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**PITTSFIELD TOWNSHIP PLANNING COMMISSION AGENDA**

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**Members Present:** Russell Banush, Julie Griess, Christina Lirones, Wilma Luna, Edward Resha, Andrea Urda-Thompson, Dennis Ward.

**Members Absent:** None.

**Others Present:** Mary Lee Blackmon, Jim Frey, Bryan Weinert, Walter Gutekunst, Joe Galvin, Nicholas Miller, William Wheeler, Tillie Ulmer, Richard DeHart, Sabah Rabiah, Bev Walters, Nicole Chardoul, Jeanine Periord, Janice Caldwell, Jane Tesner Kleiner, Josie Parker, Art Stauch, Maxine Lossing, Harry Fosdick, Gloria Willard, Walter Willard, Corey Weaver, George McCalla, D. Armstrong, Bill Roberts, Eric Bradley, Julia Heltsley, Sarah Fairs, Velma Neau, Dave Hughes, Sue M. Cormick, David Sommerfeld, Carl Luckenbach, Dave Krzeminski, Assistant Planner Paul Montagno, Senior Planner and Zoning Administrator Mark Spencer, 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 7:33 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 Resha, supported by Commissioner Ward to move items 7.1, 7.2 and 7.3, to follow their counter parts of the public hearings.**

**MOTION CARRIED**

**4.0 Items from the Floor**

None.

**5.0 Public Hearings**

**5.1 CUP 04-01 Wal-Mart**

[submitted for a conditional use permit for outdoor seasonal sales and drive-through pharmacy]

Senior Planner and Zoning Administrator Mark Spencer reviewed his report. He stated the surrounding uses in the area. He said this is a C-2 zoning district, and he mentioned the drive-through facilities and seasonal outdoor displays are allowed with a Conditional Use Permit (CUP). He mentioned this would displace

fifty-six (56) parking spaces, which were extra parking spaces. He said the seasonal sales area is proposed in the parking lot. He said this would displace seventy-four (74) parking spaces. He added this would encroach into the minimum number of parking spaces required for this use. He said in recent years the Planning Commission has not permitted seasonal parking lot sales area of this type of a scale. He said a CUP was applied for by Wal-Mart for a garden center that is unroofed, although still enclosed.

Nick Miller, Atwell-Hicks, stated the applicant has submitted a CUP for a remote drive-through pharmacy. He said the pharmacy is connected to the building via closed cable television, along with two monitors. He added transactions would be made via pneumatic conduit. He said the second CUP was for seasonal outdoor sales. He said this would be for the sale of flowers in spring and Christmas trees during Christmas time. He said the seasonal sales would be temporary. He said they are still proposing nine hundred and two (902) parking spaces, which is a 4.0 ratio. He said the parking could be resolved to meet the Township's Ordinance. He said they are working on the building design to make the pharmacy harmonious with the entire building. He said there would be minor impacts to the police, fire, and utility departments.

Chairperson Lirones opened the public hearing.

Mary Lee Blackmon, 6511 S. State Road, stated this project is just getting bigger and bigger. She said she spoke for the residents of the area in saying that they object to the whole project. She mentioned the traffic is bad and it will only get worse.

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

#### **MOTION CARRIED**

Item 7.1 CUP 04-01 Wal-Mart of new business moved to follow Item 5.1 of the public hearing.

Commissioner Griess asked how a drive-through pharmacy works.

Mr. Miller stated his family has used a drive-through pharmacy, and they have found it to be convenient. He mentioned a person could call ahead for their prescription and then drive-through and pick it up. He also mentioned this would be more of a convenience for people with small children or for people who are handicapped.

Commissioner Griess asked if the applicant expects long lines of cars.

Mr. Miller replied no. He said people would still have the option to walk inside.

Commissioner Banush asked if this would be the only pharmacy on the site.

Mr. Miller replied there would be a pharmacy inside the building. He added the drive-through would use a pneumatic tube, which has a distance of about 400 feet.

Commissioner Griess asked if the garden area is for live plants.

Mr. Miller stated the plants would be live. He said they would also sell mulch, salt and other related items. He stated he would give the Planning Commission a list of materials.

Commissioner Ward stated he is concerned with the layout. He feels the traffic flow will not be good. He said this would cause a burden for public safety because they will be called out for accidents. He stated he would like more details showing how traffic flows will be handled. He said negative comments have been received from the public. He feels the layout of the garden center needs to be rethought. He added the garden center would be displacing 74 parking spaces or 20,000 square feet, and he is not sure this is an appropriate use.

