

**Minutes of a Regular Meeting
Pittsfield Charter Township Board of Trustees, October 23, 2007
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), Edward Makielski, Diane Makielski, Cheryl Samborski, Steve Samborski, Peter Palajac, Bruce Lapinski, Chris Lapinski, Mary Isaacson, Aimee Kay, John Shores, Anita Rochefort, Rich Rochefort, Krista Lenart, Paul Dobrowolski, Kathy Dobrowolski, Brad Auerbach, Cheryl Auerbach, Damien Wetzal, Lee Makielski, John London, Danielle London, Janet MacFalda, Rebecca Meyers, Gordon Meyers, Howard Jacobson, Russell Banush, Brian Ottum.

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.

Supervisor Walter moved item 12.5 after item 6.1.

4.0 Public Comment I

5.0 Public Hearings/Presentations

5.1 Summary of Findings 2004-2007 of the Pittsfield Frog and Toad Survey and Herpetological Inventory of Pittsfield Parks presented by Herpetologist David Mifsud.

6.0 Approval of Minutes

6.1 Request to Approve Minutes of the Regular Meeting held on October 9, 2007.

Motion by Trustee Burhop, supported by Treasurer Lirones, to approve minutes of the regular meeting held on October 9, 2007.

MOTION CARRIED.

12.5 Resolution for denial of an Ordinance to Amend the Pittsfield Charter Township Zoning Ordinance, RZ 06-07, Pittsfield Investors, including all of the attachments submitted by the Planning Commission, as amended.

Comments were received from Mr. Lipinski, Mr. Banush, Mr. Ottum, Mr. Makielski, Mr. Banush, Ms. Dobrowolski (submitted letter), and Mr. & Mrs. Auerbachs (submitted letter). (See attachment #4).

Motion by Treasurer Lirones, supported by Trustee Conner, to approve resolution for denial of an Ordinance to Amend the Pittsfield Charter Township Zoning Ordinance,

RZ 06-07, Pittsfield Investors, including all of the attachments submitted by the Planning Commission, as amended. (See attachment #4)

ROLL CALL VOTE:

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

NAYS: None.

ABSENT: None.

ABSTAIN: None.

MOTION CARRIED.

7.0 Consent Agenda

8.0 Items from the Treasurer

9.0 Items from the Clerk

9.1 Approve Payment of Payables, checks #60409 through #60691 in the amount of \$543,864.52.

Motion by Trustee Conner, supported by Treasurer Lirones, to approve payment of payables, checks #60409 through #60691 in the amount of \$543,864.52.

ROLL CALL VOTE:

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

NAYS: None.

ABSENT: None.

ABSTAIN: None.

MOTION CARRIED.

9.2 Receive the Revenue/Expenditure Report for the month of September 2007.

Motion by Trustee Burhop, supported by Trustee Brostrom, to receive the Revenue/Expenditure Report for the month of September 2007.

MOTION CARRIED.

9.3 Resolution #07-62 to Set the Public Hearing for a Proposed Industrial Development District to be located at 47 West Ellsworth Road.

Motion by Trustee Conner, supported by Trustee Urda-Thompson, to approve Resolution #07-62 to Set the Public Hearing for a Proposed Industrial Development District to be located at 47 West Ellsworth Road. (See attachment #1)

ROLL CALL VOTE:

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

NAYS: None.

ABSENT: None.

ABSTAIN: None.

MOTION CARRIED.

9.4 Resolution #07-63 to Set the Public Hearing to Consider an Application for an Industrial Facilities Exemption Certificate for Aernnova Engineering US, Inc., located at 3891 Ranchero Drive.

Motion by Trustee Conner, supported by Trustee Urda-Thompson, to approve Resolution #07-63 to Set the Public Hearing to Consider an Application for an Industrial Facilities Exemption Certificate for Aernnova Engineering US, Inc., located at 3891 Ranchero Drive. (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

11.0 Items from the Office of Public Safety

11.1 Request to approve annual Amkus extrication tool service to be completed by West Shore Services, at a cost not to exceed \$2,142.00, and charge to the Fire Department Equipment Supply account #336-777.

