
PITTSFIELD TOWNSHIP PLANNING COMMISSION MINUTES

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

Members Absent: None.

Others Present: Joe Galvin, Don Tilton, Scott Gordon, Debra Revard, Deanna Tippet, Robert Tippet, Hatem Hannawa, Reno Torres, Monica Heil, Richard Bitleris, Martha McNeal, Thomas McNeal, Planning Director Bruce E. Fowler, Associate Planner Paul Montagno, Planning Intern Tiffany Bloom, 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 7:30 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 Luna, to move Item 7.1 of New Business to follow Item 5.1 of the Public Hearing.

MOTION CARRIED

4.0 Items from the Floor

None.

5.0 Public Hearings

5.1 CUP 05-10 Michigan – State LLC
[submitted for a conditional use permit]

Planning Director Bruce E. Fowler reviewed the report. He stated that this is an application for a coffee shop in a C2 district. He listed the neighboring uses. He said that a retail building with a coffee shop and a drive-through is proposed. He said that fifty-nine (59) parking spaces are required and sixty-three (63) parking spaces and two (2) barrier-free spaces are proposed. He reviewed the findings that the Planning Commission would need to consider. He said that adequate on-site stacking space for vehicles should be provided for each drive-through window. He said that peak hour traffic volumes should not cause undue congestion during the peak hour of the street serving the site. He said that

the on-site stacking of vehicles should not interfere with access to and egress from the site.

Chairperson Lirones opened the public hearing.

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

MOTION CARRIED

Item 7.1 of New Business moved to follow Item 5.1 of the Public Hearing.

Chairperson Lirones reviewed the findings:

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

Restaurants are a permitted use in the General Commercial (C-2) Zoning District. As stated under Item 2, drive-in facilities are permitted under the C-2 District with a Conditional Use Permit provided the Conditional Use requirements are met.

The Commissioners agreed with the finding.

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

The proposed use is harmonious with the surrounding area. The surrounding uses are compatible with the proposed use of this site. Standard Federal Bank, immediately to the west of the site, will have drive-in facilities when constructed.

The Commissioners agreed with the finding that the drive through use would be harmonious.

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

This site is adequately served by public services and it does not appear that any additional burden will be placed on these services if the permit were approved.

The Commissioners agreed with the finding.

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

The proposed use does not pose any hazards and should not be disturbing to any neighboring uses.

The Commissioners agreed with the finding.

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

The use is not expected to create excessive additional requirements at public cost for public facilities or services.

The Commissioners agreed with the finding.

Planner Fowler reviewed the report. He stated that the plan complies with the Township's zoning requirements. He said that the Standard Federal Bank site was not shown on this site plan. He said that a ten (10) foot wide landscaped island should be provided on the west side of the site. He said that the truck access would interfere with entry to the site, and this could cause traffic backups on Michigan Avenue. He further discussed the truck access. He said that a driveway maintenance agreement and cross easements should be provided with the final site plan submittal. He said that the twenty-two (22) foot wide easement across the north portion of the site encroaches on the north bay of parking spaces. He said that the site plan has too much pavement, and the total pavement area could be reduced if the rear-parking bay was moved to the north, the trash enclosure moved to the southwest or southeast corners of the parking lot, and the truck circulation problem is solved. He said that the deferred parking on the south side of the site does not work with the site layout.

Chairperson Lirones stated that the deferred parking should be left off the site plan. She added that there are problems with the way the site is laid out.

Commissioner Griess stated that she did not notice problems with the stacking areas for the drive through.

Chairperson Lirones stated that the dumpster and loading locations should be revised.

Planner Fowler showed the stacking area.

Hatem Hannawa, H & H Design, stated that the largest truck that would deliver to the site would be a forty-five (45) foot truck. He said that they could increase the radius to forty (40) feet for truck traffic. He said that they could add a five (5) foot section of landscaping along the second line of parking. He said that they would move the dumpsters to the side of the site.

Chairperson Lirones stated that the building is awkwardly placed on the site.

The Commissioners and the applicant discussed how the site layout could be adjusted.

Commissioner Ward stated that he does not care for the parking in the rear of the building, for the employees. He asked if the loading dock would allow two (2) trailer trucks or one (1) truck.

Mr. Hannawa replied one (1) truck.