Commissioner Resha stated Kmart (in Ypsilanti) has the same use of the parking spaces and they have parking problems every year. He said this also happens at Frank's on Washtenaw Avenue. He said he does not like the satellite pharmacy; he feels there should be direct contact with the pharmacist. He said this should be attached to the building, where the pharmacist is viewing the person.

Mr. Miller stated this pharmacy is a new idea for Wal-Mart and he will forward the concerns of the Commission to the company.

Commissioner Banush stated his pharmacy requires a counter signature to pick up prescriptions. He feels this would be unsafe because anyone could sign for the prescription. He said he agreed with Commissioner Ward's concerns about the nursery [seasonal sales] and pharmacy, and he feels the concerns are reasonable.

Mr. Miller asked if the Commission feels there is a size more reasonable for the outdoor seasonal sales.

Chairperson Lirones stated the Commission has not allowed seasonal sales recently. She said these create traffic hazards and cause problems.

Commissioner Resha stated the Wal-Mart in Ypsilanti has products out all year long. He said this causes problems.

Chairperson Lirones stated if the parking spaces are not needed, they could be deferred.

Commissioner Ward stated the Zoning Administrator is bombarded with calls from residents complaining (about various things). He said if problems are encountered it could take the Zoning Administrator a long time to resolve the complaints.

Commissioner Urda-Thompson stated there is a CVS in Saline with a drive-through pharmacy in the rear of the store. She mentioned the pharmacy being in front of the main entrance for the proposed Wal-Mart is inappropriate. She also agreed this will create problems and could be eventually be abandoned.

Commissioner Luna stated she could not understand having a pharmacy in the middle of a parking lot.

Commissioner Resha noted, by State law, all controlled drugs must be signed for along with having an ID.

Chairperson Lirones stated she felt lines would be created by people who do not call ahead and this could create traffic congestion. She also stated she does not like the location of the pharmacy.

Planner Spencer stated traffic patterns could be looked at. He said if the pharmacy is located on the side of the building it would cause less traffic problems and make more sense.

Chairperson Lirones stated she is not comfortable with the outdoor sales. She feels the pharmacy being placed on the side of the building may be acceptable.

Joe Galvin, Attorney representing Wal-Mart, requested the Commission table this item until a revised site plan could be submitted.

**Motion by Commissioner Resha, supported by Commissioner Luna, to postpone action on CUP 04-01 (Wal-Mart) until the site plan for CSPA 03-16 (Wal-Mart) is ready for preliminary site plan approval and to ask the applicant to address the following items:**

- 1. To see the pharmacy on the side of the building.**
- 2. Address the concerns raised by the Commission and staff.**

#### **MOTION CARRIED**

#### **5.2 RZ 04-01 Swift Run Service Center** [submitted to Rezone from AG to PUD]

Planner Spencer reviewed Planner Schmult's report. He stated there are about two hundred and eighty (280) acres total. He said this is proposed as a mixed-use PUD, with different area concepts. He said the different area concepts are active recreation, passive recreation, composting, materials recycling, a city vehicle maintenance facility, and an equipment yard area. He said they have proposed saving the wetlands. He said some information needs to be addressed to make the application complete. He said there are some discrepancies with the distances shown on the plan. He then mentioned the neighboring uses. He said this proposal closely matches the *Comprehensive Plan*. He said Stone School Road is currently gravel, although there is a proposal to pave part of the road in the future. He said this site is accessible on the north boundary to public transportation. He said the area is not currently in the designated area for Township Utilities. He said this area would be served by Ann Arbor City sewer. He said the service area could be extended to include the maintenance and recreation area. He said water and sewer is proposed for the maintenance building, although only water is proposed for the park facilities. He mentioned the Planning Commission could ask the City to provide more information on the uses proposed. He said the descriptions should more widely cover the types of uses that would be there. He said the lot coverage and building heights should be shown. He also said phasing lines should be shown. He stated the City (of Ann Arbor) does not have ownership over two parcels involved in the petition. He said because the petition is for a PUD district, permission needs to be received from the property owner to

rezone their land. He said the Planning Commission may want to consider allowing nine (9) foot parking spaces in the employee parking lot and maintenance facility. He said this would reduce the impervious surface. He said the buffer strip along Stone School Road should be at least one hundred (100) feet wide, which would allow a berm to be twelve (12) feet high with a slope of one (1) to four (4). He said the area around the pond by Ellsworth Road should not be used for storage because necessary screening cannot be installed. He said the Township Engineers and staff have discussed looping the water lines and where the best sewer connections would be. He said a sewer connection that runs along Ellsworth and Stone School Road would be best.