Motion by Trustee Conner, supported by Trustee Urda-Thompson, to approve annual Amkus extrication tool service to be completed by West Shore Services, at a cost not to exceed \$2,142.00, and charge to the Fire Department Equipment Supply account #336-777.

ROLL CALL VOTE:

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

NAYS: None.

ABSENT: None.

ABSTAIN: None.

MOTION CARRIED.

11.2 Receive the Fire Department Activity Report and Incident Summary for the month of September 2007.

Motion by Trustee Burhop, supported by Treasurer Lirones, to receive the Fire Department Activity Report and Incident Summary for the month of September 2007.

MOTION CARRIED.

11.3 Receive letter of resignation from probationary Police Officer Sherri Hirzel effective October 12, 2007.

Motion by Trustee Burhop, supported by Trustee Brostrom, to receive the letter of resignation from probationary Police Officer Sherri Hirzel, effective October 12, 2007.

MOTION CARRIED.

11.4 Request approval to clean and paint the apparatus bays at Station 2, by Wetpro Inc., at a cost not to exceed \$4,500.00, and charge to Fire Department Building Maintenance and Supplies account #336-778.

Motion by Trustee Conner, supported by Trustee Urda-Thompson, to approve cleaning and painting of the apparatus bays at Station 2, by Wetpro Inc., at a cost not to exceed \$4,500.00, and charge to Fire Department Building Maintenance and Supplies account #336-778.

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 Department of Building Safety/Planning and Zoning/Utilities

12.1 Request enrollment in Introduction to Public Administration for a course to be taken from October 22, 2007 to December 14, 2007 for Building Inspector Shores.

Motion by Trustee Burhop, supported by Trustee Brostrom, to approve enrollment in Introduction to Public Administration for a course to be taken from October 22, 2007 to December 14, 2007 for Building Inspector Shores.

MOTION CARRIED.

12.2 Request by the Pittsfield Natural Resources Commission to approve a proposal from herpetologist David Mifsud, for 2008 projects: Herpetological Monitoring in Pittsfield parks; Herpetological Inventory of the (unnamed) park on Platt north of Bemis; and Herpetological Survey and Habitat Mapping of the new Morgan property at Morgan and Stone School, for \$12,900 to be paid from account #286-818.

Motion by Trustee Conner, supported by Trustee Brostrom, to approve request by the Pittsfield Natural Resources Commission to approve a proposal from herpetologist David Mifsud, for 2008 projects: Herpetological Monitoring in Pittsfield parks; Herpetological Inventory of the (unnamed) park on Platt north of Bemis; and Herpetological Survey and Habitat Mapping of the new Morgan property at Morgan and Stone School, for \$12,900 to be paid from account #286-818.

ROLL CALL VOTE:

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

NAYS: None.

ABSENT: None.

ABSTAIN: None.

MOTION CARRIED.

12.3 Request to allow the residents of 4804 Stone School Road to connect to the Township's water main on the east side of Stone School Road, as amended.

Motion by Trustee Burhop, supported by Trustee Brostrom, to approve request to allow the residents of 4804 Stone School Road to connect to the Township's water main on the east side of Stone School Road, as amended.

ROLL CALL VOTE:

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

NAYS: None.

ABSENT: None.

ABSTAIN: None.

MOTION CARRIED.

12.4 Resolution #07-61 to accept a donation of land from Arbor Oaks, LLC, as amended.

Motion by Treasurer Lirones, supported by Trustee Conner, to approve Resolution #07-61 to accept a donation of land from Arbor Oaks, LLC, as amended. (See attachment #3)

ROLL CALL VOTE:

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

NAYS: None.

ABSENT: None.

ABSTAIN: None.

MOTION CARRIED.

