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**PITTSFIELD TOWNSHIP PLANNING COMMISSION MINUTES**

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

**Members Absent:** None.

**Others Present:** Ronald Cobb, Adrian Cipleu, Nicole Chardoul, Chris Lapinski, Richard DeHart, Kirk McClure, Bryan Weinert, Jim Haeussler, Ann Stevens, Judy Bonnell-Wenzel, Greg Croasdill, Tom Covert, Greg Elliott, Mark Pascoe, Norman Hyman, Assistant Planner Suzanne McCoy, Associate Planner Paul Montagno, 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 7:33 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 Banush, supported by Commissioner Luna, to move Item 7.1 to follow Item 5.1 and Item 7.2 to follow Item 5.2.**

**MOTION CARRIED**

**4.0 Items from the Floor**

None.

**5.0 Public Hearings**

**5.1 RZ 05-01 Adrian Cipleu**

[submitted to rezone from W-1 to I-1]

Associate Planner Paul Montagno reviewed Planner Schmult's report. He said that the petition is for a rezoning from W-1 (Warehousing) to I-1 (Light Industrial). He said that the site is approximately 1.25 acres, and there is currently a vacant industrial building on the property. He listed the neighboring land uses. He reviewed portions of the Comprehensive Plan for light industrial sites, "These are generally stand alone sites", "These sites are typically outside of business parks for slightly more intense uses such as wholesale and warehouse activities and light industrial operations which manufacture, assemble and finish products." He said that the I-1 zoning is consistent with the adjacent properties. He said that approval of the petition would have no adverse impacts on the neighboring property values.

Adrian Cipleu, applicant, stated that he purchased the property and would like to use the shop for the fabrication of granite countertops.

David Clyde, property owner, stated that he was in support of the rezoning.

Chairperson Lirones opened the public hearing.

There were no comments.

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

**MOTION CARRIED**

Item 7.1 of New Business moved to follow Item 5.1.

Commissioner Banush asked Mr. Cipleu if he would just be cutting the granite countertops and not selling them.

Mr. Cipleu replied yes, he would be cutting the countertops. He explained the process of fabricating the countertops.

**Motion by Commissioner Banush, supported by Commissioner Luna, to postpone action on RZ 05-01 Adrian Cipleu, and direct staff to write a resolution of approval.**

**MOTION CARRIED**

**5.2 WP 05-01 Swift Run Service Center**  
[submitted for a wetland permit]

Planner Montagno reviewed the report from the Township wetland consultant, Environmental Consulting and Technologies, Inc. (ECT). He stated that the wetlands had previously been flagged. He said that the wetland drawings now show the accurate wetland boundaries. He said that ECT has reviewed the Michigan Department of Environmental Quality (MDEQ) permit for the potential wetland impacts. He said that the applicant should compile the necessary information for the Township wetland use permit. He said that the applicant is proposing to fill several wetlands to provide vehicular access to the composting area. He said that the three (3) impact areas total .10 acres or 4,127 square feet. He said that the fourth impact area is nine hundred and ninety (990) square feet. He said that the proposed driveway for the equipment storage facility drains into the twenty-five (25) foot setback. He said that ECT recommends that the driveway be shifted. He said that culverts need to be provided for wetland areas 2 and 3. He said that the Township wetland consultant is not recommending approval at this time. He said that the MDEQ has received a wetland permit application.

Chairperson Lirones asked if the MDEQ is involved because of the connectivity of the wetlands.

Planner Montagno replied yes.

Letitia Zurawick, Midwestern Consulting, stated that the Township wetland review was written from their preliminary submittal, and they have since resolved most of the consultant's recommendations and resubmitted plans to the Township. She said that a few items are not reflected on plan which they intend to comply with, the rip

raff details, the filter fabric, and one small culvert that will be provided under one of the wetlands.

Chairperson Lirones opened the public hearing.

There were no comments.

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

**MOTION CARRIED**

Item 7.2 of New Business moved to follow Item 5.2.

**Motion by Commissioner Ward, supported by Commissioner Resha, to postpone action on WP 05-01 Swift Run Service Center, and direct the applicant to address the comments in the Township Wetland Consultant's memo dated February 28, 2005.**

**MOTION CARRIED**

## **6.0 Old Business**

### **6.1 RZ 04-18 Rosewood Meadows**

[submitted to rezone from PUD (Planned Unit Development) and R-1B (Single-Family Suburban Residential) to PUD (Planned Unit Development)]

Chairperson Lirones stated that the Planning Commission held a public hearing and previous discussions on this petition. She said that the Commission directed staff to write a resolution of denial. She added that the applicant submitted a letter (at the March 3, 2005 meeting) that he wanted the Commission to review.

