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PITTSFIELD TOWNSHIP PLANNING COMMISSION MINUTES

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**Members Present:** Dennis Ward, Edward Resha, Christina Lirones, Russell Banush, Julie Griess.

**Members Absent:** Andrea Urda-Thompson, Wilma Luna.

**Others Present:** Dale Luke, D. Singh, Ken Polsinelli, MD Betz, Scott Wiard, Dave Crane, Ann Stevens, Nick McMelland, Nick Bailey, Planning Intern David Krzeminski, Assistant Planner Paul Montagno, Senior Planner and Zoning Administrator Mark Spencer, and Recording Secretary Laura Ford.

**1.0 Call Meeting to Order at 7:30 p.m. / Determination of a Quorum.**

Chairperson Lirones called the meeting to order at 7:33 p.m.

**2.0 Pledge of Allegiance**

Chairperson Lirones led the Pledge of Allegiance.

**3.0 Approval of Agenda**

**Motion by Commissioner Banush, supported by Commissioner Ward, to move Item 7.1 to follow Item 5.1.**

**MOTION CARRIED**

**4.0 Items from the Floor**

None.

**5.0 Public Hearings**

**5.1 CUP 04-15 Washtenaw McKinley - Wingstop**  
[submitted for a conditional use permit for a restaurant serving alcoholic beverages]

Assistant Planner Paul Montagno reviewed his report. He listed the neighboring uses. He said the parcel is in the C-2 General Commercial district, and a restaurant is permitted. He added the sale of alcohol is permitted with a Conditional Use Permit (CUP), as long as it accounts for less than 50% of the total gross sales. He said the applicant has stated the sale of alcohol will make up less than 5% of the total gross sales. He mentioned there would be no improvements to the site. He added the parking is adequate.

Planner Montagno said although it is unrelated to the CUP, a restaurant serving wings will produce a considerable amount of grease. He said there has been an increase in use of grease dumpsters in the Township. He mentioned the Township staff is trying to get enclosures around the dumpsters. He said the Planning Commission may want the applicant to add the enclosure as a detail on the site plan. He said the Commission must review the application in terms of the Required Standards and Findings in Section 50.06 of the Zoning Ordinance.

Planner Montagno reviewed the findings the Commission would need to consider (Attachment #1). He said the Commission may want to decide if the proposed hours of 4 p.m. to midnight are acceptable. He said putting a limit on the hours may not be necessary because the State currently limits the time of alcohol sales. He said the proposed use will not increase demand on public facilities or services. He mentioned there are two other restaurants in the development that have CUP's to service alcohol.

Senior Planner and Zoning Administrator Mark Spencer discussed with the applicant that the cars at Thrifty Car Rental are parked in the wrong place.

Ken Polsinelli, Washtenaw McKinley, stated they are working with them on this. He stated the signs have not been installed yet, and they are pushing for this.

Planner Spencer stated they (staff) will issue a violation notice.

Chairperson Lirones opened the public hearing.

There were no comments.

**Motion by Commissioner Resha, supported by Commissioner Banush, to close the public hearing.**

**MOTION CARRIED**

**Item 7.1 CUP 04-15 Washtenaw McKinley-Wingstop, moved to follow Item 5.1 of the public hearing.**

Chairperson Lirones asked if the Commission should read through the findings.

Planner Spencer stated the findings are in the resolution. He said conditions have been proposed in the resolution.

Commissioner Griess asked if there are issues with having three (3) places serving alcohol in the same strip mall. She asked if there is a limit.

Planner Spencer stated two of the businesses are restaurants, which should not have a huge impact on public safety. He said if there were three (3) bars in the same place it may be a potential problem. He said Dynasty

(restaurant) has not received their license. He said alcohol will be an accessory to the business.

Chairperson Lirones stated if the CUP is granted, it does not guarantee the applicant will receive a liquor license. She said that license is a separate application to the (Township) Board of Trustees. She mentioned Dynasty was turned down for their liquor license, although they may be reconsidered before Wingstop. She said the business should be able to operate with or without the liquor license.

Mr. Polsinelli stated the restaurant is currently serving food. He said the national franchise sells only 2% of beer and wine. He added this location may be 5%. He said the restaurant will open even if they do not receive a liquor license.

Commissioner Banush stated 5% seems low.

Mr. Polsinelli stated the majority of sales is take-out.

