
PITTSFIELD TOWNSHIP PLANNING COMMISSION MINUTES

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

Members Absent: None.

Others Present: Jane Tesner Kleiner, Rolf Wohnus, Nick Miller, Mark Pascoe, Ben Pascoe, Corey Weaver, Mary Ellen Wall, Marsha Butkovich, Teon Susak, Stuart Field, Mark Murphy, Marcia Miner, Fred Veigel, 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 7:36 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 Resha, to move item 7.1 of new business to follow item 5.1 of the public hearing, item 7.2 of new business to follow item 5.2 of the public hearing, and item 7.3 of new business to follow item 5.3 of the public hearing.

MOTION CARRIED

4.0 Items from the Floor

None.

5.0 Public Hearings

5.1 CUP 04-02 Swedish Engineering
[submitted for a CUP for major vehicle repair]

Planner Montagno reviewed his report. He stated the neighboring uses in the area. He said this use is permitted with a conditional use permit (CUP). He said the Zoning Ordinance states major vehicle repair centers must have ten (10) spaces for every service bay. He said there are nineteen (19) service bays, with only fifty-seven (57) parking spaces. He said there is no place onsite to defer the parking. He mentioned the Planning Commission may want to consider prohibiting the outside storage of vehicles. He said the Planning Commission could ask the

applicant to screen the disassembled or wrecked vehicles. He said the Commission should go through the findings prior to granting the CUP. He also said the Commission might want to prohibit the outdoor storage of equipment, and require a dumpster enclosure.

Senior Planner and Zoning Administrator Mark Spencer stated the zoning district is Limited Industrial District. He feels the site is ideal for this business because of the service bay doors. He said the applicant might want to apply for a variance. He said instead of applying for a variance the applicant could block off some of the bay doors. He said nineteen (19) service bays were counted on site, although, the site plan shows twenty-nine (29) service bays. He said the Commission may want to talk to the applicant about alternatives. He said the Planning Commission might want to add a condition stating all work will occur indoors. He said it is not appropriate in the neighborhood to have outdoor work on cars.

Chairperson Lirones asked about the parking of disabled vehicles.

Planner Spencer stated a screened fence or wall is suggested. He mentioned there might be occasional disabled vehicles onsite.

Chairperson Lirones asked if the screened fence or wall would be better than vegetation.

Planner Spencer stated there might not be room for vegetation. He said the other possibility is to have all the vehicles stored indoors.

Joe Meza, Owner of Swedish Engineering, stated he has owned the business for twenty (20) years. He mentioned he works on high-end cars. He said this building is ideal for his business, and is in a good location. He said he read the Zoning Ordinance and he understands he can have a CUP. He said he intends to work indoors not outdoors. He also said he intends to keep most of the cars indoors over night. He said this is a large facility and there should be no problem leaving the cars inside. He added they are not open on the weekends.

Chairperson Lirones asked the applicant to clarify if there are twenty (20) or twenty-nine (29) bays.

Mr. Meza stated there are nineteen (19) bays in the work area. He said one part of the building is equipped with truck docks. He also said there is an enclosed section out back where a dumpster could be placed. He stated there are fifty-seven (57) parking spaces, and he does not feel anymore parking is needed.

Chairperson Lirones opened the public hearing.

Rolf Wohnus, 738 State Circle, stated around ten (10) years ago another car company wanted to use this building as a repair shop. He mentioned it was denied by the Commission. He said this is a beautiful area and he hopes it does not become a junk yard.

Commissioner Banush asked if this was a body repair shop.

Mr. Meza stated this is strictly mechanical repair.

Commissioner Ward asked if the applicant repairs passenger vehicles and trucks.

Mr. Meza stated he repairs just passenger vehicles.

Commissioner Resha asked what the applicant meant by high-end cars.

Mr. Meza stated he meant expensive cars.

Planner Spencer asked if the applicant works on transmissions or major overhauls.

Mr. Meza stated he does minor work on transmissions. He said the engines they use to do the replacements are already overhauled. He said he would classify the repair as major auto repair. He said they do replace engines.

Commissioner Ward asked how the fluids would be disposed of.

Mr. Meza stated he contracts a company to take care of the fluids. He mentioned wanting to install a waste oil heater.

Chairperson Lirones asked if there are emissions from this.

Mr. Meza replied no. He stated it comes out very clean.