Jim Frey, Research Recycling & Ann Arbor City Consultant, reviewed their petition. He said the primary purpose is to consolidate city maintenance operations. He said there is also a solid waste transfer station and a recycling facility on the proposal. He said the recovery and compost services need to be expanded to serve other communities and the City (of Ann Arbor). He said they would like to formalize and enhance the recreation opportunities. He said they are proposing passive and active recreation areas. He said he would like to develop the land in phases. He said the first site plan submitted would be the maintenance facility. He said the second site plan would be for the recovery and waste transfer areas. He said the development of the passive and active recreation will be submitted in later phases, in order to have enough time to receive appropriate public input.

Chairperson Lirones opened the public hearing.

Gloria Willard, 4745 Stone School, stated she is concerned with the four (4) new access drives on Stone School Road. She said road runoff comes from Woodside Meadows across the road and they now have drainage problems. She said they have to dig trenches to keep her basement dry.

Chairperson Lirones asked Planner Spencer to investigate why road runoff is coming from Woodside Meadows Condos into her property.

Planner Spencer stated once all the road improvements are done the drainage should be improved.

Ms. Willard stated she would like to know what “active” recreation is.

Richard DeHart, 2250 E. Ellsworth, stated he is a long time resident. He said the City (of Ann Arbor) has no business inside the Township. He feels the City of Ann Arbor should not place structures outside their boundaries. He said Pittsfield Township does not have the same resources as the City of Ann Arbor. He said this should be a Township use, not a City (of Ann Arbor) expansion. He said the City wants to stretch beyond their boundaries. He mentioned the City of Ann Arbor passed a Greenbelt initiative bill and now they want to build within the Greenbelt. He said this sounds like a double standard. He said all shared properties need to be protected. He said another parcel near his property was acquired by the City (of Ann Arbor) for this development. He said there is a clause that gives the property owner use of this property for five (5) years after the sale. He asked what the planned use was for this area after the time has elapsed. He said the PUD should comply with the Master Plan. He said the

refueling center is proposed adjacent to private residences, with less than a desired two hundred (200) foot buffer. He said the material storage is also too close to the residents. He feels the railroad in the southern part of the area should be used. He said railroad transportation is more economically sound and can be less expensive. He stated Ellsworth Road cannot handle any additional traffic. He said if Ellsworth Road is widened then it would be five (5) feet inside his kitchen. He then asked what the proposed increase in traffic is. He said active recreation adds more traffic and lights. He asked who is going to operate, maintain, and pay for this procedure. He said the landfill has a history of nuisance issues. He said the use of earth moving equipment creates a lot of dust on roadways. He said there is noise after hours and no one to call to take care of it. He asked for assurance that this facility will not create these nuisance issues. He said the south part of his property is like a sponge every spring. He said if anything is built there, he is concerned about drainage. He asked how this proposal will affect his property value. He then gave a list of his comments to Chairperson Lirones.

Chairperson Lirones asked City representatives for copies of the agreements for the land Mr. DeHart mentioned which is being used for the five (5) years by the current owner. She said this would help the Planning Commission know the future plans. She said Mr. DeHart's property is of concern to the Planning Commission.

Dave Summerfield, 2240 Shadow Wood, stated he is concerned with the traffic. He said it is unpleasant to ring the entire area with vehicle traffic.

Don Tilton, President of Ann Arbor Youth Soccer, asked for favorable consideration of this use to alleviate a shortage of good soccer fields. He said there are 1,800 children in the area who play soccer on a regular basis. He said there is a need for athletic fields, and this is an ideal site.

Chairperson Lirones asked if it would be necessary to operate at night with lights.

Mr. Tilton replied no. He said all of their games are played in the daytime.

Chairperson Lirones asked if Mr. Tilton would consider a location on the Ann Arbor City Airport property.

Mr. Tilton stated this would also work.

Chairperson Lirones mentioned to Ms. Willard that Mr. Tilton is the Township's Wetland Consultant. She said he is aware of ways to handle water. She said this could be a very well managed site.