Chairperson Lirones went through the findings:

- A. Will be harmonious with, and in accordance with, the general objectives, intent, and purposes of this ordinance.

**The Commissioner's all agreed with the finding.**

- B. Will be designed, constructed, operated, maintained, and managed so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity.

Chairperson Lirones stated limiting the hours of operation may not be necessary.

**The Commissioner's agreed with the finding.**

- C. Will be served adequately by essential public facilities and services, such as highways, streets, police, and fire protection, drainage structures, refuse disposal or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service.

**The Commissioner's agreed with the finding.**

- D. Will not be hazardous or disturbing to existing or future neighboring uses.

**The Commissioner's agreed with the finding.**

- E. Will not create excessive additional requirements at public cost for public facilities and services.

**The Commissioner's agreed with the finding.**

**Motion by Commissioner Resha, supported by Commissioner Banush, to adopt the resolution of approval for CUP 04-15 Washtenaw McKinley-Wingstop. (Attachment #1)**

**ROLL CALL:**

**YEAS: WARD, RESHA, LIRONES, BANUSH, GRIESS**

**NAYS: NONE**

**ABSTAIN: NONE**

**ABSENT: LUNA, URDA-THOMPSON**

**MOTION CARRIED**

**6.0 Old Business**

**6.1 CUP 04-14 Kozy Heart Group Home Daycare**  
[submitted for conditional use permit]

Chairperson Lirones stated this item was reviewed thoroughly at the previous meeting (July 15, 2004). She said staff was directed to write a resolution of approval.

Planner Spencer said the Commission stated the applicant should stagger the pick-up and drop-off times so there are only four customer vehicles at any one time.

Davinder Singh, husband of applicant, stated they want to insure they are in the rules of the Commission at all times. He asked what would happen if there is one (1) extra car at the site. He asked if the Commission would allow four to five vehicles at the site to insure that (the applicant) is complying.

Chairperson Lirones stated she would not mind five (5) cars at any one time.

Commissioner Resha stated there are circumstances that arise (for the parents). He said it would not make a difference as long as it is not a continuing thing.

Planner Spencer stated in a residential area this could be disturbing to the neighborhood. He said this is why four cars were suggested. He said if all the cars were there at one time it could take away from the neighborhood. He said the site should blend into the residential environment.

Commissioner Griess stated (the condition) could stated that the applicant operates their business so the general procedure is that the pick-up times are staggered.

Mr. Singh stated (five cars) would be very rare. He said he wants to make sure that nothing goes outside what the Commission allows. He said this (allowing five cars) would take a lot of pressure off her (the applicants) mind.

Planner Spencer said the applicant will have control over this. He said if a customer wants to bring their child over at a certain time and four other people are scheduled for that same time, the applicant could schedule that person for another time.

Chairperson Lirones retracted her earlier statement regarding her not having a problem with five cars.

**Motion by Commissioner Banush, supported by Commissioner Resha, to adopt the resolution of approval for CUP 04-14 Kozy Heart Group Home Daycare. (Attachment #2)**

**ROLL CALL:**

**YEAS: WARD, RESHA, LIRONES, BANUSH, GRIESS**

**NAYS: NONE.**

**ABSTAIN: NONE.**

**ABSENT: LUNA, URDA-THOMPSON**

**MOTION CARRIED**

**6.2 CSPA 00-40 Valley Ranch #27**  
[submitted for revision of final site plan]

Planner Montagno reviewed his report. He said the applicant needs to recalculate the Heritage Tree replacement. He added the replacement must be calculated in DBH not caliper. He said separate permits should be submitted for both signs.

Planner Spencer reviewed the Engineering report. He said the street lights need to be corrected. He said the applicant reduced the height of the retaining wall. He said there are a few sewer profile comments that need to be corrected. He said one tree is shown on top of a streetlight, and this needs to be corrected. He said wall packed fixtures are not permitted, and a new detail for the lighting fixtures needs to be submitted. He said the detail should call out a metal halide luminaire in lieu of the high-pressure sodium as shown on the plan.

Chairperson Lirones asked if more landscaping was asked for, for the residential development behind the property.

Ann Stevens, Atwell-Hicks, stated there is an extensive area between the evergreens and existing vegetation. She said this is consistent with what was approved in 2001. She said there is Sea Green Juniper above the wall.

Planner Spencer stated there is a drainage swale located there and there cannot be solid vegetation.