Planner Spencer asked if the oil would be stored all year.

Mr. Meza stated it depends on the requirements.

Planner Spencer stated the applicant could check with the building department to make sure the oil would be allowed inside.

Mr. Meza stated in the past he has stored the oil outside.

Planner Spencer stated anything stored outside needs to be on the plans. He said the dumpster was not depicted on the plans as an enclosure. He said the dumpster is required to be enclosed on three sides with a gate on the fourth side.

Commissioner Resha asked if the oil would be stored in 55-gallon drums.

Mr. Meza stated the oil is stored in a 250-gallon container. He said the oil has to have a secondary container.

Commissioner Resha asked where the waste oil would be stored.

Mr. Meza stated he would prefer to store the oil indoors.

Commissioner Resha stated this might cause a hazardous location.

Mr. Meza stated waste oil is not very flammable. He mentioned the secondary container would add additional protection.

Planner Spencer asked if there was a filter system for oil spills inside the building.

Mr. Meza replied no. He mentioned this is something he will comply with.

Commissioner Resha asked if there are drains inside the bays.

Mr. Meza stated yes. He said these drains are attached to the sanitary sewer.

Commissioner Resha stated if there was an oil spill it would flow into the sanitary sewer.

Chairperson Lirones stated this would not be allowed.

Mr. Meza stated that is the reason he would install oil traps.

Chairperson Lirones stated the drains would need to be disconnected from the sanitary sewer.

Planner Spencer stated this matter will need to go to engineering. He mentioned a plan will need to be submitted on this.

Mr. Meza stated he will submit a plan for this.

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

MOTION CARRIED

Chairperson Lirones asked Mr. Rolf Wohnus if he knew why the last applicant for this property was turned down.

Mr. Wohnus stated he was not sure.

Jim Knight, current owner of building, stated the building was bought with a promise that the past applicant could open a car dealership. He mentioned the car company pulled out at the last minute and the applicant was stuck with out the business.

Chairperson Lirones asked if the site plan includes the existing conditions.

Planner Spencer replied yes. He stated no improvements need to be made except those mentioned. He said a full set of plans that comply with the land development standards will be needed.

Chairperson Lirones asked if the parking could be resolved by blocking off some of the bays.

Planner Spencer asked the applicant how he would like to handle the parking.

Mr. Meza stated he does not understand why less parking spaces are needed if there are fewer doors.

Planner Spencer stated the applicant needs to comply with the Zoning Ordinance. He mentioned the applicant could apply for a variance.

Chairperson Lirones asked if the bays need to be permanently sealed.

Planner Spencer stated the bays could be permanently sealed, or the Commission can state only bays 1 through 4 are for repair and the other bays are for storage. He said this would need to be monitored.

Mr. Meza asked if all the doors except two were closed, would this satisfy the Commission.

Planner Spencer replied yes.

Commissioner Resha asked if there are support poles in the building.

Mr. Meza stated no. He mentioned it is a clear space.

Commissioner Resha asked if lifts are going to be installed.

Mr. Meza replied yes. He said they will be above ground lifts.

Chairperson Lirones asked how big the applicants operation is on industrial.

Mr. Meza stated he has four (4) spots.

Planner Spencer stated with fifty-seven (57) parking spaces, five (5) service doors would be in compliance.

Chairperson Lirones asked the applicant if this was okay. She said the applicant could work with staff on this issue.

Planner Spencer stated the distances could be measured to see if there is room for more parking spaces.

Chairperson Lirones asked if these parking spaces could be deferred if legally there was room.

Planner Spencer stated there is a potential for more parking spaces. He stated more spaces were found than were shown on the plan.

Chairperson Lirones asked if this number of spots would be filled.

Planner Spencer stated with the size of the facility they could be. He mentioned the business could grow.

Chairperson Lirones asked how outdoor storage of vehicles will be controlled.

Planner Spencer stated any vehicles under repair should be stored behind a screened fence or wall.

Mr. Meza stated this is fine.

Commissioner Ward asked if the Commission should look at restricting the hours of operation. He asked the applicant his current hours of operation.

Mr. Meza stated his hours are 7:30 a.m. until 5:30 p.m., Monday through Friday.

Planner Spencer asked if the applicant would want to work longer hours in the future. He said if the Commission is looking to restrict the hours they may need to adjust them in case there is more business.

