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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, Andrea Urda-Thompson.

**Members Absent:** Wilma Luna.

**Others Present:** Joseph R. Hammond, Joe Galvin, Nick Miller, Pete Joliffe, Tom Covert, Jim Haeussler, Kirk McClure, Ethan Hardwick, Ann Stevens, Michelle White, Dave Hughes, Senior Planner and Zoning Administrator Mark Spencer, Assistant Planner Jennifer Black, Assistant Planner Paul Montagno, and Recording Secretary Marge Burkheiser.

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

Chairperson Lirones called the meeting to order at 7:35 p. m. A quorum was present.

**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 approve the agenda.**

**MOTION CARRIED**

**4.0 Items from the Floor**

None.

**5.0 Public Hearings**

None.

**6.0 Old Business**

**6.1 CSPA 03-13 Washtenaw Center**  
[submitted for final site plan]

Assistant Planner Montagno reviewed his report. He stated the pavement area has changed, although the numbers were not changed. He said the site is at 61% net lot coverage, and it should be below 60%. He said the Michigan Department of Transportation (MDOT) has approved the new access. He said the sidewalk along Washtenaw is out of the right-of-way, therefore, an easement for public use is required. He said there are four (4)

existing Norway Maples along the property line that will be removed for construction and they should be replaced. He said numerous trees being proposed are being planted less than twenty (20) feet apart. He said the applicant should consult a landscape architect for advice. He said the calculations for the landscape area should be included on the plans. He said a copy of the ingress/egress easement should be provided to the Township. He said the Township Engineer had standard comments. He said the Locus tree mentioned in the Engineering report as having the potential to be destroyed will not be destroyed. He said the contour lines must be clearly labeled. He added that many of the contour lines shown are discontinuous, and the grading plan cannot be reviewed until this is corrected. He added these corrections need to be made on Sheet 5 and Sheet 7. He said the Aqua-Swirl structure (on Sheet 6) does not meet Township Standards.

Senior Planner and Zoning Administrator Mark Spencer stated staff could not see the contour lines, although the (Washtenaw County) Drain Commission (WCDC) approved the plan. He said the Engineering Department is looking for clarification on this from the WCDC. He said the Locus tree encroaches approximately 15-20% into the critical root zone. He said this is not a Heritage tree and would not typically be subject to mitigation. He said the tree would most likely survive.

Chairperson Lirones stated the Engineering Department was unable to reach the WCDC before this meeting. She asked if this item should be postponed until the WCDC can be reached for comment.

Planner Spencer stated no. He added the Township Lighting Consultant approved the plans, although he then asked for the lighting to be revised and for the applicant to resubmit. He said building mounted lights should be included on the plan, and their calculations.

Chairperson Lirones asked about the potential improvements to the bus stop, and whether they are working to improve this with the AATA (Ann Arbor Transportation Authority).

Joe Hammond, RBS Construction, stated they would be willing to work with AATA on the bus shelter. He showed a drawing of the site. He said since the last plan was submitted they have gone to the site with an arborist. He said the Norway Maples interfered with the public utilities being extended to the building. He said he failed to see a replacement ordinance in the Township Ordinances. He said he is willing to add trees to the plan if an error was made. He said they have added forty-three (43) trees across the front of the site. He asked if it would be possible to negotiate with the Commission, the amount of trees on the site. He said they (the applicant) could pay for trees to be planted in a Township park, and find a reasonable number of trees to be planted on this site.

Mr. Hammond stated he was unaware of the 61% versus the 60% net lot coverage on the site. He asked if staff is calculating the area outside of the right-of-way.

Planner Montagno stated he only went to the right-of-way. He mentioned that the calculations had not been changed from the previous submittal, and that they added pavement to the driveway.

Mr. Hammond stated the Aqua-Swirl structure has been on their previous submittals, and it was not addressed in the reports (from staff) until now, that it was not permissible. He said if the materials are in question, they can be changed. He said the photometrics plan reviewed was dated June 30 (2004). He said the last submittal they made was July 27 (2004). He said the monuments on the front of the building are not lights. He said the only lights are under the canopy, and they will not shine onto Washtenaw Avenue.