**Motion by Commissioner Ward, supported by Commissioner Resha, to approve CSPA 00-40 Valley Ranch final site plan with the following conditions:**

- 1. Address the concerns of the Planner's Site Plan Review dated July 23, 2004, item number IV letter I.**
- 2. Address the concerns of the Township Engineer's report dated July 28, 2004, items number 1, 2, 3, 4, 5, 6, 10 and 11.**

**MOTION CARRIED**

**6.3 CSPA 03-05/CUP 03-02 Ypsilanti Free Methodist Church**  
[submitted for conditional use permit and preliminary site plan]

Planner Spencer reviewed the zoning report. He stated the church requires a CUP in the agricultural district. He said the bulk, floor area, and lot coverage are acceptable. He said net lot coverage is acceptable for phase 1, although it is not acceptable in the expansion phase. He said the proposed lot coverage for the future phasing would bring it up to 17.9%, and 15% is the maximum allowed in the district. He said the applicant could reduce some pavement or rezone the property to a different district in the future. He said the Commission could approve the plan with the requirement that the applicant come back to staff with a revised preliminary site plan that meets the net lot coverage requirements. He said the requirements can be met by reducing the phasing or the parking.

Planner Spencer stated there is an adequate amount of parking spaces. He said a wetland permit is not required unless the wetland will be directly impacted. He said the outlet pipe from the pond is currently being shown outside the wetland. He said the Commission may ask the applicant to provide a spreading mechanism to disperse the water more. He said the Township Wetland Consultant would review this when the final site plan is submitted. He mentioned there is a 20-inch conifer along Textile Road that needs to be mitigated.

Planner Spencer said Planner Schmult's report asked the Commission to note there is an additional 1,800 square foot of building added on the site plan. He said a sidewalk is not provided along Textile Road. He said this sidewalk might not be necessary because there are only a few houses, and the street is already built on the other side of the road. He said the Engineering report states that WCRC approval has not been received yet. He added this is partially the fault of the Engineering Department. He said the Engineering Department thought it would be better to have two (2)

valves in the existing street, instead of two parallel water lines. He said the Engineer's would contact the WCRC.

Chairperson Lirones stated there would not be a sidewalk on Textile Road. She said the Commission might want a sidewalk from the corner.

Planner Montagno reviewed his report. He restated that the applicant needs a CUP to operate a church in the agricultural district. He said the total impervious surface is shown at 18.16%. He said the maximum allowed is 15%. He said the current layout exceeds the maximum lot coverage. He said the lot coverage could be met if second phase is reduced, the parking is reduced, or the applicant applies for a rezoning to the property. He said the use does not add congestion, and it will not take away from the neighboring property values. He said a church could act as a transition from residential and commercial uses. He said the site would be served adequately by public facilities and services. He said the majority use of the site will occur on nights and weekends. He said road improvements would be made to provide safe ingress and egress.

Planner Spencer stated there is no sidewalk by the building and Carpenter Road. He said if there was a sidewalk needed on Textile Road it would be on the side where the residential homes are. He said if the parcel to the west is developed then the sidewalk on Textile would need to be developed.

Chairperson Lirones asked if a sidewalk from corner of Textile Road should be installed.

Planner Spencer replied no, unless there was also a sidewalk from the church to there.

Chairperson Lirones stated she would like to see a sidewalk installed for the residents, who might want to walk to the church from neighboring residential areas.

Planner Spencer stated there may be room in the Phase 1 parking area. He said the applicant would have to reconfigure the parking lot.

Commissioner Griess asked if adding a sidewalk would add impervious surface.

Planner Spencer replied yes. He mentioned this building does have extensive E. I. F. S. He added that the Comprehensive Plan asked for other materials. He said the Commission should discuss the building materials.

Commissioner Griess asked if the Commissioners are approving all the phasing for Phase 2.

Chairperson Lirones stated Planner Spencer said either the applicant needs to correct Phase 2, or eliminate the second phase.

Planner Spencer stated a sidewalk is shown in Phase 2.

Chairperson Lirones stated the sidewalk shown for Phase 2 would be a good location, and could be done in Phase 1.

Planner Spencer stated the applicant could consider coming back for a rezoning.

Chairperson Lirones asked the applicant if it would be a hardship to eliminate Phase 2.

John Adams, applicant, stated he would like to work with the Planning and Engineering Department.

Chairperson Lirones asked if it could be removed or reconfigured.