Mr. Meza stated this is not needed at this point.

Chairperson Lirones asked if there is a lot of noise outside.

Mr. Meza stated most of the noise is contained.

Planner Spencer asked if the building is air-conditioned. He then asked if the doors would need to be open in the summer time.

Mr. Meza stated the building is not air-conditioned. He said the doors would need to be open in the summer.

Commissioner Banush asked if the shop works strictly on Volvo's.

Mr. Meza replied yes. He mentioned his shop may work on one other line of cars in the future.

Commissioner Banush asked how many cars they repair in a week.

Mr. Meza stated fifteen to twenty cars a day.

Chairperson Lirones asked if the Commission should restrict or prohibit the parking of disabled vehicles.

Planner Spencer stated this can be discussed. He mentioned the Commission could direct the applicant to bring in a submittal based on the comments made tonight.

Chairperson Lirones stated the applicant will want to indicate how materials will be restricted.

Mr. Meza stated he will talk to the Fire Marshall about storing the materials inside.

Chairperson Lirones asked if the furnace will be outdoors.

Mr. Meza replied yes. He stated this is a high efficiency furnace that helps with cutting emissions.

Planner Spencer stated the applicant will need a mechanical permit.

Commissioner Resha asked what the hours were set at.

Chairperson Lirones stated 7:00 a.m. until 6:00 p.m.

Commissioner Julie asked if the Commission needs to go through the findings tonight.

Planner Spencer replied not tonight.

Motion by Commissioner Ward, supported by Commissioner Banush, to postpone action on CUP 04-02 Swedish Engineering, and direct the applicant to address comments of the Planning Commission, and work with staff to provide an updated submittal, and direct staff to prepare a resolution of approval.

MOTION CARRIED

5.2 WP 04-02 Sam's Club [submitted for a wetland permit]

Jane Tesner-Kleiner, Tilton, stated Carpenter Road will be widened to include a bypass lane, which will affect the current wetlands. She said given the size and location of the wetland it is regulated by the Township and the State. She said there are items the applicant needs to resolve. She mentioned the protection fencing needs to be installed on the east side of Carpenter Road. She also mentioned there is a wetland on the west side of Carpenter Road. She said the area impacted will be mitigated into an existing wetland in the conservation area. She said the applicant proposes to access the mitigation area from a temporary easement. She said a lot of the information is addressed correctly for the construction of this wetland.

Planner Spencer asked about long-term maintenance of the wetland. Ms. Tesner Kleiner stated this is not in the plans, although, it will be required.

Planner Spencer asked if the Planning Commission may want to ask for security to make sure this work is done.

Ms. Tesner Kleiner replied yes. She stated Item 14 addresses this matter. She said the MDEQ requires a monitoring period of three to five years. She believes it will be a three-year program.

Planner Spencer stated he spoke with the Township attorney on this matter. He said there is a signed conservation easement on the property. He said the attorney stated because the Township is the holder of the easement they can permit the mitigation in the conservation area.

Chairperson Lirones asked if there is a way to decide if this is the best thing to do.

Ms. Tesner Kleiner stated the best areas to mitigate a wetland are; where the wetland was to begin with, or to expand an existing wetland. She said the applicant did discuss the options with the DEQ. She said these discussions included potentially adding wetland plants to the detention area. She feels building onto the wetland would be the best way; she feels this would be very successful.

Chairperson Lirones stated the conservation easement does not allow grading or development in the conservation area. She said this is like an enhancement or an improvement to the wetland.

Planner Spencer stated this is an expansion to the wetland.

Chairperson Lirones stated it makes sense to mitigate the wetland here.

Commissioner Ward stated there is a low success rate of wetland mitigation. He said given the proximity there may be a high chance of success for this wetland. He feels the Commission should go forward with this plan.

Chairperson Lirones stated she concurs.

Chairperson Lirones opened the public hearing.

Chairperson Lirones stated a letter was submitted from Mr. Clan Crawford Jr., 1215 Brooklyn Avenue, regarding these issues. She then read the letter.

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

MOTION CARRIED

Commissioner Griess asked if this is the total amount of wetland mitigation required for widening Carpenter Road.

Planner Spencer replied no. He mentioned the WCRC is going to widen the road even more, and additional mitigation will be required at that time. He said staff went along with this idea because the WCRC came up with this after the fact. He said the WCRC is now saying they need to extend this road. He said the WCRC may be obligated to find property near the wetland to allow expansion.