12.6 Request to approve Ordinance 274 on First Reading, to amend Articles II and III of Chapter 6 of the Pittsfield Charter Township Code, “Buildings and Building Regulations,” providing that a contractor registration runs concurrent with a state license, and that permit fees be set by resolution of the Township Board.

Motion by Trustee Burhop, supported by Trustee Brostrom, to approve Ordinance 274 on First Reading, to amend Articles II and III of Chapter 6 of the Pittsfield Charter Township Code, “Buildings and Building Regulations,” providing that a contractor registration runs concurrent with a state license, and that permit fees be set by resolution of the Township Board. (See attachment #5)

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 Request for approval to hire Play Environments, Inc. to provide and deliver 80 cubic yards of engineered woodchip material at a cost of \$1,380.00 to be paid from account #751-780.

Motion by Trustee Conner, supported by Trustee Urda-Thompson, to approve the hiring of Play Environments, Inc. to provide and deliver 80 cubic yards of engineered woodchip material at a cost of \$1,380.00 to be paid from account #751-780.

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

16.0 Public Comment II -none

17.0 Adjournment by Supervisor Walter at 8:52 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 AS PRESENTED AT THE PITTSFIELD CHARTER TOWNSHIP
BOARD OF TRUSTEES MEETING HELD NOVEMBER 13, 2007.

**PITTSFIELD CHARTER TOWNSHIP
WASHTENAW COUNTY, MICHIGAN
RESOLUTION #1
TOWNSHIP RESOLUTION #07-62
RESOLUTION TO ESTABLISH AN
INDUSTRIAL DEVELOPMENT DISTRICT
(47 West Ellsworth Road)**

OCTOBER 23, 2007

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 23rd day of October, 2007, at 7:30 p.m.

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

The following preamble and resolution were offered by Member Conner and supported by Member Urda-Thompson.

WHEREAS, Pittsfield Charter Township of Washtenaw County, Michigan, wishes to encourage continuing economic stability within its municipal boundaries and in pursuance of this goal wishes to assist and retain local industries and to attract new industries to locate within its boundaries; and

WHEREAS, pursuant to Act 198 of Michigan Public Acts of 1974, the Township Board is authorized to establish plant rehabilitation districts and industrial development districts in order to permit local industries to obtain exemption from certain real property and personal property taxation; and

WHEREAS, the Board of Trustees wishes to declare property located at 47 West Ellsworth Road, Pittsfield Township, Washtenaw County, Michigan, as an Industrial Development District, as provided for under Act No. 198 of 1974; and

NOW THEREFORE BE IT RESOLVED, that the Board of Trustees for Pittsfield Charter Township enacts the following:

1. Pittsfield Charter Township has hereby set forth in its intent to establish an Industrial Development District pursuant to Act No. 198 of the Michigan Public Acts of 1974 under such situations and under such conditions as may be found to be appropriate and beneficial to said Township.

2. Pittsfield Charter Township looks with favor upon the establishment of such Industrial Development Districts and of the review of Industrial Facilities Exemption Certificate Applications for industries which are planning to locate, relocate, or expand existing industry within the Business Park or other areas defined by the Comprehensive Plan of Pittsfield Charter Township.

3. Pittsfield Charter Township Board of Trustees shall meet at the Pittsfield Township Administrative Building located at 6201 W. Michigan Avenue in said Township on the 13th day of November 2007, at 7:30 p.m. local time, to hear any objections which may be offered against creating said Industrial Development District.

4. 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 and shall cause notice of said hearing to be mailed by certified mail to the owners of all real property within the proposed district described in the notice, at least five (5) days before the date of the hearing.

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

**Notice of Hearing on the Establishment of an Industrial Development
District under Act 198 of P.A. 1974.**

Notice is hereby given that Pittsfield Charter Township will hold a public hearing on the 13th day of November 2007, at 7:30 p.m. at the Township Administrative Building located at 6201 W. Michigan Avenue, in Pittsfield Charter Township on the request of CRS Realty Company, LLC, for the purpose to consider the establishment of an Industrial Development District under Michigan Act 198 of P.A. 1974 for a partial tax exemption from ad valorem real property taxes and personal property taxes for a period of up to twelve (12) years.