Mr. Adams stated it could be removed.

Mr. Adams stated they are currently going to use the gymnasium as the sanctuary, although they would like to keep the sanctuary on the drawings.

Chairperson Lirones stated a reference should be included to limit the E. I. F. S.

Commissioner Ward stated the Commission has made other applicants remove E. I. F. S.

Mr. Adams stated he will work with (the Township) staff.

Commissioner Griess stated she still believes it is hazardous to make a left hand turn onto Carpenter Road, and with additional housing in the future, it will get worse. She said she will not vote for a site plan that puts people at risk.

Planner Spencer stated he has talked to WCRC, and they do not believe it will be a traffic issue. He said people would most likely turn left onto Textile Road, instead of waiting for the traffic to clear.

Chairperson Lirones asked if anyone else agrees a sidewalk should be installed from the corner.

Commissioner Ward stated he agrees.

Commissioner Banush stated there are a lot of sidewalks in the Township that get no use.

Commissioner Griess stated there is not enough traffic on the road for a sidewalk to be needed.

Commissioner Ward stated the only way to reach connectivity is if sidewalks are installed.

Chairperson Lirones stated the applicant should not show acorn light fixtures on the site plan.

**Motion by Commissioner Ward, supported by Commissioner Banush, to approve CSPA 03-05 Ypsilanti Free Methodist preliminary site plan with the following conditions:**

- 1. Address the concerns of the Zoning Review dated July 26, 2004 item number 7.**
- 2. Provide a revised preliminary site plan for staff approval that either;**
  - a. Eliminates all references to “future” buildings and parking, or**
  - b. Reduces the footprint of the future building and parking to comply with the net lot coverage requirements of the AG District and include supporting calculations.**
- 3. Address the concerns of the Township Engineer’s report dated July 23, 2004 items number 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11.**
- 4. Address the concerns of the Planner’s report dated July 23, 2004, item number 4.05.**
- 5. Provide a sidewalk connection between the building and Carpenter Road.**
- 6. The building design must create an impressive, high quality entrance to the community, and meet the guidelines outlined in Chapter 6 of the Comprehensive Plan including the almost exclusive use of high quality building wall material such as stone, brick, or split block.**

**MOTION CARRIED**

Chairperson Lirones noted that Commissioner Griess was opposed to the motion due to the traffic concerns.

Commissioner Resha asked about the E. I. F. S. on the building.

Commissioner Ward stated the building materials are a final site plan matter, and it is not appropriate to dictate the exact materials at this time.

Chairperson Lirones read through the findings:

- A. Will be harmonious with, and in accordance with, the general objectives, intent, and purposes of this ordinance.**

**The Commissioner’s agreed with the finding.**

- B. Will be designed, constructed, operated, maintained, and managed so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity.**

**The Commissioner's agreed with the finding.**

- C. Will be served adequately by essential public facilities and services, such as highways, streets, police, and fire protection, drainage structures, refuse disposal or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service.

Commissioner Griess asked what hours the gymnasium operates.

Chairperson Lirones stated the hours could vary.

Scott Wiard, representing church, stated the hours are consistent with the church hours, which are evenings, and weekends.

Planner Spencer stated staff did not ask for additional information on this because church activities are typically over with by midnight.

**The Commissioner's agreed with the finding.**

- D. Will not be hazardous or disturbing to existing or future neighboring uses.

**The Commissioner's agreed with the finding.**

- E. Will not create excessive additional requirements at public cost for public facilities and services.

**The Commissioner's agreed with the finding.**

**Motion by Commissioner Ward, supported by Commissioner Resha, to adopt the resolution of approval for CUP 03-02 Ypsilanti Free Methodist Church. (Attachment #3)**

**ROLL CALL:**

**YEAS: WARD, RESHA, LIRONES, BANUSH, GRIESS**

**NAYS: NONE.**

**ABSTAIN: NONE.**

**ABSENT: URDA-THOMPSON, LUNA**

**MOTION CARRIED**

**7.0 New Business**

- 7.1 CUP 04-15 Washtenaw McKinley - Wingstop**  
[submitted for a conditional use permit for a restaurant]

Item 7.1 moved to follow Item 5.1 of the public hearing.

## **8.0 Planner's Report**

Planner Spencer stated he asked Wal-Mart to hold a meeting for the citizens. He said he has had no response from Wal-Mart yet. He said the purpose of the meeting would be to get comments about the building elevations from the citizens.