Greg Elliott, attorney representing applicant, showed a plan of the property from Joe Bloch. He said that this is an example of the R-1B layout for the property. He said that the plan does not leave much room for open space and it is an inferior concept for the property.

Commissioner Ward asked in what year the conceptual drawing was put together.

Mr. Elliott stated that this was before they purchased the property.

Chairperson Lirones stated that there is not a site plan attached with a straight rezoning. She added that this is not relevant to what is under consideration.

Commissioner Ward stated that there have been several revisions to the Land Development Standards since that time. He said that this is just a concept drawing from a few years ago.

Mr. Elliott discussed the drawing.

Commissioner Banush stated that he reviewed the letter from the applicant and he did not find a compelling reason to change his decision.

Commissioner Resha agreed with Commissioner Banush.

Chairperson Lirones stated that there is only a four (4) acre parcel that could be considered a down zoning. She said that apartments were proposed for the four (4) acre parcel back when the Planned Unit Development (PUD) was approved. She added that this is no longer appropriate.

Mr. Elliott stated that sixty-five (65) foot lots of 7,200 square feet are allowed in the PUD zoning and seventy (70) foot lots of 10,000 square feet are allowed in the R-1B zoning.

Chairperson Lirones stated that the property is primarily R-1B zoning. She said that the Commission is looking to uphold the existing zoning because conditions have not changed. She said that the residents are asking that the existing R-1B zoning be upheld. She said that Pittsfield Village is referenced in Mr. Elliott's letter as a traditional neighborhood community. She added that Pittsfield Village is in Ann Arbor. She said that there is a tremendous number of condominium developments in the Township. She said that there is a wide variety of homes in Pittsfield Township. She mentioned that Blue Heron Pointe, Rosewood Village, and Wellesley Gardens are condominium developments near the subject property.

Chairperson Lirones stated that the R-1B zoning is compatible with the Rolling Hills subdivision. She discussed the Rolling Meadows subdivision. She added that there is no recently approved Jacobson development to the south of this property. She said that the R-1B zoning is appropriate, and bringing the fragment of land into compliance is appropriate.

**Motion by Commissioner Ward, supported by Commissioner Resha, to adopt the resolution of denial for RZ 04-18 Rosewood Meadows. (Attachment #1)**

**ROLL CALL:**

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

**MOTION CARRIED**

**6.2 CSPA 04-30 Ann Arbor Transfer Station**  
[submitted for preliminary site plan]

Planner Montagno reviewed his report. He stated that the bulk requirements have been met. He said that there are discrepancies with the floor area ratio calculations. He reviewed Section 45.06 E of the Zoning Ordinance and stated that a twenty-five (25) foot transition strip should be provided along the perimeter of the composting area as well as the transfer station and material recovery area where adjacent to any proposed recreation area. He said that a berm or landscape buffer is stipulated for the west side of the waste transfer and material recovery area. He said that fifteen (15) parking spaces are required for the storage building, and eighteen (18) parking spaces are being proposed with no barrier free spaces. He said that the applicant is

proposing seven (7) parking spaces and one (1) barrier free space for the waste transfer station.

Planner Montagno reviewed the Township Engineer's report. He stated that all of the buildings must be shown on the plan. He said that facility structures such as retention ponds and storm piping are not shown on the plan. He said that the Washtenaw County Drain Commission (WCDC) has not approved the preliminary plan, and the applicant is working with them. He said that the MDEQ received a solid waste disposal area construction permit from the applicant.

Nicole Chardoul, Resource Recycling Systems Incorporated (RRSI), stated that the floor area ratio would be recalculated. She said that the parking is calculated based on the number of employees. She said that the seven (7) parking spaces for the transfer station is adequate based on the number of employees.

Commissioner Ward asked if barrier free parking spaces are needed.

Ms. Chardoul replied no. She said that they could possibly include one (1) barrier free parking space.

Ms. Zurawick stated that the transfer station does have one (1) barrier free parking space. She said that the equipment storage facility does not have a barrier free parking space because the employees have to be physically capable of operating the machines.

Ms. Chardoul stated that they provided a berm west of the transfer station. She said that they felt that the natural vegetation around the compost area would be adequate.