Planner Spencer asked if there are any building mounted lights in the rear (of the building).

Mr. Hammond replied yes. He said these were shown.

Planner Spencer stated Planner Schmult recommended to the Commission that the Norway Maples be replaced along the west property line.

Chairperson Lirones asked if the applicant will replace the Norway Maples.

Mr. Hammond replied yes.

Chairperson Lirones asked if the applicant is stating that there is not enough room along the front (of the site) to include the required number of trees.

Planner Spencer stated Planner Schmult has noted that the trees are too close together. He said there are few other places that trees can be placed.

Mr. Hammond showed on the plans, where the underground storm water detention and the screening wall limit his plantings.

Chairperson Lirones asked if these trees are required.

Planner Spencer replied yes.

Chairperson Lirones stated the Township fund is for trees that are being mitigated.

Planner Spencer stated the Commission could include the existing trees into the calculations. He said the Commission could ask the applicant to provide the number of trees they could plant with the twenty (20) foot spacing.

Mr. Hammond stated there are four (4) trees in the construction area that will be damaged. He said there are a few Elms in the front of the building that are in bad condition.

Chairperson Lirones asked about the currently proposed bus stop.

Mr. Hammond showed the location of the bus stop, and noted the pavement reaches Washtenaw Avenue. He said there are sidewalks to Spice Tree Apartments and to the building.

Commissioner Ward stated he thought, although he is unsure, that there were issues with the AATA and they were causing a hold up. He said a covered bus stop is important to promote the public transportation. He said the University of Michigan (U of M) reached an agreement (effective August 1, 2004) with AATA to allow University employees to ride for free. He added there could be University employees in the area, which would increase the bus usage.

Commissioner Griess asked if the net lot coverage could be reduced.

Chairperson Lirones stated the Commission is asking the applicant to redo their calculations.

Mr. Hammond agreed this could be done.

Chairperson Lirones asked about the Aqua Swirl chamber not being commented on by Engineering until now.

Planner Spencer stated he cannot comment on this. He said these details could be addressed. He mentioned there are some issues that need to be addressed with the Engineering Department.

Mr. Hammond stated their Engineer has talked with Michael Bickel (Township Engineer), and he gave their Engineer no reason to think there would be any difficult issues to work out. He said he does not understand why the Township is asking the County to give storm drain approval again.

Planner Spencer stated staff needs a plan set that shows the grading and the contours. He said the Township may send inspectors to check the final grading.

Chairperson Lirones stated the Township was unsure how the County could have approved the plan when they could not see the grading.

Mr. Hammond stated he is willing to talk to the consultants to work this out.

Doug Moon, Engineer, stated the contours have always been on the plans. He said there were some notes that were overlapping. He said there are proposed spot elevations throughout the plans, and this is what the County used to review the plans.

Chairperson Lirones stated there are minor issues that need to be reviewed. She said she would like to see how the net lot coverage is going to be addressed.

Commissioner Griess felt the applicant should work with staff.

Commissioner Banush agreed with Commissioner Griess.

Mr. Hammond stated the Planner's report said the light poles are twenty-five (25) and it did not state that they needed to be changed. He said the Engineering report stated the poles were thirty (30) feet and they met the photometric requirements. He said there was confusion about what it should be.

Chairperson Lirones asked Planner Spencer if the wall mounted lights on the rear of the building needed to be modified.

Planner Spencer stated it will not be a problem if they are shown correctly on the current plan. He said the important issues are how many fewer trees will be accepted, replacing the Norway Maples with shrubs, and having the applicant work with the AATA. He mentioned staff has tried to contact the AATA, and the person was unavailable this week.

The Commissioners and staff discussed issues with the AATA, and suggested that the applicant work with the AATA.