Motion by Commissioner Banush, supported by Commissioner Luna, to postpone action on CUP 05-10/CSPA 05-10 Michigan – State LLC, and direct the applicant to:

1. **Address the issues in the Zoning report dated August 10, 2005.**
2. **Address the issues in the Township Planner's report dated June 22, 2005, August 4, 2005, and August 11, 2005.**
3. **Address the issues in the Township Engineer's report dated August 4, 2005.**
4. **Address all of the issues discussed at this meeting.**

MOTION CARRIED

6.0 Old Business

6.1 CSPA 05-07/CUP 05-06 AAYSA Soccer Fields [submitted for preliminary site plan and a conditional use permit]

Chairperson Lirones stated that the Planning Commission previously reviewed the CUP, at the public hearing, and the site plan.

Associate Planner Paul Montagno reviewed Assistant Planner Suzanne McCoy's report. He stated that the proposed use is for soccer fields and a structure for equipment storage and concessions, and a CUP permit is required. He said that the site plan meets all bulk, and setback requirements. He said that one hundred sixty-six (166) parking spaces and six (6) barrier-free spaces are proposed. He said that an outside consultant, J & L Consulting Services, reviewed the site plan and found that the wetlands would not be impacted. He said that the site meets the Township access management standards. He said that access easements should be shown. He said that the Planning Commission should discuss the proposed buffering.

Chairperson Lirones asked about the proposed concrete pads, and whether or not they would affect the Township calculations.

Planner Montagno replied that they would have a very small affect.

Commissioner Ward asked if the Washtenaw County Road Commission (WCRC) is requiring a left turn lane on Platt Road, into the site.

Planner Montagno replied that left and right turn pockets are required, and this is acceptable by the WCRC.

Mr. Tilton stated that there would be a passing lane for the southbound traffic. He discussed the taper. He added that there would be deceleration and acceleration lanes on Platt Road. He said that a center left turn lane is not being required.

Commissioner Ward asked about the building elevation.

Planner Montagno stated that the building elevation would be provided on the final site plan.

Commissioner Ward asked Mr. Tilton to describe the two (2) large poles for the netting.

Mr. Tilton stated that netting is brought up during games to prevent balls from going into the woods. He added that they are usually twenty-five (25) feet high. He mentioned that the netting is taken down when the games are not in play.

Commissioner Ward stated that he would like the height of the netting reduced from thirty (30) feet.

Mr. Tilton stated that he would reduce the height of the netting.

Commissioner Ward stated that the poles should be retractable, and they should be brought down when they are not being used.

Mr. Tilton agreed with Commissioner Ward.

Chairperson Lirones asked Mr. Tilton about the proposed bleachers.

Mr. Tilton stated that the bleachers and goals are mobile. He said that they would be removed and put into storage after the season in October, and they would be brought out in March. He added that they would be stored on-site in the pole barn. He said that the bleachers are four (4) to five (5) rows and approximately eight (8) feet in height. He said that the bleachers could be eliminated.

Billy Hopkins, Township resident, stated that residents have severe trespassing problems. He said that the area has always been very quiet and

peaceful. He said that the property was cheap because it is agricultural and not designated for commercial property. He said that there is five hundred (500) acres available north of this property that hardly anyone lives around, and it could be used for commercial land.

Chairperson Lirones stated that this is not a commercial use. She said that this is a conditional use in an agricultural area.

Mr. Hopkins discussed the potential geese and pest problems on the site.

Mr. Gordon asked if there would be a buffer between the Township's property and Mr. Hopkins' property, so people would not be trespassing.

Chairperson Lirones stated that landscaping is proposed on the northern boundary of the site.

Mr. Hopkins stated that the park down Platt Road has more problems than it is worth.

Mr. Tilton stated that deciduous or conifer trees could fill the gaps of the existing trees. He stated that they would screen Mr. Hopkins property.

Commissioner Ward stated that conifer trees might be more appropriate for the screening of Mr. Hopkins property. He added that Mr. Gordon has stated that he prefers conifers in the southwest corner of the site.

Mr. Gordon stated that his main concerns are traffic, noise, and the visual impacts. He said that there would be additional traffic from the proposed Toyota facility. He said that it is a commercial use, because people are paying to belong to the organization. He said that five hundred forty (540) people could be using the parking lot. He asked if those people would be there all at one time.

Mr. Tilton stated that the parking study assumes the maximum use of the parking lot. He said that all of the fields are not used at one time. He said that using all six (6) fields would only happen once or twice in a season.

Mr. Gordon stated that he thought the two (2) south fields would only be used on the weekends, and the four (4) fields on the north end would only be used during the week.

Mr. Tilton showed the game fields that are used on the weekends. He said that during the weekends the other fields may also be in use.

Mr. Gordon asked Mr. Tilton how many people would be at the site at one time.