Please take further notice that proposed district is described as follows:

47 West Ellsworth Road, Ann Arbor, MI 48108

The Real Estate is located in Pittsfield Charter Township, Washtenaw County, Michigan and is described as follows:

Legal Description of a 6.89 Acre parcel of land located in the NW ¼ of section 16, T3S, R6E, Pittsfield Township, Washtenaw County, Michigan.

Commencing at the N ¼ corner of Section 16, T3S, R6E, Pittsfield Township, Washtenaw County, Michigan; thence S 87°53'20" W 82.84 feet along the North line of said Section 16 and the centerline of Ellsworth Road for a PLACE OF BEGINNING;

thence S 08°20'20" E 671.43 feet along the Westerly line of the Ann Arbor Railroad right-of-way (100.00 feet wide);

thence S 87°54'36" W 324.35 feet along the South line of the NE ¼ of the NE ¼ of the NW ¼ of said Section 16;

thence S 87°55'20" W 165.46 feet;

thence N 01°39'10" W 662.20 feet;

thence N 87°53'20" E 411.64 feet along the North line of said Section 16 and the centerline of Ellsworth Road to the PLACE OF BEGINNING, being that part of the NW ¼ of said Section 16, T3S, R6E, containing 6.89 acres of land, being subject to the rights of the public over the Northerly 60.00 feet thereof as occupied by Ellsworth Road. Being subject to any easements or restrictions of record, if any.

Additional information is available for review at said Township Administration Building in the Clerk's office, and may be examined until the date of the hearing on any weekday (except Saturday) between the hours of 8:00 a.m. to 5:00 p.m.

This notice is in compliance with PA 267 of 1976 as amended (Open Meetings Act), MCLA 41.72a(21~3) and the Americans With Disabilities Act (ADA).

The Pittsfield Township Board will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes being considered at the meeting, to individuals with disabilities at the meeting or public hearing upon 5 days notice to the Pittsfield Township Board.

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

6. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same are hereby rescinded.

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: October 23, 2007

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 October 23, 2007, 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: October 23, 2007

**PITTSFIELD CHARTER TOWNSHIP
WASHTENAW COUNTY MICHIGAN
RESOLUTION #1
TOWNSHIP RESOLUTION #07-63
RESOLUTION TO SCHEDULE A PUBLIC HEARING TO CONSIDER AN
APPLICATION FOR INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE FOR
AERNOVA ENGINEERING US, INC.**

OCTOBER 23, 2007

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 23rd day of October, 2007, at 7:30 p.m.

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

The following preamble and resolution were offered by Member Conner and supported by Member Urda-Thompson.

WHEREAS, Pittsfield Charter Township of Washtenaw County, Michigan, wishes to encourage continuing economic stability within its municipal boundaries and in pursuance of this goal wishes to assist and retain local industries and to attract new industries to locate within its boundaries; and

WHEREAS, pursuant to Act 198 of Michigan Public Acts of 1974, the Township Board is authorized to establish plant rehabilitation districts and industrial development districts in order to permit local industries to obtain exemption from certain real property and personal property taxation; and

WHEREAS, the Board of Trustees established an Industrial Development District on September 25, 2007, for the property known as 3891 Rancho Drive, Pittsfield Township, Washtenaw County, Michigan, as provided for under Act No. 198 of 1974; and

NOW THEREFORE BE IT RESOLVED, that the Board of Trustees for Pittsfield Charter Township enacts the following:

1. Pittsfield Charter Township looks with favor upon the review of Industrial Facilities Exemption Certificate Applications for industries which are planning to locate, relocate, or expand existing industry within the Business Park or other areas defined by the Comprehensive Plan of Pittsfield Charter Township.

