

---

PITTSFIELD TOWNSHIP PLANNING COMMISSION MINUTES

---

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

**Members Absent:** None.

**Others Present:** Andrea Urda Thompson, Brian & Julie Wietzne, John Abed, Bob Spencer, Nancy Bowenak, Barb Cole, Norman Hyman, Jim Haeussler, Tarek Zoabi, Mohammad Enayzh, Dave Hawkins, Laurentiu Cucos, David Baker, Darrel Swain, Tom Kalas, Shamik Tripathi, Ann Stevens, Assistant Planner Suzanne McCoy, Associate 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 7:30 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 8.1 to follow Item 6.1 and Item 8.2 to follow Item 6.2.**

**MOTION CARRIED**

**4.0 Items from the Floor**

None.

**5.0 Special Order of Business**

**5.1 Workshop on the Update to the Comprehensive Plan, Section 32**

Chairperson Lirones gave a brief history, the location and an explanation of the change.

Planner Montagno reviewed his report reading both the existing and proposed language changes.

The Commissioners discussed the proposed change to the Comprehensive Plan including when the proposed commercial use would be discussed and the unique situation with the location. They discussed their concerns with past developments that have come back requesting increased footage for various commercial services.

The Commissioners agreed to continue to show the future land use as office for the subject area on the future land use map in the Comprehensive Plan.

**Motion by Commissioner Banush, supported by Commissioner Ward, to approve the resolution requesting the Township Board to approve the distribution of the proposed changes to the Comprehensive Plan. (Attachment #1)**

**ROLL CALL:**

**YES: WARD, RESHA, LUNA, LIRONES, BANUSH, GRIESS, SHEPPS**  
**NO: NONE**  
**ABSENT: NONE**  
**ABSTAIN: NONE**

**MOTION CARRIED**

**6.0 Public Hearings**

**6.1 RZ 04-17 Forrest Properties**  
[submitted to rezone from C-1 to O-1]

Chairperson Lirones noted that a change to the Comprehensive Plan was needed prior to reviewing the site plan.

Planner Montagno reviewed Planner Schmult's report. He noted the general area of the site stating that this is consistent with Comprehensive Plan. He said there is water and sewer available for the site. He said the current zoning of C-1 (Local Commercial) is now considered inappropriate for the site which would likely result in total clearance of the site. He said this would not set any precedents or adversely affect values of neighboring properties.

Commissioner Resha asked about the existing egress by Burger King and whether it is on the east side or west side of the site.

Planner Montagno replied that there is a 12 foot easement on both sides of the building.

Chairperson Lirones opened the public hearing.

There were no comments.

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

**MOTION CARRIED**

Item 8.1 moved to follow.

Chairperson Lirones noted there are natural features on the site and that a commercial use would require total clearing of the property. She said that rezoning to "office" would protect the features. She stated that the house is of notable historical significance and that the petitioner has stated the house would be preserved.

**Motion by Commissioner Banush, supported by Commissioner Resha, to postpone action and direct staff to write a resolution of approval for RZ 04-07 Forrest Properties.**

**MOTION CARRIED**

**6.2 RZ 05-02 Tarek Zoabi/Platt Subdivision, LLC**  
[submitted to rezone from AG to R-1B]

Chairperson Lirones said that this rezoning was in compliance with Comprehensive Plan.

Planner Montagno reviewed his report including the factors to consider.

Commissioner Banush noted that in the traffic study, on page 13, there is a 10% increase of traffic on Platt Road.

Chairperson Lirones said she felt the figures were close.

Chairperson Lirones opened the public hearing.

There were no comments.

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

**MOTION CARRIED**

Item 8.2 moved to follow.

**Motion by Commissioner Ward, supported by Commissioner Resha, to postpone action and direct staff to write a resolution of approval for RZ 05-02 Tarek Zoabi/Platt Subdivision, LLC.**

**MOTION CARRIED**

**6.3 CUP 05-01 Frontline Church**  
[submitted for a conditional use permit]

Planner McCoy reviewed her report stating this is for a conditional use permit for three churches to operate in the same facility. She said there were no site improvements planned. She said the proposed parking is adequate for the proposed use. She stated that the Planning Commission may want to revoke CUP #01-13, for Cross and Resurrection, one of the churches proposed to operate in the location.

Dave Hawkins, applicant, said they have discussed sharing space with other churches including Cross and Resurrection. He asked that the existing use permit for Cross and Resurrection remain in effect.

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 8.3 moved to follow.

Commissioner Ward asked for the reason to have CUP #01-13 remain in effect.

Mr. Hawkins said Cross and Resurrection may not move into the location and that they are still in discussions.

