD, second reading.

**ROLL CALL VOTE:**

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

**NAYS:** None.

**ABSENT:** Meyer.

**ABSTAIN:** None.

**MOTION CARRIED.**

**12.3 Request for Action: Request to approve the purchase of training/assistance from Azteca Systems Inc., for a cost not to exceed \$7,000.00.**

Motion by Trustee Conner, supported by Treasurer Lirones, to approve the purchase of training/assistance from Azteca Systems Inc., for a cost not to exceed \$7,000.00.

**ROLL CALL VOTE:**

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

**NAYS:** None.

**ABSENT:** Meyer.

**ABSTAIN:** None.

**MOTION CARRIED.**

**12.4 Request for Action: Request to approve the purchase of one 1990 Clark Forklift from Blue Water Truck Services of Kimball, Michigan for a total cost of \$9,775.00.**

Motion by Trustee Conner, supported by Trustee Urda-Thompson, to approve purchase of one 1990 Clark Forklift from Blue Water Truck Services of Kimball, Michigan for a total cost of \$9,775.00.

**ROLL CALL VOTE:**

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

**NAYS:** None.

**ABSENT:** Meyer.

**ABSTAIN:** None.

**MOTION CARRIED.**

**12.5 Request to approve Ordinance No. 270, amending Chapter 6 of the Township Code, Buildings and Building Regulations, on Second Reading.**

Motion by Trustee Conner, supported by Trustee Urda-Thompson, to approve Ordinance No. 270, amending Chapter 6 of the Township Code, Buildings and Building Regulations, second reading.

**ROLL CALL VOTE:**

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

**NAYS:** None.

**ABSENT:** Meyer.

**ABSTAIN:** None.

**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 7:52 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, AS CORRECTED, AT THE PITTSFIELD CHARTER TOWNSHIP  
BOARD OF TRUSTEES MEETING HELD MARCH 14, 2006

**PITTSFIELD CHARTER TOWNSHIP  
WASHTENAW COUNTY, MICHIGAN**

**Resolution to Amend Approval of University Lithographers, Inc.  
Application for Industrial Facilities Exemption Certificate**

**Resolution #06-11**

**February 28, 2006**

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 28<sup>th</sup> day of February, 2006, at 7:30 p.m.

Members Present: Burhop, Conner, Lirones, Urda-Thompson, Walter

Members Absent: Brostrom, Meyer

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

**WHEREAS**, University Lithographers, Inc. has filed an application for an Industrial Facilities Exemption Certificate with respect to new machinery and equipment to be acquired and installed within Industrial Development District #34; and

**WHEREAS**, before acting on said application, the Pittsfield Charter Township Board of Trustees held a hearing on September 27, 2005, at the Pittsfield Charter Township Administration Building, in Pittsfield Charter Township, at 7:30 p.m., at which hearing the applicant, the assessor and a representative of the affected taxing units were given written notice and were afforded an opportunity to be heard on said application; and

**WHEREAS**, installation of new machinery and equipment had not begun earlier than six (6) months before September 27, 2005, the date of acceptance of the application for the Industrial Facilities Exemption Certificate; and

**WHEREAS**, completion of the installation is calculated to and will at the time of issuance of the certificate have the reasonable likelihood to retain, create or prevent the loss of employment in Pittsfield Charter Township; and

**WHEREAS**, the aggregate SEV of real and personal property exempt from ad valorem taxes within Pittsfield Charter Township, after granting this certificate, will exceed 5% of an amount equal to the sum of the SEV of the unit, plus the SEV of personal and real property thus exempted.

**NOW THEREFORE, BE IT RESOLVED** by the Board of Trustees of Pittsfield Charter Township that:

1. The Board of Trustees finds and determines that the granting of the Industrial Facilities Exemption Certificate considered together with the aggregate amount of certificates previously granted and currently in force under Act No. 198 of the Public Acts of 1974 and Act No. 255 of the Public Acts of 1978, shall not have the effect of substantially impeding the operation of Pittsfield Charter Township, or impairing the financial soundness of a taxing unit which levies ad valorem property taxes in Pittsfield Charter Township.