Mr. Tilton stated that the soccer parents would drop the children off, and there is a fifteen (15) to thirty (30) minute period when the children are being dropped off. He said that the practices are 1 ½ hours, and when the practice is ending and another is starting, the children are being picked up

and the other children are being dropped off. He said that when one practice is ending and another one is beginning, that is when there would be the maximum amount of people on the site.

Mr. Gordon asked Mr. Tilton if it is possible that two hundred sixty (260) cars would be using the one (1) entrance to the site at one time.

Mr. Tilton replied no. He stated that the parking lot was made to handle that many cars. He said that they only have approximately one hundred eighty (180) players at the 4 p.m. practice time. He mentioned that the parents carpool, and approximately sixty (60) cars would be coming into the site at 4 p.m to drop the children off.

Mr. Hopkins stated that he used to live two (2) blocks from Dundee High School, and he could not get down the road because of congestion. He said that the number of children could increase because things do not stay the same over time.

Martha McNeal, Platt Place South, stated that there is currently not much of a buffer on the site. She added that there is not a hedgerow, and it is mostly broken down trees. She asked if a berm is proposed.

Chairperson Lirones stated that a berm was discussed, although the neighbors felt there could be drainage problems because of the berm.

Mrs. McNeal stated that her home has a higher elevation than the land, and when she looks out her windows all she will see is a soccer field. She asked if there would be lighting on the site.

Chairperson Lirones stated that there would not be lighting on the site.

Mrs. McNeal stated that she is concerned with people trespassing. She said that by the time a resident calls the police the trespasser would be gone.

Mr. Tilton stated that the children are under adult supervision at all times. He said that the site is gated when it is not in use. He said that they do not want people trespassing. He said that the coaches would wait before they left until the last child was picked up.

Mrs. McNeal stated that the children could not be adequately watched at all times.

Mr. Gordon asked how the gate would work if there is only one (1) entrance to the Township park and the soccer fields.

Chairperson Lirones stated that there is a single entrance with an easement for the park driveway. She said that the soccer field property is gated.

Commissioner Ward asked if low landscaping or low vegetation could be installed to keep people out of the neighboring properties.

Mr. Tilton stated that a row of shrubs could be installed.

Commissioner Ward discussed the noise concerns. He said that the noisiest things are cars driving or people at the prison.

Chairperson Lirones discussed the landscaping that is needed.

Mr. Gordon asked Mr. Tilton why the two (2) game fields are on the south side of the site. He said that he would like the entrance to be visible to prevent people from using the resident's driveways to turn around.

Mr. Tilton stated there was no reason for the location of the game fields.

Chairperson Lirones stated that the berm should be shown on the site plan. She asked that the exact times and months of operation be written out and included in the CUP.

Commissioner Ward discussed plantings on berms, and how the water tends to drain away from the trees.

Mr. Hopkins stated that he would like this use to go somewhere else. He added that there is still a lot of open space available in the Township. He stated that he would like his taxes reduced. He added that he does not want four hundred (400) people in his backyard.

Richard Bitleris, 7626 Platt Road, asked why there is only one (1) point of egress to the site.

Chairperson Lirones stated that two (2) entrances were considered and the WCRC would not approve it because of its close proximity to South Platt Place.

Commissioner Ward stated that the WCRC is responsible for issuing driveway permits. He added that the Township does not have the authority to require additional road improvements.

Motion by Commissioner Banush, supported by Commissioner Resha, to approve preliminary site plan CSPA 05-07 AAYSA Soccer Fields, with the following conditions:

- 1. Address any outstanding issues in the Engineer's report dated August 5, 2005, on the final site plan.**
- 2. Show the proposed access easements on the final site plan.**
- 3. Add more plantings to the north and southwest property lines as discussed at this evenings meeting.**
- 4. Add berming on the south portion of the west property line.**
- 5. Address comments discussed at this Planning Commission meeting including removable poles, shorter mast height, and elimination of bleachers onsite, and any additional items discussed.**

MOTION CARRIED

Motion by Commissioner Resha, supported by Commissioner Luna, to direct staff to draft a resolution of approval, taking into account the Planning Commission comments from this meeting and previous meetings, for CUP 05-06 AAYSA Soccer Fields.

MOTION CARRIED

Discussion:

Commissioner Shepps discussed the proposed cross-country skiing on-site.

Mr. Tilton stated that if the residents object, then they would not provide it.

Commissioner Ward stated that he could not support the park being open in the winter.

The residents in the audience did not support the proposed cross-country skiing.

Mr. Hopkins asked how long the CUP would be permitted, and could it be reviewed yearly.

Chairperson Lirones stated that if the Township received complaints they would send out enforcement officers to make sure the site is in compliance with the CUP permit.