**Motion by Commissioner Ward, supported by Commissioner Banush, to approve final site plan CSPA 03-13 Washtenaw Center with the following conditions:**

- 1. Reduce net lot coverage to 60% or less.**
- 2. Provide a recorded copy of ingress and egress easement**
- 3. Address items 4.05 and 4.07 of the Township Planner's Site Plan Report dated August 12, 2004**
- 4. Address items number 1, 2, 4, 5, 6, 7, 8, 9, 10, 11 and 12 in the Township Engineer's report dated August 13, 2004**
- 5. Work with AATA (Ann Arbor Transportation Authority) to provide a covered bus stop; if possible.**
- 6. Space the trees to insure survival.**

#### **MOTION CARRIED**

- 6.2 CSPA 03-16/CUP 03-05/CUP 04-01/WP 04-03 Wal-Mart**  
[submitted for conditional use permit, wetlands permit, and preliminary site plan]

Planner Spencer reviewed his report. He stated this use is permitted in the C-2 commercial district. He mentioned they have applied for Conditional Use Permits (CUP) for a garden center, tire and lube facility, drive through pharmacy, and outside sales (which was verbally withdrawn at a previous meeting). He said the bulk, lot, and setback requirements have been met. He said the applicant told him that Phase 2 would be removed from the site plan. He said the Commission should determine, based on the

Planner's report, why they needed more than one access to this site. He said it is acceptable because they have frontage over 660 feet.

Commissioner Ward noted an error in the amount of parking in the Planner's report. It was clarified that there are 673 parking spaces required and 675 parking spaces are proposed.

Planner Spencer stated the WCRC and MDOT have approved the access to the site. He said the Michigan Avenue issues were solved by allowing a right-in right-out only access drive. He said staff has recommended in the past that Wal-Mart and State Street Crossing be done as one site condominium. He said they (the applicant) have decided to have a separate site condominium for the remaining property. He said a binding mechanism has been discussed for joint storm water management system, access drive & lighting maintenance, cross vehicle and pedestrian access, cross access parking, and architectural consistency.

Planner Spencer stated MDOT previously requested that the landscape berm along Michigan Avenue be moved out of the 125 foot setback. He said MDOT is proposing a four (4) lane boulevard with a 200 foot right-of-way, and that 25 feet of the berm would remain in the setback and would be outside the curbed area. He said the proposed berm would be eight (8) to ten (10) feet. He said the cart corals have been moved, and boulders have been added around the detention ponds.

Planner Spencer stated Planner Schmult's report comments on the issues regarding Phase 2, although that is now proposed to be removed from the plans. He said additional paving was added, and a landscape island was reduced near the garden center. He said Planner Schmult is asking why this was done. He said portions of the sidewalks will be out of the road right-of-way, and they will have to be in an easement for public access. He said the applicant is showing that some of the sidewalks will be installed by Wal-Mart, and they will be reimbursed by State Street Crossing. He said staff is recommending that all of the sidewalks be installed at one time and then Wal-Mart seek reimbursement. He said the applicant has agreed to install the sidewalk in front of the Bank, which staff feels should be installed at the same time as the other sidewalks.

Planner Spencer recommended that the pathway along State Street and Michigan Avenue be ten (10) foot concrete instead of asphalt. He said Planner Schmult stated the Commission should decide if the amount of landscaping between the building and the parking lot is adequate. He said removing Phase 2 would provide more room for landscaping. He said there the berm currently shows a single row of plants along the top of the berm. He said the Commission might want a more natural staggered look.

Planner Spencer stated the Township Engineer had typical comments. He said oil separators should be provided in the storm drainage system in areas that would drain parking for the oil change facility. He said the storm drain empties into the wetland, and an oil separator is necessary to filter the water.

Chairperson Lirones asked if the Township is seeking a conservation easement for the open space in the corner of the site.

Planner Spencer said this has been discussed. He said the MDEQ will want a conservation easement on the mitigated wetland that is under their control. He said a landscape plan has not been submitted for the north corner of the site. He said this can be addressed during the final site plan.

Planner Spencer stated the Commission needs to determine if the screening is adequate for the tire and lube facility, if the kiosk is acceptable where it is proposed; which is on the edge of the parking lot, and if the building and gate materials for the garden center are acceptable. He said these items can be conditions for the final site plan approval. He said the comments regarding the pharmacy were mostly related to the Phase 2 pharmacy location. He said the Commission could set a condition that the approval of the pharmacy is only for this site plan, and any Phase 2 pharmacy would require a new site plan and CUP.

Chairperson Lirones asked Mr. Nick Miller to confirm that Phase 2 is being removed from the site plan.