2. Pittsfield Charter Township Board of Trustees shall meet at the Pittsfield Township Administrative Building located at 6201 W. Michigan Avenue in said Township on the 13th day of November, 2007, at 7:30 p.m. local time, to hear public comments regarding this Industrial Facilities Exemption Certificate Application.

3. 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 and shall cause notice of said hearing to be mailed by certified mail to the owners of all real property within the proposed district described in the notice, at least five (5) days before the date of the hearing.

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

**Notice of Hearing on the Application for an Industrial Facilities Exemption
Certificate for Aernnova Engineering US, Inc.**

Notice is hereby given that Pittsfield Charter Township will hold a public hearing on the 13th day of November, 2007, at 7:30 p.m. at the Pittsfield Township Administrative Building located at 6201 W. Michigan Avenue, to receive comments and consider the application for an industrial facilities exemption certificate for Aernnova Engineering US, Inc. for a partial tax exemption from personal property taxes for a period of up to twelve (12) years.

Additional information is available for review at the Pittsfield Charter Township Administration Building in the Clerk's office, and may be examined until the date of the hearing Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m.

This notice is in compliance with PA 267 of 1976 as amended (Open Meetings Act), MCLA 41.72a(21-3) and the Americans With Disabilities Act (ADA).

The Pittsfield Township Board will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes being considered at the meeting, to individuals with disabilities at the meeting or public hearing upon 5 days notice to the Pittsfield Township Board.

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

5. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same are hereby rescinded.

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: October 23, 2007

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 October 23, 2007, 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: October 23, 2007

**PITTSFIELD CHARTER TOWNSHIP
WASHTENAW COUNTY, MICHIGAN
RES #07-61
RESOLUTION TO ACCEPT A 15.89 ACRE PARK LAND DONATION FROM
ARBOR OAKS, LLC**

OCTOBER 23, 2007

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 23rd day of October, 2007, at 7:30 p.m.

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

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

WHEREAS, encouraging voluntary land donations by landowners to obtain useable parkland, to protect important natural resources and to enhance scenic, recreational and open space values are clearly delineated conservation policies adopted by Pittsfield Township to benefit all residents; and

WHEREAS, recreation land acquisition has been a priority for the Pittsfield Township Parks and Recreation Department and must continue per Chapter 1: Community Description of the 2004 Parks and Recreation Five – Year Master Plan adopted October 12, 2004; and

WHEREAS, increased population and the resulting effect on the environment make the identification and preservation of environmentally sensitive areas a top priority; and

WHEREAS, per Chapter 5: Recreation Inventory of the 2004 Parks and Recreation Five – Year Master Plan adopted October 12, 2004, Pittsfield Township is deficient in mini-park/tot lots and neighborhood parks, which are also termed neighborhood parks. Priority should be placed in acquiring additional land for these smaller scale parks; and

WHEREAS, in general, most of the Township's parkland is centrally located and many of the Township's growing neighborhoods lack smaller neighborhood parks within convenient walking distance per Chapter 5: Recreation Inventory of the 2004 Parks and Recreation Five – Year Master Plan adopted October 12, 2004. Community Parks are needed to serve residents in Southern Pittsfield Township; and

WHEREAS, Chapter 6: Action Program of the 2004 Parks and Recreation Five –Year Master Plan adopted October 12, 2004 encourages developers and owners to dedicate open space and useable parking and protect natural resources. One of the land acquisition criteria for parkland is for donated property to possess either (a) enough space for active recreation fields and associated

uses (parking, restrooms, etc.), or (b) significant natural and/or cultural features that would provide open space and/or educational opportunities; and

WHEREAS, the land donation at Arbor Oaks meets the above criteria and requirement; and

WHEREAS, land donations are needed to preserve and protect open space and to provide needed parkland; and

WHEREAS, the Pittsfield Township Planning Commission adopted the Comprehensive Plan on July 11, 2002 and revised it December 19, 2002, which plan contains an entire chapter, Chapter 3: Natural Features, that addresses effective and creative programs and means of preserving natural features that may be or may not be visible and accessible to the general public; and

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

1. Accepts the voluntary land donation by Arbor Oaks, LLC for a 15.89 acre park and such acceptance of the land donation will benefit the Pittsfield Township residents, furthering the protection of natural and open space resources and the needed parkland areas which enhance the scenic, natural, open space and recreational values of the residents of Pittsfield Township.