2. The application of University Lithoprinters, Inc. for an Industrial Facilities Exemption Certificate with respect to new machinery and equipment to be acquired and installed on the following described parcel of real property situated within the Pittsfield Charter Township Industrial Development District #34 of the Ann Arbor Commerce Park, to wit:

LAND SITUATED IN THE TOWNSHIP OF PITTSFIELD, COUNTY OF WASHTENAW, STATE OF MICHIGAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

L-12-16-101-006 AND L-12-16-101-007, LOTS 6 AND 7 OF VARSITY DRIVE (A/K/A ANN ARBOR COMMERCE PARK)

4150 VARSITY DR. ANN ARBOR, MICHIGAN 48108

be and the same is hereby approved.

3. The Industrial Facilities Exemption Certificate when issued shall be and remain in force and effect after completion for a period of six (6) years for personal property.

**ROLL CALL VOTE:**

**AYES:** Burhop, Conner, Lirones, Urda-Thompson, Walter

**NAYS:** None

**ABSENT:** Brostrom, Meyer

**ABSTAIN:** None

**RESOLUTION DECLARED ADOPTED.**

---

Feliziana Meyer, Clerk  
Pittsfield Charter Township

DATED: February 28, 2006

PITTSFIELD CHARTER TOWNSHIP  
Board of Trustees Meeting  
Held February 28, 2006  
ATTACHMENT #1

## *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 28, 2006, 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 28, 2006

**RESOLUTION FOR APPROVAL OF AN ORDINANCE TO AMEND THE  
PITTSFIELD TOWNSHIP ZONING ORDINANCE**

**RZ 05-05 William A. Gainsley**

**Second Reading**

**February 28, 2006**

**WHEREAS** Pittsfield Township received petition RZ 05-05 William A. Gainsley to rezone properties located at 5046, 5050, and 5096 West Michigan Avenue in Section 24, known as Tax parcel ID#s L12-24-100-002, 12-24-100-003, and 12-24-100-004, from C-2 (Commercial) and to R2-1A (Single-Family Rural Non-Farm Residential) to I-1 (Limited Industrial); and

**WHEREAS** The Pittsfield Township Planning Commission held a public hearing on the petition on January 12, 2006; 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;

**WHEREAS** The Pittsfield Township Planning Commission recommended to the Pittsfield Township Board that the request to rezone the property in RZ 05-05 William A. Gainsley from C-2 (Commercial) and R2-1A (Single-Family Rural Non-Farm Residential) to I-1 (Limited Industrial); be approved; and

**WHEREAS** The Pittsfield Township Planning Commission made the following findings regarding petition RZ 05-05 William A. Gainsley:

1. The petition is consistent with the Township's adopted Comprehensive Plan. The Plan designates the entire triangle of land bounded by Morgan Road, Michigan Avenue, and Carpenter Road for light industrial uses. The property in the petition is at the east end of the triangle. The I-1 district is intended to be used in such areas.
2. The existing C-2 and R-1A zoning was applied to the properties in this area when the current Zoning Ordinance was adopted in 1970. These zoning patterns reflected lots and uses that existed at that time. Since then, conditions have changed – the three lots of record have been consolidated into one ownership parcel, traffic volumes on Michigan Avenue have increased significantly, public water and sanitary sewer services became available in Michigan Avenue, and Township land use policy changed to designate the east end of the above described triangular area for industrial use. Consideration of change in zoning at this time is reasonable.
3. Public water and sanitary sewer services are available in Michigan Avenue. Michigan has traffic flows that exceed its capacity. However, over half the property in the petition is zoned for commercial use and has a driveway close to the Morgan Road intersection. Industrial use of the property would generate fewer vehicle trips than commercial uses. In addition, if approval of the petition leads to redevelopment of the property, driveway access could be

relocated and redesigned to improve traffic flow to and from the property. Morgan Road is unpaved and the surface is in poor condition. Paving is needed, whether or not the petition is approved.