The Commissioners and staff discussed the potential meeting with Wal-Mart.

Planner Spencer stated the Commission should consider having the second meeting in September set aside for review of the Comprehensive Plan. He said if the meeting is going to be limited to review of the Plan, people should be notified.

## **9.0 Chairperson's Report**

None.

## **10.0 Commissioner's Report**

Commissioner Ward stated he submitted comments to staff about the Saline Sustainability Circle and the County Comprehensive Plan.

Planner Spencer stated he would forward Commissioner Ward's comments.

The Commissioner's and staff discussed the Saline Sustainability Circle and the County's Comprehensive Plan.

## **11.0 Approval of Prior Minutes**

### **11.1 Minutes of July 15, 2004**

**Motion by Commissioner Resha, supported by Commissioner Ward, to approve the minutes, as corrected.**

**MOTION CARRIED**

**12.0 Adjournment**

**Motion by Commissioner Resha, supported by Commissioner Ward, to adjourn the meeting.**

**MOTION CARRIED**

Chairperson Lirones adjourned the meeting at 9:09 p.m.

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**s/Julie Griess, Secretary**

**August 19, 2004**

(Attachment #1)

**FINDINGS OF REQUIRED STANDARDS  
AND RESOLUTION OF APPROVAL  
C.U.P. #04-15 WASHTENAW MCKINLEY – WINGSTOP  
August 5, 2004**

**WHEREAS**, an application for a Conditional Use Permit to allow a restaurant that serves alcoholic beverages where the sale of such beverages does not exceed 50% of the total gross sales in a C-2 General Commercial District was received on June 24, 2004, and

**WHEREAS**, the Pittsfield Township Planning Commission held a public hearing on this matter on August 5, 2004 and received no comments; and

**WHEREAS**, the Commission reviewed the application and site plan date stamped received by the Township on June 24, 2004 for this use and per the requirements of Section 50.06 of the Township Zoning Ordinance it finds the following:

- A. **Will be harmonious with, and in accordance with, the general objectives, intent, and purposes of this ordinance** because the proposed use is a commercial use located in a Commercial District and the Zoning Ordinance and the Comprehensive Plan encourage commercial uses to be located in commercial districts.
- B. **Will be designed, constructed, operated, maintained, and managed so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity** because the Planning Commission determined the proposed use will not change the appearance of the shopping center. There are other restaurants in the center that have conditional use permits to serve alcoholic beverages.
- C. **Will be served adequately by essential public facilities and services, such as highways, streets, police, and fire protection, drainage structures, refuse disposal or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service** because this use will not substantially increase demand upon any public service or facility beyond that required for any other type of retail services permitted in the District.
- D. **Will not be hazardous or disturbing to existing or future neighboring uses** because the proposed use does not create any more traffic or pollution hazards than the neighboring uses.
- E. **Will not create excessive additional requirements at public cost for public facilities and services.**

**AND WHEREAS**, the Commission has studied this application and developed conditions adequate to insure this will not be hazardous or disturbing to the surrounding uses;

**NOW THEREFORE BE IT RESOLVED**, that the Pittsfield Township Planning Commission hereby approves CUP #04-15 Washtenaw McKinley – Wingstop to allow a restaurant that serves alcoholic beverages where the sale of such beverages does not exceed 50% of the total gross sales subject to the following conditions:

1. Contingent upon obtaining a liquor license.
2. Provide a location and detail for an enclosure for a grease disposal container on the site plan.

(Attachment #2)

**PITTSFIELD CHARTER TOWNSHIP PLANNING COMMISSION  
FINDINGS OF REQUIRED STANDARDS  
AND RESOLUTION OF APPROVAL  
C.U.P. 04-14 KOZY HEART GROUP HOME DAY CARE  
AUGUST 5, 2004**

**WHEREAS**, an application for a Conditional Use Permit to allow a group day care home at 1289 Waterways Drive, in a Planned Unit Development (PUD) district, was received by the Township on June 7, 2004, and

**WHEREAS**, the Pittsfield Township Planning Commission held a public hearing on this matter on July 15, 2004 and received comments, and

**WHEREAS**, the Commission finds that this use is adequately served by public facilities and services, and the proposed use will not substantially increase demand on public facilities or services, and

**WHEREAS**, the Commission has studied this application and developed conditions adequate to insure this use will be harmonious with the neighborhood, and