Chairperson Lirones asked if the next mitigation will be the obligation of the WCRC.

Planner Spencer replied yes. He mentioned this would be a separate permit.

Commissioner Ward stated the WCRC knows they are obligated to pursue a wetland permit.

Planner Spencer stated he has notified the WCRC of the ordinance.

Commissioner Ward asked if this was something Commissioner Brackenbury (County Commissioner) could pursue. He mentioned the Commissioner has expressed interest in saving natural areas within the Township.

Commissioner Resha asked if the Chairman of the WCRC would like to comment.

Fred Veigel, Chairman of the WCRC, stated writing a letter to the County Commission would be a waste of time. He said the WCRC is separated from the County Commission. He said this expansion has been planned for years. He said the WCRC will cooperate with the Township.

Nick Miller, Atwell Hicks, stated he has no discrepancies with the comments made by Ms. Tesner Kleiner. He asked if the Commission will make a motion to approve the petition instead of postponing the matter.

Chairperson Lirones asked if another site plan will be needed to address the issues brought forth by Tilton.

Planner Spencer stated Ms. Tesner Kleiner summed it up. He said this should be postponed until the required information has been submitted and changes have been made to the plans.

Chairperson Lirones stated this will not hold up the applicant too much.

Commissioner Banush stated this could set a precedent and the Commission does not like to do this. He feels postponing the petition would be in the best interest of the Township.

Mr. Miller asked if this could be on the next agenda.

Planner Spencer stated staff could work with Ms. Tesner Kleiner to make sure a review is done in time for packets. He mentioned as long as the information is received in time for packets it can be on the agenda.

Motion by Commissioner Banush, supported by Commissioner Resha, to postpone action until the applicant has addressed the issues in the wetland consultants February 23, 2004 report.

MOTION CARRIED

5.3 CUP 04-04 Dunkin Donuts/Baskin Robbins
[submitted for conditional use permit]

Planner Montagno reviewed his report. He said this was submitted for a restaurant with a drive-thru. He listed the neighboring uses. He mentioned this parcel is zoned for general commercial use. He said the drive-through is permitted with a CUP. He said everything that is existing on the site will be cleared. He said there is a portion of wooded area that will be cleared for a detention basin. He said the Planning Commission may want to consider safety issues due to the lack of a bypass lane around the drive-thru area. He said the maximum seating area of the dining room needs to be provided. He said the Planning Commission needs to go through the findings.

Planner Spencer stated the site plan issues will be discussed after the public hearing.

Marsha Butkovich, Allied Domecq, stated she thought part of the existing building could be saved. She said that after speaking to Planner Spencer she did not think this will be a viable option. She feels the bypass lane can be accommodated.

Chairperson Lirones opened the public hearing.

There were no comments.

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

MOTION CARRIED

Planner Montagno reviewed his report. He stated the setback of the building was calculated as thirty-five (35) feet, although, it needs to be calculated ninety-five (95) feet from the centerline. He mentioned the building needs to be setback further. He said the sign needs to be setback 17.5 feet. He said the parking setbacks need to be ten (10) feet from the property line. He mentioned the spaces are eighteen (18) feet instead of twenty (20) feet, which leaves a two (2) foot overhang. He said this makes the setback only eight (8) feet instead of ten (10) feet.

Planner Spencer reviewed Planner Schmult's report. He stated it appears it would be difficult for a semi to enter the site. He said the applicant needs to show what size trucks could enter the site. He said the driveway does not have enough radius to accommodate larger vehicles. He said the parking lot islands need to be a minimum of ten (10) feet in width. He

said there is a proposal to put detention in the wooded area in the rear of the lot. He said the applicant could possibly install an underground or shared detention basin. He mentioned the neighboring businesses could be requested to share their ponds. The WCDC stated the outlet for the drainage does go to the Wall property. He mentioned if the basin was shared, it could save more trees. He said he is suggesting the sidewalk be extended to the front sidewalk from the building. The Planning Commission should decide if twenty-five (25) foot light fixtures would be appropriate. He said the canopy trees need to be added to the site. He said the Ordinance requires five (5%) percent of the parking lot to be landscaped. He said because these are platted lots, one (1) additional street tree is required for every sixty (60) feet of frontage. The Planning Commission should discuss the storage of grease. He said outdoor storage is not permitted without an enclosure. He said if there is an encroachment into the wooded area an inventory of all trees six (6) inches or higher in diameter needs to be provided. He said this is a woodland canopy, and mitigation will be required. He said engineering is recommending going through a portion of the trees with the waterline connection. He said he wants to make sure properties to the north are not being landlocked. He said he has received a call from YCUA about the Wall property tapping into the YCUA line. He said there may be other ways.