Gary Ulmer, representing his parents at 4342 Platt Road, stated a soccer field was just built across the street from their property, and the immediate area does not need another soccer field.

George McCalla, 4100 Stone School Road, stated his family has owned property in the area for 152 years. He said if the City's (of Ann Arbor) property was leased to a farmer, the farmer would have to pay property taxes to the Township. He said there are other taxable alternatives than just agricultural use. He said the

Township would lose another seventy-six (76) acres of taxable land. He also said in part of the area there are nesting bobolinks. He said the farmers that use this land work around the birds.

Chairperson Lirones mentioned she received letters from residents who could not attend the public hearing. She then read the letters:

Jennie Morgan, 4804 Stone School Road, stated she is concerned with the odor from such a large composting area.

Chairperson Lirones stated she received a phone call from Walter Hilton, who owns around 155 acres on the corner of Morgan and Platt Road, and the triangle area the City (of Ann Arbor) wishes to use for the composting area. She said he has concerns with the potential odor of the composting area. He also mentioned his drain tile runs under the former railroad track. He said it is buried deep and his farm fields drain off into this drain field. He said he does not wish to only sell the triangular piece of property.

Barry Bryant, 6699 Crane Road, stated he is in support of preservation of this area.

Chairperson Lirones stated a packet was received from the Information Fair at Bryant School. She said these could also be considered as public comment.

Mr. DeHart reference to the comments received from Bryant School were included in his report.

Planner Spencer stated these comments can be kept in the file as handouts received by the Planning Commission.

Chairperson Lirones stated this will be an addendum to Mr. DeHart's handout. She said it will be noted that these are not all his comments.

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

### **MOTION CARRIED**

Item 7.2 RZ 04-01 Swift Run Service Center moved to follow Item 5.2 of the public hearing.

Commissioner Griess asked if the compost will be limited to yard waste.

Mr. Frey stated the materials would be leaves, grass clippings, brush, and food scraps. He said collecting food scraps is a pilot program.

Commissioner Griess asked if Mr. Frey could comment on the odors.

Mr. Frey stated this should not be any different from the operation out there now.

Planner Spencer stated conditions can be added to the PUD. He asked what percentage is household waste of the compost.

Mr. Frey stated about 2%.

Commissioner Resha asked how this percentage is controlled.

Mr. Frey stated there is a collection program. He said the people in the pilot program have guidelines.

Nicole Chardoul, Resource Recycling Systems & the City of Ann Arbor, stated the food waste would be mixed with the yard waste. She said there is a certain percentage of everything that can be mixed.

Chairperson Lirones asked if this is mixed very thoroughly.

Ms. Chardoul replied yes.

Commissioner Banush stated food is very general. He asked if this includes animal fats, egg shells, and so forth.

Mr. Frey stated the program accepts pre-consumer vegetative waste. He said this does not include oils, greases, dairy products, or meat products. He said they currently accept apples, crab apples, other types of fruit wastes, along with yard waste.

Commissioner Urda-Thompson stated the applicant has no control over what will be put in.

Planner Spencer read Item #2 of CUP #91-8. "Permitted uses under this permit shall be limited to the composting of materials including leaves, grass clippings, brush, wood debris (under six inches in diameter), untreated lumber, pallets, vegetative pruning, garden waste, yard waste, and Christmas trees and wreaths."

Commissioner Griess stated after this is no longer a pilot program she wonders what will happen to it.

Commissioner Ward mentioned he would like the applicant to provide the Commission with the guidelines associated with the pilot program. He also asked the applicants to review their CUP and make sure they are within the guidelines of the CUP.

Chairperson Lirones asked if it is the understanding of the City that a bike path will be installed along Stone School Road, although it is not shown on the plans. She mentioned Planner Schmult is asking for pedestrian access and non-vehicular circulation system concepts on the area plan.

Planner Spencer stated he has talked with the City's representatives about Planner Schmult's report, and he explained these things can be conceptionally phased on the plans.

Commissioner Griess stated in the conditions from 1980 the sound levels cannot exceed 75 decibels at the property line, and she feels this is high.

Commissioner Ward stated ear splitting noises run around 120-130 db. He said speech is 60 db. He said he could consult with an acoustic engineer.

Commissioner Griess stated the site has some height changes and the noise may bother people who are higher up.

Commissioner Ward stated an acoustic engineer could do a survey for the area.

Planner Spencer stated time limits could be assigned to help reduce the impact of noise. He stated a complaint was received from a resident regarding the lights at the MRF being on all the time.