The Commissioners, staff and Ms. Chardoul discussed the transition strip.

Chairperson Lirones asked if Ypsilanti Community Utilities Authority (YCUA) or the City of Ann Arbor would be servicing the site.

A representative from the City of Ann Arbor stated that they are trying to hold a meeting to decide. He said that the site would be better served from Pittsfield.

Commissioner Shepps asked what the proximity of composting area C is to the residences.

Ms. Chardoul stated that they have not submitted a site plan for composting area C or D. She said that the PUD shows a five hundred (500) foot setback from the residences on Stone School Road.

Ms. Zurawick stated that many of the WCDC concerns were the same as the Township engineer. She said that there were not any issues with the main concept of the storm water management.

**Motion by Commissioner Banush, supported by Commissioner Luna, to approve preliminary site plan CSPA 04-30 Ann Arbor Transfer Station with the conditions that the applicant addresses on the final site plan, all issues noted in the Zoning report dated March 9, 2005 and the Township Engineer's report dated March 10, 2005.**

## **MOTION CARRIED**

### **6.3 CSPA 04-10 Kirtland Hills** [submitted for preliminary site plan]

Chairperson Lirones discussed the history of the site.

Assistant Planner Suzanne McCoy reviewed the report. She stated that there would be sixty-one (61) units with a density of 1.9 dwelling units per acre. She said that the applicant provided a twenty (20) foot landscape easement along the eastern and northern boundaries of the site. She said that there are fourteen (14) wetlands identified and delineated on the property. She said that the applicant should notify the Township when the wetlands are staked, and at that time the Township wetland consultant would review the boundaries. She said that Township and State wetland permits are required. She said that a one hundred (100) foot buffer is required from the streams, and the Planning Commission should decide if the lesser buffer proposed is acceptable. She said that the parking lot near the proposed park has been removed. She said that sidewalks are being provided internally and along Ellsworth Road. She said that the proposed sidewalks should be five (5) feet wide and pathways should be ten (10) feet wide.

Planner Montagno reviewed the report. He stated that the trees being removed would be mitigated. He added that this does not include the trees which were previously harvested. He said that a park is proposed in lieu of the tree mitigation for the previously harvested trees. He said that the Commission has previously asked for ramps and crosswalks on all sides of the street.

Tom Covert, Atwell-Hicks, stated that the sidewalks would be five (5) foot wide concrete. He showed and discussed the sidewalks near the Bowling property.

Chairperson Lirones stated that the applicant should get approval from the property owner before placing a sidewalk along the Bowling property.

Jim Haeussler, Peter's Building Company, stated that he would discuss this with Mr. and Mrs. Bowling.

The Commissioners and the applicant discussed the sidewalks and the Bowling property.

Chairperson Lirones stated that units 1 and 61 are encroaching into the one hundred (100) foot buffer.

Mr. Covert stated that there is a one hundred (100) foot conservation easement over the stream. He said that unit 1 and the detention ponds are outside of that area. He said that they are proposing mitigation for the wetland impacts.

The Commissioners and the applicant discussed the illegal dumping of dirt near Regina Drive.

Chairperson Lirones asked the Commissioners if they want extensions and ramps on both sides of the sidewalks and at the intersections.

The Commissioners agreed.

Mr. Covert stated that they would provide ramps at all of the curbside walk interfaces.

Chairperson Lirones asked if there would be extra tree buffering to the east of the site.

Mr. Haeussler replied yes.

**Motion by Commissioner Ward, supported by Commissioner Banush, to approve preliminary site plan CSPA 04-10 Kirtland Hills, and direct the applicant to address any outstanding issues on the final site plan and to apply for State and local wetland permits.**

#### **MOTION CARRIED**

#### **6.4 CSPA 02-25 Harwood Farms** [submitted for discussion only]

Planner Montagno stated that the elevation of the homes adjacent to the existing Warner Creek subdivision would be approximately eight (8) feet higher. He said that the height of the homes could be limited to one story so they do not tower over the neighboring properties.

Chairperson Lirones asked how many lots are affected by this, in this development.

Ann Stevens, Atwell Hicks, replied three (3) lots. She said that these lots are in the Michigan Avenue sewer district and the Warner Creek homes are in the Platt Road sewer district. She said that this causes the need to elevate the homes.

Planner Montagno stated that the berms should be scalloped along the east side of the detention pond, to be more pleasing for the Warner Creek residents.