7.0 New Business

7.1 CUP 05-10/CSPA 05-10 Michigan – State LLC [submitted for a conditional use permit and preliminary site plan]

Item 7.1 moved to follow Item 5.1 of the Public Hearing.

7.2 RZ 89-22-A Weatherford/Walker IV (aka Oak Valley) [Minor/major change to the PUD]

Chairperson Lirones stated that this is the Target shopping center on Ann Arbor-Saline Road. She said that the Planning Commission is considering a major or minor change to the Planned Unit Development (PUD). She said that this came to the Commission because of a request for a Petsmart kennel facility.

Planner Fowler reviewed the report. He stated that they are requesting an amendment to the approved uses in the Oak Valley PUD development. He reviewed the uses permitted in the approved area plan. He said that the applicant would like the following services; the sale of small animals, dog

and cat adoption, sale of pet food supplies, pet grooming, veterinary care and services, pet training, pet hotel and services, and a pet daycare service. Planner Fowler stated that the area plan does not specifically permit the requested use. He discussed which districts kennels are permitted in. He said that the following information would be required to establish limitations; the time when animals are permitted out of the building, number of animals boarded at one time, types of animals permitted, and other measures of intensity and use. He reviewed the determination of a major and minor change.

Chairperson Lirones stated that she felt that the change in use falls under the major change guidelines.

Joseph Galvin, attorney representing the applicant, stated that the proposed use is fully consistent with the existing uses at the shopping center. He said that there is not a change in the concept, use, or character of the development. He discussed the current uses in the development. He said that the scope and function of the area never changed as new uses came in. He said that all of the issues can be raised that speak to this specific retail use. He said that there is no prohibition towards the Oak Valley Centre in the language included in the staff report, and the intensity of the use is no different from the current commercial uses.

Chairperson Lirones stated that CUP permits are not a feature of PUD developments. She said that the Commission amended the Ordinance to allow kennels in commercial areas. She reviewed the change to the Ordinance regarding kennels.

Mr. Galvin stated that there was no specific language in the PUD for the Oak Valley Centre per se, the language only covered the village portion of it. He asked if there was a way to get this project started. He asked if the other uses could be approved to get them moving, and postpone the major change for the pet hotel.

Planner Montagno stated that they could do a zoning compliance and exclude the pet hotel and the veterinary care services.

Mr. Galvin stated that they would like to receive an occupancy permit for everything except the pet hotel.

Commissioner Ward reviewed Section 56.24, Item F, of the Zoning Ordinance. He said that veterinary care should be incidental to the use of the kennel. He asked Mr. Galvin if they are still requesting the pet grooming use. He added that pet grooming has to be authorized.

Mr. Galvin stated that they would like to start with the major change procedure for the pet hotel, and anything else that they can receive administrative approval for.

Motion by Commissioner Ward, supported by Commissioner Banush, to find the proposed change to the (RZ 89-22A - Weatherford/Walker IV) Oak Valley PUD to be a major change.

ROLL CALL:

YES: WARD, RESHA, LUNA, LIRONES, BANUSH, GRIESS, SHEPPS.

NO: NONE.

ABSENT: NONE.

ABSTAIN: NONE.

MOTION CARRIED

7.3 RZ 87-17 Valley Ranch Business Park
[Minor/major change to the PUD]

Planner Montagno reviewed the report. He stated that the Planning Commission received a request from the National Kidney Foundation requesting a change from the approved PUD. He said that the original PUD was approved June 28, 1988. He said that an amendment to allow an additional forty-six (46) acres was approved on January 23, 1989. He said that the uses permitted are 52.14 acres of multiple family dwelling units, 30.56 acres of condominiums, and 70.39 acres for business park use. He said that there are still a few undeveloped units in the business park.

Planner Montagno stated that the applicant is proposing a change to the PUD that would include the sale of used automobiles. He said that business park designations do not include the sale of cars. He added that the sale of new automobiles is permitted in general commercial districts, and the sale of used cars is only permitted in conjunction with a showroom sale of new cars. He added that the Kidney Foundation would not be receiving or selling any vehicles from the site, although approval could allow other automobile dealerships to move into this development. He said that the addition of dealerships in the business park and the residential PUD would alter the characteristics of the district and result in a major change to the district based on Section 56.12 C of the Zoning Ordinance.

Chairperson Lirones stated that the National Kidney Foundation is requesting this change because of the new changes to the Michigan Dealers Rules and Regulations. She reviewed the rules and regulations. She said that the Township does not want car lots in the business park. She said that the applicant should get with the legislator and find out who made the change and caused this problem for charities. She said that she was not interested in seeing this changed in the PUD. She said that they would convey to the applicant that the Commission is not favoring making this major change.