Commissioner Ward stated he would like to hear why the City of Ann Arbor does not support active farming. He asked if this proposal would reduce active farming in the area.

Mr. Frey stated their proposal would eliminate the active farming.

Commissioner Ward stated the Commission would like to sustain agricultural areas in the Township. He stated the residents have brought up concerns about the additional burden on the infrastructure in respect to more active recreation.

Chairperson Lirones stated Township residents can join the City (of Ann Arbor) soccer club. She said the Township officials always hear there are not enough soccer fields. She said this area has a lot of active recreation already. She wishes the City would look at the airport site. She feels this might not be the best location for active recreation.

Planner Spencer stated that the Director of Parks and Recreation feels there is probably demand for both. He said recreation could be expanded at the Airport, at this site, and further on Township property. He said community gardening may be set up. He said the Township can negotiate with the City (of Ann Arbor) to have them provide police protection for the park. He said the Saline Recreation Center is in Pittsfield Township, and is available to the residents of the Township, and this facility could offer similar advantages to township residents.

Chairperson Lirones stated the Township should strive to maintain as much of the agricultural area as possible. She said the McCalla family strives to maintain many of these areas. She asked if composting would be allowed in an agricultural area.

Planner Spencer stated with a CUP.

Chairperson Lirones stated with or without the rezoning the composting area could still be expanded.

Commissioner Resha asked if at the old landfill, gas is still being captured.

Mr. Frey stated it is.

Commissioner Resha asked what is being done with the gas.

Mr. Frey stated there is a gas recovery system on the site. He stated a generator is using the gas.

**Motion by Commissioner Banush, supported by Commissioner Luna, to postpone action on RZ 04-01 (Swift Run Service Center) and to direct the applicant to address the following:**

- 1. Address items number 2.03, 8.01 through 8.18, 9.03, 9.08, 9.09, and 9.10 of the Township Planner's report of February 10, 2004, including providing a general description of all uses proposed in each use area.**
- 2. Propose maximum lot coverage, FAR and net lot coverage for each use area.**
- 3. Propose a maximum building height.**
- 4. Address items number 2 through 6 of the Township Engineer's report dated February 12, 2004.**
- 5. Work with the Township Engineer to develop utility service areas.**
- 6. Propose language to incorporate CUP 91-8 (City of Ann Arbor Compost Center) and the agreement to permit Mid Michigan Recycling to operate on the premises in the PUD.**
- 7. Supply any use agreements for the parcels purchased on Ellsworth Road.**
- 8. Address comments offered by the public and the Commissioner's.**

## **MOTION CARRIED**

### **5.3 WP 04-01 Park Place for Business Unit 4** [submitted for a wetland permit]

Jane Tesner Kleiner, Tilton Associates, stated there are two wetlands on the site. She said the larger wetland is regulated by the State and the Township, because it is within 500 feet of the Mallett's Creek Tributary. She said the smaller wetland near Oak Valley Drive is not regulated, given its size and limited functions. She said the applicants have proposed building sites, parking areas, a storm water management system, filling of the wetland, and provided storm water detention. She said there is a swale on the north end of the site, and this carries water to the Mallett's Creek Tributary. The applicant has provided the MDEQ application, and a mitigation plan. She said in her review of the site she would like the applicant to provide more information. She said this wetland has some value to local wildlife.

Earl Ophoff, Midwestern Consulting, stated the detention pond can be made more functional in terms of being a wetland area. He said they have no objection to the standing water level. He said the report by Ms. Tesner Kleiner could be incorporated into their final site plan. He added the water source for these ponds is in the ground, and if this goes away there would be no water on the site.

Chairperson Lirones opened the public hearing.

There were no comments.

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

**MOTION CARRIED**

Item 7.3 WP 04-01 Park Place for Business Unit 4 to follow Item 6.3 of the public hearing.

Planner Spencer confirmed what Mr. Ophoff stated was correct, if the two unregulated wetlands are gone there will not be a water source. He mentioned this is the opportunity to have sustainable wetlands on the site, by incorporating them into the site and making a man made wetland.

Chairperson Lirones asked if the wetlands on the site were made by grading.

Planner Spencer replied yes. He said this site was graded sometime in the nineties.

Commissioner Ward stated he is pleased the applicant is working with all the parties involved on the site.

Commissioner Banush agreed with Commissioner Ward.