Chairperson Lirones stated the CUP is regarding the drive through. She said the Commission could reach an agreement on the issues and give direction to the applicant.

Commissioner Banush asked what mechanism will restrict the size of the vehicles in the drive-thru lane.

Chairperson Lirones stated as the site is designed it would be difficult for trucks to enter the site.

Ms. Butkovich stated the trucks that come into the site are delivering the donuts. She said a step truck is used for this. She said once a week a semi provides products.

Chairperson Lirones asked what products are delivered on the semi.

Stuart Field, Allied Domecq, stated coffee beans, cups, and donut boxes are delivered on the semi. He said they do have flexibility on when the products can be delivered.

Chairperson Lirones asked if the semi's are the fifty (50) foot wheel based trucks.

Planner Spencer stated the trucks could be a lot longer than that. He said the applicant should demonstrate how the truck will leave the site without backing onto Washtenaw Avenue.

Ms. Butkovich asked if the landscaping on Washtenaw could be angled to make truck access easier.

Planner Spencer stated the applicant could put a bigger radius and a wider throat on the driveway. He said a minimum landscape strip of twenty (20) feet needs to be maintained. He said the driveway opening could be moved to the east more.

Ms. Butkovich stated this would be ideal. She said she is worried about the MDOT standards. She said there is an existing opening to the gas station that could conflict with this.

Chairperson Lirones asked if they would be widening the existing opening.

Planner Spencer stated MDOT has been flexible with opening driveways without affecting the access management. He said MDOT understands that the existing lots pose problems with access management. He said cross access easements could be obtained on neighboring properties.

Chairperson Lirones asked if Planner Schmult was questioning garbage trucks entering the site.

Planner Spencer stated Planner Schmult was questioning garbage trucks and semi's. He said garbage trucks could have problems entering the site.

Ms. Butkovich asked if the Planning Commission would be in support of moving the curb cut to the east.

Planner Spencer asked how far the curb cut is to the gas station.

Ms. Butkovich showed the current survey. She stated roughly one hundred and twenty (120) feet.

Planner Spencer stated this is well below the access management standards. He mentioned this could be discussed with MDOT. He said if this makes traffic movement easier then MDOT would support it. He said the applicant might want to have a traffic engineer comment on this.

Ms. Butkovich stated she would like to have the access off Washtenaw come straight into the parking lot. She said they are trying to make everything work with the existing driveway.

Chairperson Lirones asked if the applicant has looked at the woodland area in the rear of the property.

Ms. Butkovich stated they did a tree survey. She mentioned the trees are mostly box elder, maple, and elm trees. She said there are three (3) or four (4) trees that are above eight (8) inches in diameter. She said the Township Engineers would like them to extend the water lines to the north property line, and this would cut through the trees.

Chairperson Lirones asked if they could bring the water line along the edge of the property.

Teon Susak, Allied Domecq, stated he spoke with the Township Engineer Robert Czachorski, and he would like the water main along the west property line. He said this would cut through a good majority of the trees. He mentioned if they jogged it around it would only save a few trees.

Chairperson Lirones asked what the Commission should suggest.

Planner Spencer stated if the trees qualify for mitigation then they could be mitigated. He stated the photos show there are more than a couple trees over eight (8) inches in diameter.

Chairperson Lirones asked if the Commission is suggesting the applicant have a drainage district.

Planner Spencer stated if the neighboring properties were involved, and this could be done on a joint basis, then a drainage district would be ideal.

Chairperson Lirones asked the applicants if they were showing the woodland as a detention pond in their original plan. She added this would mean many of the trees would be removed.

Mr. Susak stated that was correct.

Chairperson Lirones asked what the letters ASG on the plans mean.

Ms. Butkovich stated she cannot remember exactly. She said she knows this stands for a type of tree. She said they will bring the landscape plan up to the Township's requirements.