4. Approval of the petition would set a precedent for rezoning the properties to the west to I-1. However, such zoning would be consistent with the Comprehensive Plan and with existing zoning farther west – C-2 and W-1.
5. Approval of the petition would permit an industrial use adjacent to an existing residence. This condition might adversely affect the value of that property for residential use. However, the I-1 district requires a 25 foot transition strip along the west property line and this trip must be improved with a landscape screen. The I-1 district also requires a building setback of at least 20 feet, measured from the transition strip. Therefore, any future building would be at least 45 feet from the west lot line and a landscape screen would be required between the two properties. Approval of the petition should have no effect on property values of the residential areas to the north and south. These areas are separated from the property in the petition by road rights of way. In addition, the rear of these houses faces these roads.
6. The property is a combination of the three lots of record into one ownership parcel. The parcel is currently divided into two zoning districts –C-2 and R-1A. Approval of the petition would eliminate this division. The combined parcel 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 05-05 William A. Gainsley to rezone properties located at 5046, 5050, and 5096 West Michigan Avenue in Section 24, known as Tax parcel ID#s L12-24-100-002, 12-24-100-003, and 12-24-100-004, from C-2 (Commercial) and to R2-1A (Single-Family Rural Non-Farm Residential) to I-1 (Limited Industrial).

Motion made by \_\_\_\_\_

Motion supported by \_\_\_\_\_

Vote on motion:

Yes: \_\_\_\_\_

No: \_\_\_\_\_

Absent: \_\_\_\_\_

Abstain: \_\_\_\_\_

**RESOLUTION FOR APPROVAL**  
**PITTSFIELD TOWNSHIP PLANNING COMMISSION**  
**RZ 05-06 Oak Valley Centre PUD**  
**Second Reading**  
**February 28, 2006**

**WHEREAS** Pittsfield Township received petition RZ 05-06 Oak Valley Centre PUD to rezone 70.36 acres located on the north and south sides of Waters Road between Ann Arbor - Saline Road and Oak Valley Drive in Sections 6 and 7, known as Tax parcel ID#s L-12-06-475-003, -004, -005, -006, -007, -008, L-12-07-275-001 from PUD (Planned Unit Development) to PUD (Planned Unit Development); and

**WHEREAS** the Area Plan part of the petition, being one (1) sheet, prepared by Rogvoy Architects, dated February 7, 2006, was received by Pittsfield Township; and

**WHEREAS** the Pittsfield Township Planning Commission held a public hearing on the petition on January 12, 2006; and

**WHEREAS** the Pittsfield Township Planning Commission received comments from the public; and

**WHEREAS** the Pittsfield Township Planning Commission has studied the petition in terms of the standards in Section 52.07.C. of the Zoning Ordinance; and

**WHEREAS** the Pittsfield Township Planning Commission passed a resolution on February 2, 2006 to recommend to the Pittsfield Township Board that the request to rezone the property in petition RZ 05-06 Oak Valley Centre PUD from PUD (Planned Unit Development) to PUD (Planned Unit Development) be approved; and

**WHEREAS** the Pittsfield Township Planning Commission made the following findings regarding petition RZ 05-06 Oak Valley Centre PUD:

1. The proposed development conforms to the adopted general development plan, or represents land use policy which, in the Planning Commission's opinion, is a logical and acceptable change in the adopted general development plan.
2. The proposed development conforms to the intent and all regulations and standards of a PUD district.
3. The proposed development is adequately served by public facilities and services, including streets, police and fire protection, drainage courses, water and sanitary sewer facilities, refuse disposal, and sidewalks.
4. Common open space, other common properties and facilities, individual properties, and all other elements of a PUD are so planned that they will achieve a unified open space and recreation area system, with open space and all other elements in appropriate locations, suitably related to each other, the site, and surrounding lands.

5. The petitioner has made provision to assure that public and common areas have been irrevocably committed for that purpose. Provision is made for financing of improvements shown on the plan for open space and other common areas, and that proper maintenance of such improvements is assured.
6. Traffic to, from, and within the site will not be hazardous or inconvenient to the project or to the neighborhood. In applying this standard the Planning Commission has considered, among other things; convenient routes for pedestrian traffic; relationship of the proposed project to main thoroughfares and street intersections; and the general character and intensity of the existing and potential development of the neighborhood.
7. Housing is not a part of the Oak Valley Centre PUD plan.
8. The Planning Commission has determined, where applicable, that noise, odor, light, or other external effects which are connected with the proposed uses, will not adversely affect adjacent and neighboring lands and uses.
9. The proposed development shall create a minimum disturbance to natural features and land forms.
10. The property has adequate access to public streets.
11. Pedestrian circulation is provided within the site, and interconnects all use areas. The pedestrian system provides for a logical extension of pedestrian ways to the edges of the site.