Chairperson Lirones asked Ms. Tesner Kleiner if there are no prudent and feasible alternatives to avoid impact to the development given the size of the parcel. She asked if this was the general assessment.

Ms. Tesner Kleiner replied yes. She said if the wetlands are moved to the back of the site it would make things safer for the wildlife.

Chairperson Lirones asked if this was in the Mallett's Creek Watershed, and if it follows what the Commission hopes to do in that area.

Ms. Tesner Kleiner replied yes. She said the applicant can read the recommendations in her report, and address the things she is looking for.

Planner Spencer stated staff would be looking for help from Ms. Tesner Kleiner on drafting a development agreement for the long-term maintenance of the new wetland.

Commissioner Resha asked if the detention pond will maintain water level.

Ms. Tesner Kleiner stated the current design by the applicant is to have some water in the pond. She is suggesting that the water level fluctuation be minimized to no more than 6 inches. She said this would help to sustain plant life.

Commissioner Resha asked if this would be deep enough to require aeration.

Ms. Tesner Kleiner replied no.

**Motion by Commissioner Ward, supported by Commissioner Luna, to postpone action on WP 04-01 (Park Place for Business Unit 4) and to direct the applicant to address the concerns raised in the Township's wetland consultant's report dated February 6, 2004.**

### **MOTION CARRIED**

Mr. Ophoff stated that even if this was approved it still has to be approved by the WCDC and the MDEQ.

## **6.0 Old Business**

### **6.1 CSPA 03-23 Runway Plaza #10 - V/O Investments** [submitted for preliminary site plan]

Planner Montagno reviewed his report. He stated thirty-eight (38) parking spaces are required for Phase 1, and thirty-seven (37) spaces have been provided. He said fifty-four (54) spaces are required in total. He said the Planning Commission may want to consider the extra spaces needed for Phase 1 as deferred to Phase 2. He said the proposed plan does not meet the access management requirements. He said the driveway access should be one hundred and fifty (150) feet apart on 35 mph roads and spacing is about one hundred and forty (140) feet. He mentioned Planner Schmult's report and stated the plan should show an inventory of all trees 8 inches or larger. The applicant should confirm that large highway trucks could leave the southern-most truck dock without crossing the existing curb. The parking areas will not be curbed; wheel stops are proposed. The Planning Commission should decide if curbs should be provided. He said the light fixtures will be twenty-seven (27) feet high.

Chairperson Lirones asked if the Commission has to waive their standards on access management.

Planner Spencer stated this meets the requirements in Section 56.23 M for a waiver. He said there is no place to move the driveway. He said this waiver has to be included in the motion. He said the WCRC has given preliminary approval.

Chairperson Lirones asked if the building was stucco.

Dave Hughes, Vanston/O'Brien, stated this building is typical of what is in the park. He said it is a colored and decorated masonry.

The Commission briefly discussed the exterior of the proposed building.

Mr. Hughes stated they are trying to use architectural features to make this building look better.

Planner Spencer asked if there are any trees on this site.

Mr. Hughes stated all the trees are less than three (3) inches. He stated there is nothing to be saved.

Planner Spencer suggested Mr. Hughes discuss the use of curbs vs. curb stops.

The Commission briefly discussed the advantages of curbs over curb stops.

**Motion by Commissioner Banush, supported by Commissioner Resha, to approve the preliminary site plan for CSPA 03-23 (Runway Plaza #10 – V/O Investments) with the following conditions:**

1. **Address items number 3, 4.02 and 4.03 of the Township Planner's report dated December 11, 2003.**
2. **Address items number 1 through 5 and 7 through 9 of the Township Engineer's report dated February 11, 2004.**
3. **Remove curb stops and replace with curbs and gutter;**

**And find that the access to the site is acceptable because it meets the conditions of Section 56.23 (M.) of the Zoning Ordinance.**

#### **MOTION CARRIED**

#### **6.2 CSPA 03-18 Oak Valley Branch Library** [submitted for final site plan]

Planner Spencer stated there are a few items that still needed to be addressed. He mentioned they need to show the conservation easement on the site plan before construction begins. The Zoning Administrator's report and the Planner's report had no additional comments. The Engineering report has minor details to be addressed. He said if decorative concrete is going to be used on the fire access drive it needs to be shown on the plans. He said the lighting consultant has stated the area is over-lit, and he suggested reducing the wattage of the light bulbs. He also said the applicant has received approval from the WCRC and WCDC.