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: October 23, 2007

PITTSFIELD CHARTER TOWNSHIP
Board of Trustees Meeting
Held October 23, 2007
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 October 23, 2007, 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: October 23, 2007

Comments by Russell Banush, 7235 Remington Ct.

I am here to state that my wife and I support the planning commission's decision to deny rezoning the subject area in the southern tier of the township. We hope and trust that the township board will endorse the commission's decision.

To maintain the integrity of the master plan, this is the right decision. The township has nothing to gain by a rezoning that will allow significantly greater density as requested by the petitioner. The character of the southern tier should be retained as this provides the zoning variety intended according to the master plan.

Time and again developers want to maximize their profits by violating our master plan. What benefit is derived for the existing residents that would be ultimately sandwiched by higher density zoning to the north and south?

Why can not the petitioner consider a rezoning density of one dwelling unit per acre as what has been typically acceptable and practical for the southern tier? Because they want more money in their pockets!

There always has been and there may always be attempts to force their way by lawsuit; we have faced this challenge before and we will continue to do so.

Perhaps we affected residents should start a campaign to raise funds to assist the township with any legal expense to defend the master plan. I can think of a number of fund raising possibilities and the media attention to go along with them.

My name is Kathy Dobrowolski, and I live at 218 West Bemis Road, in close proximity to the property that Pittsfield Investors would like to see rezoned.

When our family had to move to the Ann Arbor area 4 years ago, we specifically chose our home in this location because of several reasons:

1. The Township's Future Land Use Map and Comprehensive Plan already in existence for this area.
2. The rural residential and agricultural nature of the area.
3. The relatively low traffic volume/noise on Bemis Road.
4. Property values and quality of life in this area.

We ask that the Board deny the rezoning request because:

1. We feel the Township is obliged to uphold the Comprehensive Plan for all of us who chose to live in this area based on that Plan.
2. Our quality of life and property values will be detrimentally affected by the rezoning. We've already seen this happen in the very area where we use to live 4 years ago.
3. Traffic on Bemis Road will increase considerably.
4. Rezoning would set a precedent for other property owners in the area to make similar high density rezoning requests.
5. We are concerned about the negative impact this rezoning would have on our wells, septic systems, and police and fire protection.

Thank you.

PITTSFIELD CHARTER TOWNSHIP
Board of Trustees Meeting
Held October 23, 2007
ATTACHMENT #4

Pittsfield Township
RE: RZ 06-07
10-23-2007

This rezoning request is about individual property owners wanting to make a reasonable profit from their land/investment and being allowed to do as they wish with their land. Most people don't like being told what they can and can't do. The fact is that these few property owners will make more than a reasonable profit on their property developing it under current zoning. Obviously the current property owners do not plan on living on this land, nor will they need to deal with its future problems. There are many more property owners that have moved to this area because of the current zoning and wish to maintain this type of living environment. When you talk about rights of individual property owners and what they want to do with their land/life style you must consider the effect of a change in zoning that will affect **all** of the property owners. You must realize that you have very few individuals trying to make a change, for their profit, thus changing the living environment of many against their interest and the value in their investments. I feel property owners should expect **no more** than their ability to use the land as zoned when purchased. I know I expect to be able to count on the type of living environment that current zoning provides for me, which I was aware of when I bought my property. I would expect any court would agree that the interest of many should out weigh the interest of few.