Chairperson Lirones asked about the use of grease traps.

Ms. Butkovich stated they do have a grease trap inside the building.

Mr. Field stated the grease trap would not be outside.

Planner Spencer stated conditions can be outlined for outdoor storage.

Chairperson Lirones asked if a decision needs to be made on the parking overhang.

Planner Spencer stated the applicants would need a variance to comply. He said he can work with the applicant on the revised site plan. He said it could be recommended that part of the driveway be put into the ten (10) feet of the landscaping.

Commissioner Resha asked about the wood fence in the rear of the property.

Ms. Butkovich showed the fence on her plans. She said this is part of the parcel.

Chairperson Lirones asked if the fence would be removed.

Ms. Butkovich replied yes.

Chairperson Lirones stated the CUP for the drive-through depends on other conditions. She said there are minor and major details that need to be corrected.

Ms. Butkovich stated they are trying to correct everything the Township requests.

Mr. Wall, 3196 Maple Drive, stated there is a sales agreement on his property (located along Golfside and to the north of the subject property). He said this means he will not enter into any contracts that will affect his property. He said it is the purchaser who would have to determine what the option will be.

Chairperson Lirones stated the purchaser will likely want to talk to the developer.

Mr. Wall stated he hoped it would be possible to put together the three parcels.

Planner Spencer asked Mr. Wall if he could give the applicant the name of the purchaser and the contractor.

Mr. Wall stated he could have the purchaser contact the developer.

Mr. Susak stated he contacted the WCDC and the Township Engineer to discuss the underground detention. He said the Township Engineer stated that underground storage is acceptable. He mentioned the WCDC standards would dictate over how the site is developed. The WCDC does not allow storage within the pipes themselves, which means an underground tank would need to be installed. He said there is not enough room due to coverage issues. He said there is a little over 5,000 cubic feet per the calculations of the Township. He said they would not have the option of a gravity outlet. He said the WCDC does allow a pump system for a detention pond, although, this is undesirable.

Planner Spencer asked if there is not enough fall for underground storage.

Mr. Susak stated there is 3 ½ feet of cover for the proposed 12-inch pipes. He said there is generally three (3) feet of coverage for the pipes, and this is not enough coverage. He said there is very limited sloping.

Planner Spencer stated he has seen presentations of half pipe systems. He said they dump gravel, lay the half pipes, and cover with gravel. He said this almost becomes wall-to-wall storage under the parking lot. He said the structural strength is very good. He mentioned this does preserve more space.

Mr. Susak stated he could look into this. He said newer products can take longer to be approved by the WCDC. He said he does not know if this would be feasible.

Motion by Commissioner Banush, supported by Commissioner Ward, to postpone action (on CUP 04-04/CSPA 04-03 Dunkin Donuts/Baskin Robbins) until the applicant has addressed item 4 of the Conditional Use Permit Review dated February 24, 2004, Items number 6-A and 8 of the Zoning Review dated February 24, 2004, the planner's report dated March 1, 2004, and the engineers report dated February 18, 2004, and address the concerns of the Planning Commission and staff.

MOTION CARRIED

6.0 Old Business

6.1 CSPA 03-05/CUP 03-02 Ypsilanti Free Methodist Church [submitted for preliminary site plan]

Planner Spencer reviewed his report. He stated the applicant is proposing a sidewalk along Carpenter Road, the Planning Commission should decide if they want a sidewalk along Textile Road. He said a sidewalk on Textile would dead end at the freeway. The sidewalk would only serve the people coming from the church. He said this could be beneficial to some

residents on the south side of Textile. He said the proposed driveway is ten (10) feet short of the recommended access management standards. He said there are existing residential driveways near the site, and these should have little impact. He said the WCRC has no issues with those driveways. He said the applicant has worked with the WCRC, and it was indicated that one (1) driveway on Carpenter Road would be adequate. The WCRC has said they do not want left hand turn lanes on Carpenter Road. He said the applicants want to develop the parking in phases. Staff feels the parking should be pro-rated based on the amount of building being proposed. He said pervious surface could be used for overflow parking. He said the applicants are looking to eliminate the driveway around the back and providing a turn around.

Chairperson Lirones asked if the driveway in back is the easterly driveway. She asked if there was another driveway to eliminate.