Commissioner Ward asked how the Planning Commission would be informed and asked to have that added as a condition to the resolution.

Mr. Hawkins stated they would comply with the request.

Commissioner Banush questioned if there would be two [CUP] permits for the same property.

Commissioner Ward commented this was the same [business] park but a different location.

Commissioner Griess said she thought the layout appeared limited.

Mr. Hawkins briefly explained the buildings' proposed interior layout.

The Commissioners reviewed the required findings.

1. Will be harmonious with, and in accordance with, the general objectives, intent and purposes of this ordinance because the area is zoned Business Park, which is consistent with the future land use plan for this area, and a church is considered a conditional use in this district.

**The Commissioners agreed with the finding.**

2. Will be designed, constructed, operated, maintained and managed so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, because the proposed use is harmonious with the surrounding area. The exterior of the building will not be altered and therefore there will be no visual change to area. Any alterations to accommodate the use will be minimal and in the interior.

**The Commissioners agreed with the finding.**

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

**The Commissioners agreed with the finding.**

4. Will not be hazardous or disturbing to existing or future neighboring uses, because this use would have activity in evenings and weekends, and therefore would not create conflicts with the surrounding businesses during typical daytime operations.

**The Commissioners agreed with the finding.**

5. Will not create excessive additional requirements at public cost for public facilities or services, because this site is adequately served by public services and it does not appear that any additional burden will be place on these services if the permit were approved.

**The Commissioners agreed with the finding.**

**Motion by Commissioner Banush, supported by Commissioner Luna, to postpone action and direct staff to write a resolution of approval for CUP 05-01 Frontline Church.**

**MOTION CARRIED**

## **7.0 Old Business**

- 7.1 **RZ 05-01 Adrian Cipleu**  
[submitted to rezone from W-1 to I-1]

**Motion by Commissioner Ward, supported by Commissioner Banush, to approve the resolution recommending approval of RZ 05-01 Adrian Cipleu to the Township Board. (Attachment #2)**

**ROLL CALL:**

**YES: WARD, RESHA, LUNA, LIRONES, BANUSH, GRIESS, SHEPPS**  
**NO: NONE**  
**ABSENT: NONE**  
**ABSTAIN: NONE**

**MOTION CARRIED**

**7.2 CSPA 02-08 Avis South Unit 10**  
[submitted for final site plan]

Planner Montagno reviewed his report noting that the applicant is proposing 212 parking spaces with 28 deferred spaces. He said the applicant is proposing two access points noting the distance is acceptable.

Chairperson Lirones noted the difference in the number of parking spaces between reports and felt the difference was not an issue. She said that due to the size of the parking lot that a second access point was needed.

The Commissioners all agreed the second access point was acceptable.

**Motion by Commissioner Resha, supported by Commissioner Luna, to approve the final site plan for CSPA 02-08 Avis South Unit 10 with the following conditions:**

- 1. Address the items in the Township Planner's report dated January 21, 2005.**
- 2. Address the items in the Township Planner's report dated February 24, 2005.**
- 2. Address the items in the Township Engineer's report dated February 23, 2005.**

**MOTION CARRIED**

**7.3 CSPA 02-25 Harwood Farms**  
[submitted for final site plan]

Planner Montagno reviewed the report. He stated that at the previous Planning Commission the plan indicated that the Commission asked for an irrigation system for the berm but was not indicated on the plans. He said the homes on lots 30, 31, 37 and 38 would be limited to 1.5 stories. He said the landscaping along the property line adjacent to Warner Creek has been increased, sidewalks are now proposed on both sides of the roads throughout the development. He said the setbacks for the lots along Michigan Avenue had been changed as requested. He suggested adding a Development Agreement as a condition of approval. He said the petitioner is working with WCDC and staff about the outlet. He said the lighting issues could be handled at staff level. He also said he recommended a Chapter 18 Drainage District.

Commissioner Banush asked how the Township would insure that someone would not be making an addition to the home that would increase height.

Planner Montagno stated the restriction would be in the By-Laws.

Jim Haeussler stated this has already been added to the Master Deed.

Chairperson Lirones read suggested language to be added to the Development Agreement concerning the drain outlet. She said this should be added as a note to the site plan.

Ann Stevens, Atwell-Hicks, stated the language for the in-ground irrigation system will be changed.

Mr. Haeussler stated he has already discussed the irrigation system with a contractor.

Commissioner Banush asked who would be responsible for the water charges for the irrigation system.

Mr. Haeussler replied there will be a separate meter with the charges paid by the Home Owner Association. He said he was ready to sign the Development Agreement. Chairperson Lirones stated the soil erosion would be approved once the site is approved.