Commissioner Ward asked how the construction of the berm would affect the residents in the Warner Creek subdivision. He said that ponding could occur in the spring time.

Ms. Stevens showed the natural drainage course of the site. She said that the berm would intercept most of the water and put it in the detention basin. She added that the berm has been designed as a dam to make sure that there is no seepage through the berm.

Planner Montagno stated that the Township Engineer, Brian Simons, felt confident that the design of the berm would prevent water from seeping through the berm.

Mr. Haeussler discussed Mr. Bloch's property and the easement.

Ms. Stevens showed a sketch of the proposed berm.

The Commissioners and the applicant discussed the berm along Michigan Avenue.

Chairperson Lirones discussed the height of the homes.

Mr. Haeussler stated that those homes could be made ranch style homes.

Chairperson Lirones discussed the home on lot 116. She said that the previous residents stated that the Township had approved the home outside of the building envelope, and this places the roads and sidewalks very close to their home. She said that the residents said that they would be responsible for the new sidewalk. She discussed the sidewalk that would connect the two (2) subdivisions. She said that the sidewalks should be down both sides of the road.

The Commissioners agreed there should be sidewalks on both sides of the road.

Commissioner Ward discussed a pedestrian crossing from Michigan Avenue.

Mr. Haeussler stated that there is nothing to connect to.

Commissioner Ward discussed the trees and other landscape materials needed on the west side of the detention basins and the open space areas.

Mr. Haeussler stated that the WCDC has jurisdiction over the detention ponds, and they do not want trees planted there because they want the access.

Mr. Pascoe stated that they cannot plant inside the easement.

Chairperson Lirones stated that a pipeline runs through this property, and they cannot plant there. She said that some sort of shrubs or trees should be added in the park area. She said that the Commission would like to see heavier landscaping on the property line for Warner Creek.

The Commissioners and Ms. Stevens discussed the type of landscaping needed along the property line. The Commission suggested adding shrubs along the property line.

Planner Montagno stated that the Commission might want the applicant to decrease the size of the building envelope by increasing the rear setback to one hundred and seventy-five (175) feet from the centerline of Michigan Avenue, for units 39 through 52. He said that this would keep the units at the same distance from the centerline as the homes in units 54 through 69 to keep the homes at a reasonable distance from the future right-of-way of Michigan Avenue.

Mr. Haeussler stated that the one hundred and seventy-five (175) feet makes it too close to allow for decks. He said that he would like to keep the flexibility with the lots. He said that one hundred and fifty (150) feet would be the minimum from lot 44 on.

Commissioner Banush stated that when MDOT straightens out Michigan Avenue they will take the kink out of the curve and make it go north.

Ms. Stevens showed the distance between the different trees on the berm which faces Michigan Avenue.

Commissioner Resha stated that more foliage is better.

Ms. Stevens discussed the different types of trees and shrubs and their spacing.

The Commissioners and the applicant discussed the approval of the site plan and the soil erosion control permit.

**6.5 RZ 04-20 Michigan Avenue/Moon Road Associates**  
[submitted to rezone AG to PUD]

Chairperson Lirones stated that the Commission has held previous discussions on this petition. She said that the Commission was concerned whether or not there was enough office use versus commercial use. She said that the Comprehensive Plan calls for an office use to prevent obnoxious commercial uses near the school. She said that the Commission felt comfortable with the proposed uses although it would require an amendment to the Comprehensive Plan.

The Commissioners agreed with Chairperson Lirones.

Chairperson Lirones stated that the Comprehensive Plan calls for an office use although a small portion of the land near the corner could be used for local commercial uses. She reviewed a portion of the Comprehensive Plan pertaining to this parcel. She said that this amendment would not change the land use map it would change the language in the Comprehensive Plan.

The Commissioners discussed their review process of the Comprehensive Plan.

Chairperson Lirones stated that the applicant should request an extension of their rezoning petition.

Norman Hyman, representing the applicant, mentioned that they would ask for an extension.

**Motion by Commissioner Banush, supported by Commissioner Resha, to postpone action on RZ 04-20 Michigan Avenue/Moon Road Associates, in order to hold a workshop to explore the options of revising the language in the Comprehensive Plan.**

**MOTION CARRIED**

**6.6 Amendment to the Comprehensive Plan**  
[pertaining to the south side of Morgan Rd., east of US 23, NE ¼ Section 23]

Chairperson Lirones stated that the Commission has previously discussed this property in detail.