Mr. Nick Miller stated the plans they submitted for Phase 2 were not submitted for approval. He said they were provided because Wal-Mart wanted to show that they want to open a general merchandise store first, and then a grocery/super center in the future.

Planner Spencer stated the drainage facility is sized for the two (2) facilities.

Chairperson Lirones asked if the Commissioners had specific comments on the screening from the road and the landscaping.

Commissioner Banush and Commissioner Ward stated they felt these were final site plan items.

Chairperson Lirones asked if the height of the proposed berm is now eight (8) to ten (10) feet, with landscaping on top.

Mr. Miller replied yes. He said if Phase 2 is developed then a three (3) foot retaining wall would be installed along the parking lot.

Chairperson Lirones stated the Commission would like to see Wal-Mart install the sidewalk in front of the Bank and to the intersection.

Mr. Miller stated he feels this is possible.

Chairperson Lirones asked if the drainage has been coordinated with the Bank.

Mr. Miller said yes.

Chairperson Lirones stated more landscaping could be added along Michigan Avenue.

Mr. Miller agreed.

Chairperson Lirones asked what the height of the building is.

Mr. Ethan Hardwick, Perry Butcher & Associates, stated the elevations have height markers.

Mr. Miller stated the height is approximately thirty-eight (38) to forty-two (42) feet.

The Commissioners and Mr. Hardwick discussed building height variations for equipment.

Chairperson Lirones asked about the kiosk material.

Mr. Hardwick showed where the kiosk is proposed. He said the kiosk is shown on the prototype as a free-standing pre-manufactured structure. He said for this building they integrated it into the screen wall along the garden center using the same materials.

Chairperson Lirones asked about the additional pavement near the tire and lube facility.

Mr. Miller stated they did not have time to coordinate with the architect and they drew in what they thought would work for a greenbelt area. He said they have talked with the architect and have now maximized the green space.

Planner Spencer asked if there will be an overhead door there.

Mr. Hardwick noted the area would have ornamental fencing, and it would be a screen for the storage of the tires and the batteries that are being recycled.

Planner Spencer asked if the tires and batteries would be seen through the ornamental fencing.

Mr. Hardwick stated the area sits far back. He said they are looking for fencing that would allow air to come through, but not let someone see through it.

Planner Spencer asked if there will be an overhead door in this area.

Mr. Hardwick replied no. He said this area is for a small truck to pick up the tires and batteries for recycling.

Chairperson Lirones stated more landscaping will be needed in the future to the north to screen the residential areas.

Planner Spencer stated traffic studies were done by the County and MDOT, and they are happy with the driveway locations. He said staff has no traffic issues, although it needs to be kept in mind that this is a large facility and it will generate approximately 5,000 trips a day. He said the Township is taking the position that the WCRC and MDOT are the controlling agencies.

Chairperson Lirones stated the Township is hoping to get a pedestrian signal.

**Motion by Commissioner Banush, supported by Commissioner Urda-Thompson, to approve CSPA 03-16 Wal-Mart preliminary site plan conditioned on the following:**

1. **Staff approval of a revised preliminary site plan that includes the following changes:**
  - A. **Eliminates all references to Phase II, “future” buildings and “future” parking.**
  - B. **Address the concerns of the Township Engineer’s report dated August 12, 2004 on the final site plan.**
  - C. **Provide a ten foot wide concrete sidewalk along Michigan Ave. and State Road to the intersection of the two roads and a six foot wide concrete sidewalk along Old State Road.**
2. **The applicant provides an agreement to bind Wal-Mart and the owners of the State Street Crossing to perpetually maintain all shared infrastructure before it receives final site plan approval.**
3. **Inclusion of Wal-Mart and State Street Crossings in a Chapter 18 Drainage District;**

**and the Planning Commission finds that having more than one access drive to the site is acceptable since the site has frontage of over 600 feet and the development of the site will not prevent neighboring sites from complying with the Township’s access management requirements.**

**MOTION CARRIED**

Planner Spencer stated for final site plan approval staff may recommend a perpetual maintenance agreement.