**NOW, THEREFORE, BE IT RESOLVED** that the Pittsfield Township Board of Trustees approves the second reading of petition RZ 05-06 Oak Valley Centre PUD to rezone parcel # s L-12-06-475-003, -004, -005, -006, -007, -008, and L-12-07-275-001 from PUD (Planned Unit Development) to PUD (Planned Unit Development) and approves the Area Plan dated February 8, 2006, as received by Pittsfield Township, as the area plan for the PUD District.

Motion made by \_\_\_\_\_

Motion supported by \_\_\_\_\_

Vote on motion:

Yes: \_\_\_\_\_

No: \_\_\_\_\_

Absent: \_\_\_\_\_

Abstain: \_\_\_\_\_

PITTSFIELD CHARTER TOWNSHIP  
WASHTENAW COUNTY, MICHIGAN

ORDINANCE NO. 270  
SECOND READING

AN ORDINANCE TO UPDATE BUILDING SAFETY AUTHORITY BY AMENDING ARTICLES I, II, III, IV, V, VI AND VIII OF CHAPTER 6 OF THE PITTSFIELD CHARTER TOWNSHIP CODE

**PITTSFIELD CHARTER TOWNSHIP ORDAINS:**

***Section One:*** That Article I, II, III, IV, V, and VI of Chapter 6 of the Pittsfield Charter Township Code are amended as follows:

---

Chapter 6 Buildings and Building Regulations
--

**ARTICLE I. BUILDING CODE**

**Sec. 6-1. State Construction Code.**

Pursuant to the provisions of the "Stille-DeRossett-Hale single state construction code act", MCL 125.1501 et seq., the township hereby assumes the responsibility for the administration and enforcement of that act and code throughout its corporate limits. The Department of Building Safety is designated as the enforcing agency to discharge the responsibilities of the township under the act.

***Section Two.*** That section 6-271, 6-272, 6-273 and 6-276 of Article VIII of Chapter 6 of the Pittsfield Charter Township Code are amended to read as follows:

---

**ARTICLE II. DEPARTMENT OF BUILDING SAFETY**

**Sec. 6-271. Definition.**

*Department* means the Department of Building Safety, created in this article.

**Sec. 6-272. Established; authority.**

(a) The township Department of Building Safety is hereby established.

- (b) The department shall administer and enforce State Construction Code adopted pursuant to the Stille-DeRossett-Hale single state construction code act, MCL 125.1501 et seq.
- (c) The department shall administer and enforce such other and further ordinances and perform such other duties as the township board may authorize by resolution.

**Sec. 6-273. Building Official and Inspectors**

The Building Official shall be in charge of the department. The Building Official and inspectors in the department are designated as ordinance enforcement officers.

**Sec. 6-276. Construction of board of appeals; authority; membership; appointment; term of office; registration; compliance with open meetings act, freedom of information act.**

- (a) *Right of appeal; jurisdiction.* The township construction board of appeals shall hear all appeals taken from the State Construction Code, Article III of this Chapter (property maintenance and rental properties) and Article V of Chapter 36 (cross connections).
- (b) *Appointment; term of office; qualifications.* The construction board of appeals shall consist of five members who shall serve for a term of five years pursuant to the adopted codes. Members of the board of appeals shall be appointed by the township board and shall be qualified by experience and training to perform the duties of the board of appeals and registered in accordance with state law. The Building Official shall serve as the secretary to the board of appeals.
- (c) *Open Meetings Act; Freedom of Information Act.* The business of the board shall be conducted at a public meeting held in compliance with the Open Meetings Act, MCL 15.261 et seq. Public notice of the time, date, and place of the meeting shall be given in the manner required by such act. A record of decisions made by the board, properly indexed and any other writing prepared, owned, used, in the possession of, or retained by the board in the performance of an official function shall be made available to the public in compliance with the Freedom of Information Act, MCL 15.231.

---

**Section Three: That Article IX and X of Chapter 6 of the Pittsfield Charter Township Code are redesignated as Articles III and IV.**

---

**Section Four: That this ordinance shall take effect 30 days after publication.**

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