Planner Spencer stated this driveway is on the western side of the building. He said there is another driveway on the east side of the parking lot that the applicant is looking to eliminate.

Chairperson Lirones asked if the eastern driveway is separate from the lot.

Planner Spencer replied yes.

Chairperson Lirones asked if there was a corridor parallel to Carpenter that will stay.

Planner Spencer stated this will be moved away from Carpenter Road, so it is not in the setback.

Chairperson Lirones stated this will reduce the impervious surface. She said Planner Black mentioned in her report that there are future pathways that need to be shown.

Planner Spencer stated this depends on the pathways. He said there are no objections with installing pathways in the future. He said the Planning Commission may ask for the sidewalk to be taken to the north property line.

Chairperson Lirones stated she is hesitant to eliminate the idea of a sidewalk on Textile.

Planner Spencer stated the parking lot is on Textile.

Commissioner Ward stated he is not sure if the residents would use the sidewalk on Textile. He said a sidewalk could go from the parking lot on Textile back to the sidewalk on Carpenter. He said a pathway could be installed on the west hand side going towards US-23.

John Adams, Engineer, stated there may not be a use for a sidewalk on Textile. He said if Textile was extended past US-23, the road would be widened and the entire area would be disturbed.

Chairperson Lirones stated there is hardly any traffic on this part of Textile. She said the sidewalk should go to the northern property line.

Mr. Adams stated this would be a benefit to the residents.

Planner Spencer stated the Comprehensive Plan has this area proposed for a six (6) foot wide concrete pathway going south on Carpenter Road and east on Textile.

Chairperson Lirones asked if a sidewalk was shown going west to the freeway.

Planner Spencer replied no.

Chairperson Lirones asked if the applicant was proposing pathways throughout the site.

Mr. Adams replied yes. He said those pathways are intended for church use.

Planner Spencer stated a conservation easement could be obtained on the wetland and woodland property.

Mr. Adams stated this has been presented, although, they have not had time to consider it.

Chairperson Lirones stated a large part of the property is regulated wetland. She said there is a lot of woodland that is not protected.

Planner Spencer stated the applicants have indicated they might save the woodlands.

Commissioner Ward stated Sam's Club has a conservation easement of seven (7) acres. He said he would strongly like the applicant to take this into consideration.

Mr. Adams stated he would like information on the benefits of a conservation easement.

Planner Spencer stated a draft could be supplied regarding the standard conservation easements. He said this could be modified.

Mr. Adams stated it is the church's intent to maintain the wooded area. He said there are three (3) small wetlands that are not on the property. He said the largest wetland is shown on the plan, although he does not know the acreage. He said the wetland area is called a pothole, because it is in the middle of the wooded area.

Planner Spencer stated the conservation area would not be open to the public. He said the rights to develop this area would be restricted. He said it may be a benefit for the church to have a conservation easement because it would lower the value of the land.

Mr. Adams stated the church would be happy to look at this option.

Commissioner Griess asked if a left turn is not recommended for the Carpenter Road approach, does this mean cars cannot turn left onto Carpenter Road from the church?

Chairperson Lirones stated this does not mean there cannot be a left turn from Carpenter Road.

Commissioner Griess stated the cars should not turn left onto Carpenter Road from the church. She said the cars could go to Textile and make a left turn there.

Chairperson Lirones stated she is not too concerned with this.

Commissioner Griess stated most people will be turning left out of the church. She said the cars should have to turn right out of the church.

Chairperson Lirones stated she is not sure this is necessary.

Planner Spencer asked what the peak hour for turns out of this site is.

Mr. Adams stated an estimate was done for the WCRC. He said a traffic count was also done on Textile and Carpenter Road. He said the County was given this information, and they stated based on Sunday traffic there was not a sufficient reason to restrict a left turn out of the site. He said the County did not recommend the southerly exit because it was too close to Textile Road.

Commissioner Griess stated her concern is not addressed. She said it is not appropriate to have four hundred (400) cars making left turns all at once.

Mr. Adams stated the traffic is not all going north. He said demographics were done on the congregation and they showed that a large number of people live to the south. He said if it is a thousand (1,000) occupant church, you will have two hundred and fifty (250) cars. He said they are working with staff to reduce the number of parking spaces proposed.

Commissioner Griess stated if numerous people live to the south, then a left hand turn lane is not needed.