**Motion by Commissioner Ward, supported by Commissioner Banush, to approve WP 04-03 Wal-Mart wetlands permit.**

**MOTION CARRIED**

The Planning Commission discussed CUP 03-05 and CUP 04-01.

Commissioner Ward stated the pharmacy will only be in this site plan for Phase 1, and if the applicant comes back requesting a Phase 2, then a new CUP would need to be obtained. He asked if this needs to be in the motion.

Chairperson Lirones replied yes.

**Motion by Commissioner Ward, supported by Commissioner Urda-Thompson, to direct staff to prepare a resolution to make findings and approve CUP 03-05 for a garden center and tire and lube facility and CUP 04-01 for a drive through Pharmacy that includes the following conditions:**

- 1. Provides adequate landscaping to shield the overhead doors that will be visible from State Road.**
- 2. Provided oil separators to filter the storm water from all parking lot areas used to serve the tire and lube facility.**
- 3. Outside storage shall be prohibited.**
- 4. Outdoor sales shall be prohibited.**
- 5. Planning Commission approval of building elevations.**
- 6. Compliance with the approved CSPA 03-16 site plan.**
- 7. Pharmacy does not apply to any future expansion.**

#### **MOTION CARRIED**

The Planning Commission discussed the building elevations.

Chairperson Lirones stated it may be beneficial to hold a public workshop to allow the applicant's to present themselves to the local community.

Commissioner Banush stated it should be called an open house.

Mr. Hardwick stated he would like the current elevations to be the basis for any of the comments generated by the discussion.

Chairperson Lirones agreed.

Commissioner Banush stated the Wal-Mart on Ford Road in Canton is a nice facility.

Commissioner Griess stated she showed the elevations to a friend and they commented that they liked the plantings around the building.

Mr. Miller stated he would like the opportunity to review the framework of who would attend the open house and how it will be presented.

Commissioner Ward stated an open house should be held, and it should not be a time for Wal-Mart bashing.

Chairperson Lirones stated typical open houses invite the public to attend, and there are displays throughout the room and the citizens are given short survey sheets for comments.

Planner Spencer asked if applicant has had open houses in other communities.

Mr. Hardwick replied no.

Planner Spencer asked if Wal-Mart has held open houses for the community.

Mr. Hardwick stated he was not sure.

Commissioner Banush stated he is concerned with the open house. He said the Commission has the responsibility to approve the plans, and he is not sure if their decision should be based on public comments.

Chairperson Lirones stated the Commission holds public hearings and workshops to gather a sense of what the community wants. She said Commissioner Luna (who is absent) sent an email stating she is in favor of the open house. She said the side of the building facing Michigan Avenue is featureless.

Joe Galvin, Attorney representing the applicant, stated everyone has worked very hard on these elevations. He said he understands the desires for public comment and he is willing to participate. He said he does feel it would be a good idea to have the public comment on these elevations.

Commissioner Urda-Thompson stated she would like to see an open house held. She said this is a controversial project, and the Township residents should be able to give their input.

Commissioner Griess stated she agrees there should be an open house, although she is reluctant to have the residents give their design ideas.

Commissioner Banush stated he is not opposed to having the open house, although they should have it as soon as possible. He said it could be advertised in the newspaper, a mailing can be sent, and it should be on the (Township) web site.

Mr. Miller stated this might turn into an opportunity to bash Wal-Mart.

Chairperson Lirones stated the Commission would set guidelines.

Commissioner Resha stated he does not like the roofline.

Mr. Miller stated they will correct the sectional views. He said they will try to soften the view and help explain to the public the types of views.

Commissioner Ward stated the current elevations should be shown.

Commissioner Banush stated the (building) material samples could be brought in to the open house.

**6.3 CSPA 03-19/WP 04-04 State Street Crossing  
(Pittsfield Town Center) Condominium**  
[submitted for preliminary site plan]

Planner Spencer reviewed his report. He said the site currently meets all the setback requirements. He said the applicant has had issues with the required thirty-five (35) foot front yard setback from access easements. He said staff has mentioned to the applicant that this issue would have been mute if this had been done as a total site condominium. He said there should be a binding agreement for the joint storm water management system, access drive & lighting maintenance, cross vehicle and pedestrian access, parking, and architectural consistency.