Brad & Cheryl Auerbach
7290 S Green Hills Dr.
Saline, MI 48176

**RESOLUTION FOR DENIAL OF AN ORDINANCE TO AMEND THE
PITTSFIELD TOWNSHIP ZONING ORDINANCE
RZ 06-07 Pittsfield Investors
October 23, 2007**

Pittsfield Charter Township received petition RZ 06-07 Pittsfield Investors to rezone from AG (Agricultural) to R-1B (Single-Family Suburban Residential) and R-3 (Moderate Density Multiple-Family Residential) the property located on the north side of Bemis Road, west of Platt Road and east of Warner Road in Section 34, tax ID #s L-12-34-100-033, L-12-34-200-015, L-12-34-300-001, L-12-34-300-033, L-12-34-300-034, L-12-34-400-022, L-12-34-400-023, and L-12-34-400-024, Pittsfield Township, Washtenaw County, Michigan on December 5, 2006.

The Pittsfield Charter Township Planning Commission held a public hearing on the petition on January 11, 2007, and received additional testimony at regular public meetings on June 7, 2007, and September 6, 2007. The Planning Commission considered comments presented or submitted by the public, comments by the petitioner and the documents listed below. The Planning Commission has studied the petition according to the standards in Section 59.05 of the Zoning Ordinance.

The Pittsfield Township Planning Commission recommended to the Pittsfield Township Board that the request to rezone the property in petition RZ 06-07 be denied.

The Planning Commission made the following findings regarding petition RZ 06-07 Pittsfield Investors:

1. The petition is not consistent with the Township's adopted Comprehensive Plan. The Plan designates the subject property for Rural Residential: Residential Agricultural use.
2. Approval of this petition would require a prior amendment to the Comprehensive Plan that would designate the entire area for medium density residential use. The Petitioner has stated that he does not intend to request amendment of the Comprehensive Plan. The Planning Commission invited requests for amendments to the Township's Comprehensive Plan on September 21, 2006, and, most recently, on September 20, 2007, and, received no requests for the subject property.
3. The subject property and surrounding land is being used and has been developed in accordance with the Future Land Use Map and the recommendations of the Comprehensive Plan.
4. The Township's Comprehensive Plans have designated the subject property and surrounding area for agricultural and low density residential uses since 1975. The Township has an obligation to uphold the Comprehensive Plan for those who own property in the area and have made decisions based on the understanding that the Plan would be upheld.

5. A September 2007 review by the Township Planning Department documented that for the period of 2004 to September 2007, approximately 85% of the residential units approved for development throughout the Township had not been built. A December 2006 survey, prepared by consultant Carl V. Schmult, Jr., showed that of 2,340 dwelling units approved for development, there were 2,040 units remaining to be built.
6. One of the requirements for rezoning in Pittsfield Township's Comprehensive Plan, at page 101, is that of: "**Need and Appropriate Location.** Consider if there is a demonstrated public need for more land to be classified in the requested district, and if so, is this the most appropriate location?...". The Planning Commission finds that this rezoning request does not meet the requirement for "Need and Appropriate Location," as made clear by the number of existing and unbuilt units in the Township.
7. The proposed rezoning is incompatible with the surrounding land use. The proposed zoning classifications R-1B, Single Family Residential, and R-3, Moderate Density Multiple Family Residential, are inconsistent with the AG, Agricultural, zoning to the north, east and west of the subject property. There is a well-established development pattern in existence, which follows the Comprehensive Plan and current zoning, surrounding the subject property.
8. The proposed Toyota facility in the vicinity of the subject property, in York Charter Township, will not have an impact on the subject property that would justify the need for the rezoning. The Toyota facility will be less intense and have fewer employees than the Ypsilanti Regional Psychiatric and Forensic Center that it is replacing.
9. Development plans for the new Toyota facility include extensive setbacks, landscaping and buffering, as well as limited accessibility from public roads, all of which will minimize the impact of the facility on the subject property.
10. The Township ordinances for R-1B and R-3 zoning require that they be in "...areas which *are served* by a central water supply system and a central sanitary sewerage system." [emphasis added].
11. The subject property is outside of the service boundary for public water and sewer, and no evidence has been provided that shows the proposed methods of delivering utilities to the site can be effective at servicing the proposed density.
12. The proximity of the Huron Valley Correctional Facility and Center for Forensic Psychiatry will have little impact on the use or development of the subject property.
13. The subject property is not served on a level necessary for a higher density development. These services should include public water and sewer, police and fire protection, local retail, office, recreation and entertainment, and public transit.