Mr. Adams stated there is not a left turn lane on Carpenter Road.

Commissioner Griess and Commissioner Urda-Thompson stated there is a left hand turn lane (on Textile Road) and a left turn signal.

Planner Spencer stated if you are east bound on Textile going towards Carpenter Road there are only two lanes and no signal.

Chairperson Lirones stated she is comfortable with the WCRC's review of the traffic information.

Commissioner Banush concurred with Chairperson Lirones.

Dale Luke asked if there is a restriction on turning left from Sam's Club.

Chairperson Lirones stated she does not believe so.

Planner Spencer stated the light at Carpenter Road will provide a break for the people (turning left from the church).

Chairperson Lirones asked if the applicant is going to reduce the parallel drives.

Mr. Adams stated yes. He said they are trying to work out a turn around.

Chairperson Lirones asked about phasing of the parking.

Planner Spencer stated the applicant needs to decide if they are going to phase this project.

Commissioner Ward asked if the applicant was aware he would have to show the phasing on the plans.

Planner Spencer stated if this is shown on the final site plan it can expire.

Chairperson Lirones stated the Commission does not want to force them to build a parking lot.

Commissioner Ward stated they have to pull a permit within one hundred and eighty days (180) of the final site plan. He said he wants to make sure the applicant knows the process for phasing.

Mr. Adams stated the plans submitted were to provide parking now. He said the access parking was to make sure they could have additional parking in the future. He said the Ordinance of four (4) occupants per car is too light for a rural church. He said he is concerned with the number of cars, and where they will be placed. He said other than just using only the auditorium seating, other uses such as the classrooms, could be incorporated into the calculations. He said this would give a higher occupant count. He then asked for some flexibility on this matter.

Chairperson Lirones asked if four (4) people to a car is too many.

Commissioner Ward stated he agrees. He stated grass paving is used extensively in most areas.

Commissioner Resha asked how the paving would stand up to plows.

Planner Spencer stated the blades could be set higher. He said this is not in the Ordinance, but it can be looked at.

Chairperson Lirones stated she would like to see this tried.

Planner Spencer stated this is good for occasional parking.

Mr. Adams stated area churches use their grass areas for parking for large events. He mentioned the grass will survive with this occasional usage.

Commissioner Resha asked how many members are in the church.

Mr. Adams stated four hundred and fifty (450) members.

Commissioner Resha asked if non-members come to the church to.

Mr. Adams stated when a new church is built, it attracts new people.

Commissioner Resha stated with the number of members the church has now, the deferred parking should be no problem.

Planner Spencer stated the parking calculations are not adequate. He said the counts need to include the office space, and classroom space. He said the gymnasium might be used as a temporary assembly hall. He said the parking should be built in phases with the expansion of the building. He added four (4) people per car is not the right number for the calculations. He mentioned the congregation could carpool.

Motion by Commissioner Ward, supported by Commissioner Resha, to postpone action (on CSPA 03-05/CUP 03-02 Ypsilanti Free Methodist Church) and ask the applicant to address the Township's Zoning Review dated March 6, 2004, the township Planner's report dated February 25, 2004 and the Township Engineer's report of February 18, 2004, and address the comments made by the Planning Commission.

MOTION CARRIED

7.0 New Business

7.1 CUP 04-02 Swedish Engineering [submitted for a CUP for auto servicing]

Item moved to follow Item 5.1 of the public hearing.

7.2 WP 04-02 Sam's Club [submitted for wetland permit]

Item moved to follow Item 5.2 of the public hearing.

7.3 CUP 04-04/CSPA 04-03 Dunkin Donuts/Baskin Robbins [submitted for a conditional use permit and preliminary site plan (discussion only)]

Item moved to follow Item 5.3 of the public hearing.

8.0 Planner's Report

None.

9.0 Chairperson's Report

None.

10.0 Commissioner's Report

Commissioner Griess stated there is a meeting for the Stoney Creek Watershed, on April 8, 2004, at the Ypsilanti Township Library.

Commissioner Ward stated that softball season is beginning and if any Commissioners would like to sign up they can.

11.0 Approval of Prior Minutes

None.

12.0 Adjournment

Motion by Commissioner Resha, supported Commissioner Banush, to adjourn the meeting.

MOTION CARRIED

Chairperson Lirones adjourned the meeting at 9:50 p. m.