Planner Spencer stated the Greenway Committee is recommending concrete for the sidewalks. He said the Township Engineer had minor comments. He said the biggest issue was with the phasing of the joint improvement and the construction times of each will be locked in. He said Planner Schmult also had minor comments. He said the driveway from Unit 1 should be opposite the combined driveway for Units 2 and 3. He said the mitigation for the wetlands will occur on the Wal-Mart site. He said a bond will be needed to insure the five (5) year maintenance and monitoring of the mitigated wetland.

Chairperson Lirones stated there are a number of small details that have all been worked out.

Commissioner Ward asked if the cluster of trees on Unit 3 is covered on the limited common element.

Planner Spencer replied yes.

**Motion by Commissioner Ward, supported by Commissioner Banush, to approve CSPA 03-19 State Street Crossing preliminary site plan with the condition that the following items be adequately addressed on the final site plan:**

- 1. Address the concerns of the Zoning Review dated August 5, 2004 items number 6, 9 and 11.**
- 2. Address the concerns of the Township Engineer's report dated August 12, 2004 items number 2 through 5, and 7 through 11.**
- 3. Address the concerns of the Township Planner's report dated August 12, 2004 items number 4.02, and 4.06.**
- 4. Provide an agreement to bind Wal-Mart and the owners of the State Street Crossing to perpetually maintain all shared infrastructure before receiving final site plan approval.**

**5. Inclusion of Wal-Mart and State Street Crossing in a Chapter 18 Drainage District.**

**MOTION CARRIED**

**Motion by Commissioner Ward, supported by Commissioner Banush, to approve WP 04-04 State Street Crossing wetlands permit.**

**MOTION CARRIED**

**7.0 New Business**

**7.1 CSPA 04-10 Kirtland Hills**  
[discussion only]

Chairperson Lirones stated that two rezonings took place and that this site plan was for the combined Haywood and Bowling properties.

Planner Black reviewed the planning report. She stated the plan is for a site condominium with 61 individual units. She said the site is zoned R-1B. She said the applicant needs to identify the common elements. She said the parking lot near Open Space A could be removed. She said the street frontage near the open space has the capacity for seven (7) to eight (8) vehicles parked on the street. She said the Commission should determine if this parking lot is necessary. She said the plan provides sidewalks on both of the interior streets and on the north side of Ellsworth Road. She said ramps, and extensions are provided on one side of the street at intersections. She said the Commission should determine if they want ramps and extensions on both sides of the street at intersections.

Planner Black reviewed the zoning report. She said the use is for single-family dwelling units with a density of 1.9 units per acre. She said the lot area is acceptable at 10,000 minimum for each unit proposed. She said the lot width is acceptable at 70 feet proposed. She mentioned the applicant will need to recalculate the net lot coverage. She said the wetlands need to be subtracted at 90%. She said the front, side, and rear yard setbacks are acceptable. She said the applicant's wetland consultant has stated there are fourteen (14) wetlands on the site that have been delineated. She said the applicant has stated there will be 27,078 square feet of wetlands impacted. She said the Commission should determine if they want the Township's wetland consultant to verify the wetlands.

Planner Black stated the plan complies with all the access management requirements. She said the site was clear-cut approximately two (2) years ago, and the Commission should determine if the woodland mitigation calculations will be based on the existing or pre-existing trees. She said the one sheet the applicant submitted for the pre-existing trees will need to be recalculated. She mentioned the applicant included six (6) inch trees when they only needed to include the eight (8) inch or larger trees. She

said the Commission should determine if they want the Township to hire a natural features specialist to survey the site.

Planner Spencer stated the woodlands will be reviewed again, and thirteen (13) sets (of the plans) should be submitted.

Chairperson Lirones asked if an independent arborist should visit the site.

Planner Spencer stated an arborist could look at the site and the historic air photographs.

Commissioner Banush asked what the most current air photographs are.

Planner Spencer replied 2002.

Commissioner Griess stated when the Township passed their Ordinance they were very specific that (the rules) would apply to the previous three (3) years.

Planner Spencer stated it is important to accurately figure out what was on the site. He said when the numbers are corrected there will be a baseline to work with. He said when the numbers are corrected then the Commission can determine whether an outside consultant is needed. He said the Township staff will help determine the value of the trees when the numbers are corrected.