Josie Parker, Ann Arbor District Library, stated there will be no problem with changing the lighting.

**Motion by Commissioner Resha, supported by Commissioner Luna, to approve the final site plan for CSPA 03-18 (Oak Valley Branch Library) with the following conditions:**

- 1. Address items number 1 through 14, 17, and 18 in the Township Engineer's report dated February 11, 2004.**
- 2. Provide a recorded conservation easement on the wooded and wetland areas of the site that is acceptable to the Township, before any construction, including grading, can begin.**

**MOTION CARRIED**

**7.0 New Business**

**7.1 CUP 04-01 Wal-Mart**

[submitted for a conditional use permit for a garden center and drive-through pharmacy and preliminary site plan]

Item moved to follow 5.1 of the public hearing.

**7.2 RZ 04-01 Swift Run Service Center**

[submitted to Rezone from AG to PUD]

Item moved to follow 5.2 of the public hearing.

**7.3 WP 04-01 Park Place for Business Unit 4**

[submitted for wetland permit]

Item moved to follow 5.3 of the public hearing.

**7.4 RZ 90-15 Chisholm-Oak Valley**

(aka Park Place for Business PUD)

[submitted for a minor/ major change to the PUD]

Planner Spencer stated the Zoning Ordinance permits PUD's to have reduced size parking spaces as long as it is approved on the area plan. He said the Ordinance states if there is a reduction in the size or number of parking spaces that the extra area is added to the open space. This will increase the pervious surface area. He feels this will be a good trade off. He said the Planning Commission would make a decision on each site plan individually to permit the 9 foot spaces.

Chairperson Lirones stated both Unit 3 and Unit 4 are proposing the nine (9) foot parking spaces. She said they would need to determine if this is a minor or major change to the PUD.

**Motion by Commissioner Ward, supported by Resha, to determine that reducing the parking space width to nine (9) feet is a minor change to the approved RZ #90-15 PUD (Chisholm-Oak Valley/Park Place for Business).**

**ROLL CALL VOTE:**

**Ayes:** Urda-Thompson, Griess, Banush, Lirones, Luna, Resha, Ward  
**Nays:** None  
**Abstain:** None  
**Absent:** None

**MOTION CARRIED**

**Motion by Commissioner Ward, supported by Commissioner Banush, to approve minor change to PUD RZ #90-15 (Chisholm-Oak Valley/Park Place for Business) to permit nine (9) foot wide parking spaces with the approval of the Planning Commission.**

**ROLL CALL VOTE:**

**Ayes:** Urda-Thompson, Griess, Banush, Lirones, Luna, Resha, Ward  
**Nays:** None  
**Abstain:** None  
**Absent:** None

**MOTION CARRIED**

**8.0 Planner's Report**

Planner Spencer introduced Dave Krzeminski, the Township's new intern, to the Commission.

The entire Commission welcomed him.

**9.0 Chairperson's Report**

Chairperson Lirones informed the Commissioners the MDEQ is holding a public hearing for wetland filling at Silk Valley (RZ #04-02) Monday, February 23, 2004. She also said information would be emailed to them.

Planner Spencer stated this site has a large amount of wetlands and the applicant will need the Township wetland permit. He said the potential wetland map shows almost the whole site as a wetland.

Chairperson Lirones asked how many houses are proposed.

Planner Spencer stated fourteen (14) houses are proposed.

## **10.0 Commissioner's Report**

The Commission and staff discussed the potential of Wetland Banking in the Township and the banking presentation at the Natural Resources Commission meeting.

The Commission and staff discussed the proposed changes in population at the State Prison facilities.

Commissioner Urda-Thompson stated she recently visited the McDonald's (CSPA 03-17) site to view the lighting. She also noted the light poles at Meijer's were very high.

Commissioners and Staff briefly discussed lighting issues of the area. They agreed the light pole heights should be maintained at a reasonable level.

Planner Spencer noted for the Commissioners that Staff is working on a stand-alone Lighting Ordinance. He also noted there are a couple of businesses that have major lighting issues they are trying to resolve.

## **11.0 Approval of Prior Minutes**

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

**Motion by Commissioner Ward, supported Commissioner Resha, to approve the minutes of January 15, 2004, as presented.**

**MOTION CARRIED**

## **12.0 Adjournment**

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

**MOTION CARRIED**

**Chairperson Lirones adjourned the meeting at 10:23 p. m.**