**Motion by Commissioner Ward, supported by Commissioner Luna, to approve the final site plan for CSPA 02-25 Harwood Farms with the following conditions:**

- 1. Address all remaining issues in the Township Engineer's report dated March 31, 2005.**
- 2. Work with Township Staff and WCDC to redesign outlet structure as discussed at tonight's meeting.**
- 3. Enter into a Development Agreement with the Township before construction begins.**

**MOTION CARRIED**

## **8.0 New Business**

### **8.1 RZ 04-17 Forrest Properties** [submitted to rezone from C-1 to O-1]

Item 8.1 moved to follow Item 6.1 of the public hearing.

### **8.2 RZ 05-02 Tarek Zoabi/Platt Subdivision, LLC** [submitted to rezone from AG to R-1B]

Item 8.2 moved to follow Item 6.2 of the public hearing.

### **8.3 CUP 05-01 Frontline Church** [submitted for a conditional use permit]

Item 8.3 moved to follow Item 6.3 of the public hearing.

### **8.4 SP 99-01 Silverleaf Phases 3 & 4** [submitted for final plat]

Planner Montagno stated that he was reviewing a past report dated March 18, 2004. He reviewed the Engineering report and said that there may have been a misunderstanding concerning an access path. He said the lighting would need to be submitted and reviewed by the Township lighting consultant.

Commissioner Ward said he had a question concerning the comments about trees.

Planner Montagno said those comments were from a previous report.

Chairperson Lirones said in areas the previous lighting is [spaced] too far apart.

Planner Montagno stated the applicant would need to have the lighting reviewed by the lighting consultant.

Commissioner Resha asked if the applicant has applied for a SAD (Special Assessment District).

Chairperson Lirones stated the SAD could not be applied for until the lighting plan is completed. She said colonial fixtures were previously used and would like to see them continued.

Tom Kalas, attorney for the applicant, stated they have talked with a lighting consultant that was referred to them. He said they are a different developer then in the past and have been working with the Township attorney to finish phases 3 and 4.

Chairperson Lirones noted the lighting could be handled administratively but said the final plat is approved by the board.

**Motion by Commissioner Ward, supported by Commissioner Resha, to recommend approval of the preliminary plat for SP 99-01 Silverleaf Phases 3 & 4, with the following condition, prior to transmittal of the preliminary plat to the Township Board the applicant must revise the plans to address lighting issues as well as any outstanding utility issues to the satisfaction of Township staff.**

**ROLL CALL:**

**YES: WARD, RESHA, LUNA, LIRONES, BANUSH, GRIESS, SHEPPS**  
**NO: NONE**  
**ABSENT: NONE**  
**ABSTAIN: NONE**

**MOTION CARRIED**

Greg Connor, resident and Board of Trustee member, asked when the road would be finished.

Chairperson Lirones said the consent agreement stated "...8 months after signing." She said the agreement was signed February 7<sup>th</sup> [2005].

**9.0 Planner's Report**

None.

**10.0 Chairperson's Report**

Chairperson Lirones stated she received a letter from Mr. Thomas A Stegeman thanking the Planning Commission for its thoughtful deliberation and resolution of issues regarding the Michigan/Moon Road (RZ 04-20) project.

## **11.0 Commissioner's Report**

Commissioner Ward stated that he attended a US 12 project meeting held by the Transportation Committee. He noted his displeasure with the members of the committee and did not feel they were paying attention to the people who were attending.

The Commissioners and staff briefly discussed the US 12 project. Commissioner Ward stated that he would like to have private drives reviewed and the Township should limit the number of applications. He noted the difficulties in maintaining private drives.

Commissioner Resha noted the issues behind Hunter's Ridge is a good example.

Members and Staff briefly discussed the private road issue.

Commissioner Ward stated he recently attended a Washtenaw [County] wireless meeting. He said this is something the Commission should be looking into.

Commissioner Ward asked about the status of the greenway for Platt Road.

Chairperson Lirones said there are some places that easements will need to be acquired. She also said the Township has received \$175,000 towards this project.

## **12.0 Approval of Prior Minutes**

### **12.1 Minutes of March 17, 2005**

**Motion by Commissioner Resha, supported by Commissioner Luna, to approve the minutes of March 17, 2005, as corrected.**

**MOTION CARRIED**

## **13.0 Adjournment**

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

**MOTION CARRIED**

Chairperson Lirones adjourned the meeting at 9:25 p.m.