Chairperson Lirones asked if once staff has the dollar figure, if then the appropriate mitigation could be considered.

Planner Spencer stated yes, and he continued stating the developer has provided connectivity of the open space through a small opening in the sidewalk connection. He said there is pedestrian connection to the northwest corner near Burnham Woods. He said there might be the possibility to provide a pedestrian connection along a utility easement if Briar Hill wanted negotiate that connection.

Chairperson Lirones stated the applicant needs to know that Lake Forrest and Stonebridge have both had flooding and drainage issues.

Planner Spencer said the Engineer's report stated that storm drainage narratives should be on 8 ½ x 11 sheets. He said they will be asking for a drainage district to be established, and the condominium association would be responsible for the drainage facilities. He said twenty-five (25) foot buffer strips should be provided around the detention ponds.

Chairperson Lirones stated the petitioner is proposing a small public park in the northern portion of the site. She said the most strongly heard comments during the previous public hearing was from the residents in the neighboring cul-de-sacs to the east of the property who's residents had become accustomed to the woods in their back yards. She asked if the Commissioners wanted the Township wetland consultant to review the site.

The Commissioners agreed.

Chairperson Lirones stated she does not feel the parking lot for the park is necessary. She said there is ample parking on the public streets.

Jim Haeussler, Peter's Building Company, stated he is willing to work with the Commission on the parking. He said they have put a twenty-five (25) foot landscape buffer and trees on the east side of the site. He said they want to make it look more consistent.

Chairperson Lirones asked if it will be in a limited common element so the trees are not cut down by the homeowners.

Mr. Haeussler replied yes.

Tom Covert, Atwell Hick's, stated that along the eastern and northern border, they are providing a twenty-five (25) foot landscape buffer easement. He said there would be language in the condominium association for those trees to be maintained.

Mr. Haeussler discussed the drainage near Burnham Woods. He said the proposed layout will work to improve the whole area. He said he would like to work out a connection from Burnham Woods.

Planner Spencer stated those two connecting points will need to meet the standards of the WCRC.

Commissioner Ward stated at first public hearing, residents raised concerns about traffic through both areas to reach Ellsworth Road.

**Motion by Commissioner Banush, supported by Commissioner Resha to postpone action on CSPA 04-10 [Kirtland Hills] and to direct the applicant to address the following:**

- 1. Address the Township Planner's report dated August 16, 2004.**
- 2. Address the Zoning Review dated August 12, 2004.**
- 3. Address the Township Engineer's report dated August 11, 2004.**
- 4. Address any comments or concerns that the Planning Commission had during its meeting on August 19, 2004.**

#### **MOTION CARRIED**

#### **7.2 CSPA 04-14 Runway Plaza Lot 9-Phase 2** [submitted for a combined preliminary and final site plan]

Planner Montano reviewed the zoning report. He said the application meets the parking requirements for the handicap spacing, although he suggested that it would be useful to have two (2) handicap spaces in front of each suite. He said Planner Schmult had comments regarding the

parking layout. He said the driveway has been widened to an unnecessary extent. He said the existing driveway should be continued north into a straight line to intersect with the south line of the proposed parking lot. He said the expanded parking lot would require twelve (12) trees and the plan only provides six (6) canopy trees. He said the Township Engineer pointed out inconsistency in labeling on Sheets 1 & 2. He also said the roof and sump drains should be directed into the storm system.

Chairperson Lirones asked if the building mounted light fixtures are appropriate.

Planner Spencer replied the lights are cut off fixtures. He asked Mr. Dave Hughes if the (lighting) for Phase 2 was included in the Phase 1 plan.

Dave Hughes, Vanston O'Brien, replied no.

Planner Spencer stated the lighting consultant should review the plans. He said the lighting looks acceptable even without a lighting review.

Mr. Hughes stated the additional five (5) feet on the driveway is to accommodate the trucks. He said if this is reduced it will restrict the trucks using the site.

Planner Spencer asked if semi's are coming to the site.

Mr. Hughes stated there are semi's coming from the other building.