14. The subject property, if developed in accordance with the requested zoning, cannot be provided adequate fire protection under current conditions. The Township's three fire stations have been placed to serve concentrations of population, whether existing or planned in the Comprehensive Plan. Development of the subject property at the density permitted by the requested zoning, with buildings close to each other, will require a higher level of fire-fighting infrastructure, such as fire hydrants on public water supply with adequate water pressure and nearby fire stations.
15. If the subject property is developed under the proposed R-1B and R-3 zoning, traffic conditions will worsen, particularly on Bemis Road and at the intersection of Bemis and Platt roads. According to traffic information supplied by the Petitioner, peak hour traffic counts are expected to deteriorate to Level of Service D at some locations, compared to current free-flow conditions, particularly at the intersection of Bemis and Platt roads.
16. The proposed rezoning is not necessary in order to achieve diversity of land use. The density being sought by Pittsfield Investors is already achievable on properties planned for moderate, medium or high density within the Township.
17. The Planning Commission has received significant input from the community regarding this rezoning request, both in writing and as comments made at a public hearing on January 11, 2007. In excess of 70 residents participated [see attached minutes of the public hearing], and more than 98% opposed this rezoning and supported the current Comprehensive Plan. Residents specifically urged the Planning Commission to follow the Comprehensive Plan.

The Township Board finds that the recommendation of the Planning Commission is supported by the record presented to the Planning Commission and transmitted to the Township Board.

NOW THEREFORE BE IT RESOLVED, that the Pittsfield Township Board of Trustees denies the petition RZ 06-07, Pittsfield Investors, to rezone from AG (Agricultural) to R-1B (Single-Family Suburban Residential) and R-3 (Moderate Density Multiple-Family Residential) the property located on the north side of Bemis Road, west of Platt Road and east of Warner Road in Section 34, tax ID #s L-12-34-100-033, L-12-34-200-015, L-12-34-300-001, L-12-34-300-033, L-12-34-300-034, L-12-34-400-022, L-12-34-400-023, and L-12-34-400-024, Pittsfield Township, Washtenaw County, Michigan

PITTSFIELD CHARTER TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

ORDINANCE NO. 274
FIRST READING

AN ORDINANCE TO AMEND ARTICLES II AND III OF CHAPTER 6 OF THE
PITTSFIELD CHARTER TOWNSHIP CODE, PROVIDING CONTRACTOR
REGISTRATION CONCURRENT WITH LICENSE, AND PERMIT FEES SET BY
RESOLUTION OF THE TOWNSHIP BOARD

Pittsfield Charter Township ordains:

Section One: That Article II of Chapter 6 of the Pittsfield Charter Township Code is amended by changing the wording of Section 6-277 to read as follows:

Chapter 6	Buildings and Building Regulations
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Sec. 6-277. Contractor registration.

Registration. Residential builders, maintenance and alteration contractors, plumbing, mechanical, electrical, alarm or sign contractors who are lawfully licensed by the state or, in the case of an electrical contractor, a recognized municipality, shall, upon payment of a fee as provided by resolution of the township board, be permitted to do the work for which they are licensed in the township upon registering as a contractor with the department. The application must be made by the license holder.

Section 2: That Article III of Chapter 6 is repealed.

Section Three: That Article IV of Chapter 6 is designated as Article III.

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