(Attachment #1)

**RESOLUTION TO REQUEST AUTHORIZATION FOR DISTRIBUTION OF PROPOSED  
COMPREHENSIVE PLAN CHANGES  
PITTSFIELD CHARTER TOWNSHIP PLANNING COMMISSION  
April 7, 2005**

**WHEREAS**, The Pittsfield Charter Township Planning Commission has a strong interest in planning the future of Pittsfield Township, and

**WHEREAS**, The Planning Commission discussed the proposed change at their regular meeting of March 17, 2005 and held a workshop on this matter on April 7, 2005, and

**WHEREAS**, The Township has an obligation to provide the current and future citizens of Pittsfield Township with a Comprehensive Plan that balances the needs of its residents and future residents while protecting the natural and built environment, and

**WHEREAS**, Public Act 168 of 1959, as amended in January of 2002 requires the Pittsfield Township Planning Commission to develop and approve any comprehensive plan and it requires the Township Board of Trustees to approve a draft of the proposed changes to the Comprehensive Plan before it is distributed for comments.

**NOW THEREFORE BE IT RESOLVED**, that the Pittsfield Charter Township Planning Commission recommends that the Board of Trustees approve for distribution the proposed changes to the language in Chapter 2 of the Comprehensive Plan.

**BE IT FURTHER RESOLVED**, that the Planning Commission made the following findings on this matter:

1. Based on the existing development pattern in this area the ability to incorporate specific commercial uses into a development on the subject lands is reasonable.
2. The amended language would allow for greater flexibility regarding the development of the subject area.
3. The original intent of this language was to protect the adjacent school from commercial uses that could be incompatible, hazardous or disturbing to the school. The proposed language would have the same effect.
4. The use of a PUD to incorporate commercial uses in this area would give the Planning Commission the ability to limit the type and amount of commercial use in a development.
5. The Comprehensive Plan's Future Land Use Map will still show the site to have a future land use designation of office.

(Attachment #2)

**RESOLUTION TO RECOMMEND APPROVAL  
PITTSFIELD TOWNSHIP PLANNING COMMISSION  
RZ 05-01 Adrian Cipleu  
April 7, 2005**

**WHEREAS** Pittsfield Township received petition RZ 05-01 Adrian Cipleu to rezone a 1.52 acre parcel from W-1 (Wholesale and Warehousing District) to I-1 (Limited Industrial District) for property located at 4995 Carpenter Road, Section 13, known as tax parcel ID # L-12-13-300-009 on February 9, 2005, and

**WHEREAS** The Pittsfield Township Planning Commission held a public hearing on the petition on March 17 2005; and

**WHEREAS** The Pittsfield Township Planning Commission heard no comments from the public; and

**WHEREAS** The Pittsfield Township Planning Commission studied the petition in terms of the standards in Section 59.05 of the Zoning Ordinance;

**NOW THEREFORE BE IT RESOLVED** that the Pittsfield Township Planning Commission recommends to the Pittsfield Township Board that the request to rezone the property in petition RZ 05-01 Adrian Cipleu from W-1 (Wholesale and Warehousing District) to I-1 (Limited Industrial District) be approved.

**BE IT FURTHER RESOLVED** that the Pittsfield Township Planning Commission made the following findings regarding petition RZ 05-01 Adrian Cipleu.

1. The petition is consistent with the Township's adopted Comprehensive Plan. The Plan designates the property and area for light industrial use. The I-1 district is intended to be used in such areas. The light industrial land use classification includes wholesale and warehouse operations; therefore, the W-1 district is also appropriate in this area.
2. The Carpenter Road corridor, especially the segment between Ellsworth Road and Michigan Avenue, was a mixture of industrial, trucking terminals, warehousing, and distribution business at the time the Zoning Ordinance was adopted in 1970. The corridor was therefore zoned W-1, I-1, and I-2, in a pattern that reflected the then existing uses. The presence of truck terminals gradually declined. In addition, distinctions between light industrial and warehousing businesses became blurred. As a result, conditions have changed to the point that I-1 zoning has become appropriate for much of the corridor.
3. I-1 zoning of the property in the petition is consistent with the existing I-1 and I-2 zoning of adjacent properties.
4. Approval of the petition would have no adverse impacts on the value of properties in the area.
5. Public services and facilities are adequate to serve the property under either W-1 or I-1 zoning. Public water and sanitary sewer services are available. Carpenter Road is to be reconstructed and widened to five lanes in 2006.

Pittsfield Charter Township  
Planning Commission  
April 7, 2005  
Page 12 of 12

**BE IT FURTHER RESOLVED** That the Pittsfield Township Planning Commission is transmitting a copy of the Township Planner's report of March 9, 2005 with this resolution as the Commission's report on the petition.