Planner Spencer asked if there is already a radius big enough for the semi's from the other building.

Mr. Hughes replied yes.

Planner Spencer stated there is a loading space depicted at the front of the building.

Mr. Hughes stated this is the loading space in front of the two overhead doors.

Chairperson Lirones requested Mr. Hughes to reply to Planner Schmult on the comment to be sure it is resolved.

Mr. Hughes stated he will talk with Planner Schmult. He said he feels his calculations on the number of trees is correct. He said the problem is with the perimeter of the parking lot. He said Planner Schmult is not accounting for the net perimeter. He said they are adding 342 linear feet of perimeter.

Chairperson Lirones asked Mr. Hughes if he disputed the calculation on the barrier free parking spaces.

Mr. Hughes stated he felt the additional space was not needed and it is not required. He said there are two (2) spaces in the front already.

Planner Montagno stated this was a suggestion because there was space for it, and there are two suites.

Planner Spencer stated this can be confirmed with the Building Department. He said the Building Department said that one (1) space is needed for each business.

Commissioner Resha stated staff may want to check the State regulations. He said he is on the County Building Board of Appeals, and according to the ADA you have to have the spaces.

Planner Spencer asked Mr. Resha if a space is needed for each business.

Commissioner Resha replied yes, if two businesses are sharing a parking lot each business needs to have one.

Planner Spencer stated those spaces need to be the closest spaces to the entrance.

Mr. Hughes replied okay.

**Motion by Commissioner Ward, supported by Commissioner Resha, to approve final site plan CSPA 04-14 Runway Plaza Lot 9 – Phase 2 with the following conditions:**

1. Address items 4.03 and 4.07 of the Site Plan Report dated August 12, 2004.
2. Address items 1 and 2 of the Township Engineer's report dated August 13, 2004.
3. Add one barrier free space in front of the west suite.

**MOTION CARRIED**

**7.3 CSPA 04-06 84 Lumber – Additional Building**  
[submitted for final site plan]

Assistant Planner Montagno stated there were no zoning or site plan comments. He said the sanitary and the water leads need to be shown on Sheet 2. He said the required permit from MDEQ has been received.

**Motion by Commissioner Banush, supported by Commissioner Resha, to approve final site plan CSPA 04-06 84 Lumber – Additional Building with the following conditions:**

1. Address item number 2 a. of the Township Engineer's report dated July 2, 2004.

**MOTION CARRIED**

## **8.0 Planner's Report**

Planner Spencer stated the Michigan Society of Planner's is having an annual conference in Grand Rapids. He said it is held September 30, 2004 and October 1, 2004. He said there is a citizen planner program from Wednesday through Saturday. He noted that Governor Jennifer Granholm may be a keynote speaker at the luncheon.

## **9.0 Chairperson's Report**

Chairperson Lirones informed the Commissioner's of the passing of Roger Gaugler, Township Engineer for over thirty (30) years. She noted that his service and devotion to the Township was phenomenal; and everything he did was always in the best interest of the Township.

Commissioner Ward noted there was a reception held a number of years ago in his honor, and he was well respected within the engineering community.

## **10.0 Commissioner's Report**

Commissioner Ward stated there was an article in the MSU Alumni Magazine, regarding green roofs and the Ford Rouge Green Roof, which is the largest (10.7 acres). He asked about the State Street Corridor Study and stated he has not heard anything lately.

Planner Spencer stated it is moving along.

Commissioner Banush suggested that if a City is being mentioned in resolutions it should be put in parentheses the first time. Example: City of Ann Arbor (hereafter City).

Commissioner Urda-Thompson asked about the Mayflower Motel.

Planner Spencer stated they filed for a rezoning, and the public hearing for it will be held at the September 2, 2004 meeting. He said the petition is for Planned Unit Development with two (2) lots.

## **11.0 Approval of Prior Minutes**

### **11.1 Minutes of August 5, 2004**

Chairperson Lirones noted a correction at the bottom of page 8.

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

**MOTION CARRIED**

**12.0 Adjournment**

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

**MOTION CARRIED**

Chairperson Lirones adjourned the meeting at 10:30 p.m.

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**s/Julie Griess, Secretary**

**September 2, 2004**