Commissioner Ward stated that he believes that this is a major change.

Motion by Commissioner Ward, supported by Commissioner Resha, to find the proposed change to the Valley Ranch Business Park PUD to be a major change.

ROLL CALL:

YES: WARD, RESHA, LUNA, LIRONES, BANUSH, GRIESS, SHEPPS.

NO: NONE.

ABSENT: NONE.

ABSTAIN: NONE.

MOTION CARRIED

7.4 CSPA 05-15 Target Pharmacy
[submitted to amend the final site plan]

Planner Fowler reviewed the report, and showed a sketch of the site layout and the proposed changes. He stated that the plan proposes to move part of the parking lot to the east. He said that the two (2) exit lanes would be reduced in length from one hundred twenty (120) feet to eighty (80) feet. He said that the reduction would result in shorter stacking lanes for turns onto Waters Road. He added that the reduction would adversely affect left turns onto Waters Road, and aggravate the existing left turn problem. He said that the narrower driveway would eliminate the north bound lane for right turn traffic out of the south parking bays. He said that the turns would conflict with southbound traffic on Waters Road. He said that the right turn required would be greater than ninety (90) degrees.

Planner Fowler stated that the proposed changes reduce the width of four (4) islands in front of the Target store. He said that a previous Planning Commission approved longer than normal parking bays in return for wider islands at the end of the parking bays. He said that the landscape plan is not acceptable. He said that the site plan sheets are larger than what is required. He briefly reviewed the Engineering report. He stated that the WCRC and WCDC must review the plans. He said that the exit driveway should be straightened.

Commissioner Resha noted that there are entrance and exit problems on the site.

Chairperson Lirones stated that this change would make the area more dangerous.

Commissioner Ward stated that he does not support this change. He said that this is inappropriate and the area is a mess, traffic-wise.

Monica Heil, CEI Engineering, stated that they are proposing an internal pharmacy. She said that the traffic flow is limited in front of the store. She said that changes could be made to the site plan to meet the pharmacy

expansion and the traffic flow needs. She said that the sidewalk was bumped out to accommodate the pharmacy and cart storage. She discussed various changes that could be made to the site plan layout.

Commissioner Ward stated that if a pharmacy is opened it should be done without an expansion. He said that whatever is done would make a bad situation worse.

Commissioner Banush stated that the situation should not be exacerbated.

Commissioner Resha stated that other areas inside the store could be used for the pharmacy. He said that tearing up the only exit out of the shopping mall would be disastrous.

Motion by Commissioner Banush, supported by Commissioner Shepps, to deny preliminary site plan CSPA 05-15 Target Pharmacy.

Discussion:

Ms. Heil asked if only minor improvements were made to the front, which would not affect the front aisle or sidewalk, could they come back with those plans.

Chairperson Lirones stated that they could come back, although the area is packed. She said that it would be difficult to find a place to fit the pharmacy without impacting the other areas in a negative way. She said that this area does not have the room to expand.

Planner Montagno stated that if the addition does not change the walkway or parking layout, and it is less than five hundred (500) feet, they do not need to submit a site plan.

MOTION CARRIED

8.0 Planner's Report

Planner Fowler introduced the new planning intern, Tiffany Bloom. He stated that they would be setting up a training workshop for the Planning Commission. He said that we are awaiting proposals for consultants to conduct the workshop, and he would like the Commission to choose a date for the workshop.

Planner Montagno stated that CUP 01-02 Baptist Church at 5300 Michigan Avenue is no longer occupying the site. He said that it could be put on the next agenda to revoke the CUP. He said that staff could automatically put these issues on the agendas to be revoked.

9.0 Chairperson's Report

Chairperson Lirones stated that the Township qualified for the Purchase of Development Rights Program. She further discussed the program.

Chairperson Lirones noted that this was Commissioner Banush's last meeting and the Commissioners thanked him for his service.

10.0 Commissioner's Report

Commissioner Resha discussed the signage on the service station at Citgo. He mentioned that there are many signs on the site.

The Commissioners thanked Commissioner Banush for his service.

Commissioner Banush thanked his fellow Commissioners and staff.

11.0 Approval of Prior Minutes

None.

12.0 Adjournment

Motion by Commissioner Luna, supported by Commissioner Ward, to adjourn the meeting.

MOTION CARRIED

Chairperson Lirones adjourned the meeting at 10:25 p.m.

s/Julie Griess, Secretary

September 15, 2005