**WHEREAS**, the Commission has determined the proposed use complies with the standards in Section 50.08 of the Zoning Ordinance, Group Day Care Homes, based on the following findings:

- A. The proposed use is not closer than one thousand five hundred (1,500) feet to: another licensed group day-care home, another adult foster care small group home or large group home licensed under the adult foster care facility licensing act, a facility offering substance abuse treatment and rehabilitation service to seven (7) or more people, or a community correction center, resident home, halfway house, or other similar facility which houses an inmate population under the jurisdiction of the Department of Corrections;**
- B. The property in the petition has appropriate fencing** because there is a fenced-in, two (2)-story deck that provides a sufficient play area, and the lack of fencing in the yard does not create a hazardous situation for the children;
- C. The petitioner proposes to maintain the property in a manner consistent with the visible characteristics of the residential neighborhood at the location and the conditions imposed by the resolution reduce the visible impact of the daycare;**
- D. The conditions imposed by this resolution limit the use to eleven (11) hours of operation per day;**
- E. The conditions imposed by this resolution prohibit all signs on the property;**

**F. The location provides adequate off-street parking for employees and clients** because the Commission determined the sixteen (16) foot-wide, nearly two hundred (200) foot-long driveway, and three (3)-car garage provide adequate parking space;

**NOW THEREFORE BE IT RESOLVED**, that the Pittsfield Township Planning Commission hereby approves CUP #04-14 Kozy Heart Group Home Day Care, subject to the following conditions:

1. The hours of operation shall be limited to 7 a.m. to 6 p.m.
2. Signs are prohibited.
3. Drop-off and pick-up times shall be staggered, to permit only four (4) customer vehicles at any one time.
4. Limit the number of stationary play structures to three (3)

(Attachment #3)

**FINDINGS OF REQUIRED STANDARDS AND RESOLUTION OF APPROVAL  
C.U.P. #03-02 YPSILANTI FREE METHODIST CHURCH  
August 5, 2004**

**WHEREAS**, an application for a Conditional Use Permit to allow a church in an Agricultural (AG) District was received on February 27, 2003, and

**WHEREAS**, the Pittsfield Township Planning Commission held a public hearing on this matter on March 20, 2003 and received comments; and

**WHEREAS**, the Commission reviewed the application for this use and the site plan date stamped received by the Township on March 30, 2004 and per the requirements of Section 50.06 of the Township Zoning Ordinance it finds the following:

- A. **Will be harmonious with, and in accordance with, the general objectives, intent, and purposes of this ordinance** because a church is an acceptable use in the Agricultural District. The proposed use is adequately setback from the property lines and the proposed structures are adequately arranged. The proposed use does not substantially add to congestion on the public highways and streets, it promotes healthful surroundings for family life, it should not create any nuisances and hazards, and it will not take away from the neighboring property values.
- B. **Will be designed, constructed, operated, maintained, and managed so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity** because the building and site as designed act as a transition between more intense commercial activities to the north and residential uses to the east and south, and the Planning Commission is imposing conditions to insure the building complies with the guidelines in Chapter 6 of the Township's Comprehensive Plan.
- C. **Will be served adequately by essential public facilities and services, such as highways, streets, police, and fire protection, drainage structures, refuse disposal or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service** because this use will not substantially increase demand upon any public service or facility since the majority of the use of this site will be on the weekends or evenings.
- D. **Will not be hazardous or disturbing to existing or future neighboring uses** because the proposed use does not create any pollution hazards and road improvements will be made to provide safe ingress and egress.
- E. **Will not create excessive additional requirements at public cost for public facilities and services.**

**AND WHEREAS**, the Commission has studied this application and developed conditions adequate to insure this will not be hazardous or disturbing to the surrounding uses;

**NOW THEREFORE BE IT RESOLVED**, that the Pittsfield Township Planning Commission hereby approves CUP #03-02 Ypsilanti Free Methodist Church to allow a church in an Agricultural (AG) District subject to the following conditions:

1. A revised preliminary site plan that meets net lot coverage requirements of the Agricultural (AG) Zoning District must be submitted and approved by the Planning Staff.

2. The building design must create an impressive, high quality entrance to the community, and meet the guidelines outlined in Chapter 6 of the Comprehensive Plan including the almost exclusive use of high quality building wall material such as stone, brick, or split block.
3. Compliance with the approved site plan for CSPA 03-05.