**Motion by Commissioner Ward, supported by Commissioner Resha, to adopt the resolution requesting the Township Board to approve the distribution of the proposed changes to the Comprehensive Plan. (Attachment #2)**

**ROLL CALL:**

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

**MOTION CARRIED**

**7.0 New Business**

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

Item 7.1 moved to follow Item 5.1 of the public hearing.

- 7.2 WP 05-01 Swift Run Service Center**  
[submitted for a wetland permit]

Item 7.2 moved to follow Item 5.2 of the public hearing.

- 7.3 CUP 00-02 Airport Market**  
[termination and canceling of CUP]

**Motion by Commissioner Resha, supported by Commissioner Banush, to revoke CUP 00-02 Airport Market.**

**ROLL CALL:**

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

**MOTION CARRIED**

**8.0 Planner's Report**

None.

**9.0 Chairperson's Report**

None.

**10.0 Commissioner's Report**

Commissioner Griess stated that there have been hearings regarding repairing the existing roads instead of building new roads. She added that there is a hearing scheduled for Monday, March 28, 2005, at the Brighton City Hall. She mentioned that she would forward the web site address to the Commissioners.

Commissioner Ward discussed his desire to change Item 2.01B of the Land Development Standards regarding who can approve and stamp engineering plans. He mentioned that he would send an email regarding this to the staff members.

Commissioner Banush discussed the traffic counts given to the Township from the WCRC.

Commissioner Ward asked if a meeting has been arranged with the Southeast Michigan Council of Governments (SEMCOG).

Planner Montagno stated that a meeting would be scheduled.

## **11.0 Approval of Prior Minutes**

### **11.1 Minutes of February 17, 2005**

### **11.2 Minutes of March 3, 2005**

**Motion by Commissioner Banush, supported by Commissioner Luna, to approve the minutes of February 17, 2005 and March 3, 2005, as corrected.**

**MOTION CARRIED**

## **12.0 Adjournment**

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

**MOTION CARRIED**

Chairperson Lirones adjourned the meeting at 10:16 p.m.

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**s/Julie Griess, Secretary**

**April 7, 2005**

(Attachment #1)

**PITTSFIELD TOWNSHIP PLANNING COMMISSION  
RESOLUTION OF FINDINGS AND RECOMMENDATION OF DENIAL  
RZ 04-18 Rosewood Meadows  
March 17, 2005**

**WHEREAS** Pittsfield Township received petition RZ 04-18 Rosewood Meadows to rezone from PUD (Planned Unit Development) and R-1B (Single-Family Suburban residential) to PUD (Planned Unit Development) for property located at the south side of Textile Road, east of Michigan Avenue and west of US-23, Section 26, Ann Arbor, tax ID #s L-12-26-200-010, L-12-26-100-017, and L-12-23-400-037, Pittsfield Township, Washtenaw County, Michigan,

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

**WHEREAS** The Pittsfield Township Planning Commission considered comments presented or submitted by the public and heard negative comments about this proposed rezoning and received comments in support of the R-1B use proposed in the Comprehensive Plan; and

**WHEREAS** The Pittsfield Township Planning Commission has studied the petition in terms of the standards in Section 52.07C and 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 04-18 Rosewood Meadows tax ID #s L-12-26-200-010, L-12-26-100-017, and L-12-23-400-037 be denied.

**BE IT FURTHER RESOLVED** That the Pittsfield Township Planning Commission recommends that the Pittsfield Township Board rezone the parcel with tax ID # L-12-26-200-010 to R-1B.

**BE IT FURTHER RESOLVED** That the Pittsfield Township Planning Commission makes the following findings regarding petition RZ 04-18 Rosewood Meadows:

1. The petition is not consistent with the Township's adopted Comprehensive Plan as follows:

- a. The Plan designates the land in the petition for moderate density residential use at a maximum density of 2.5 dwelling units per acre. The petition proposes residential use at a density of about 2.7 dwelling units per acre.
- b. The Plan defines moderate density residential as single-family dwellings on lots as small as 10,000 square feet. The petition proposes attached single-family dwelling units with no lots.
- c. The Plan includes in its definition of moderate density residential an objective of achieving "traditional neighborhood characteristics". In Pittsfield Township, traditional neighborhoods consist of single-family detached dwellings on 10,000 square foot and larger lots.
- d. The moderate density residential classification clearly excludes attached single-family dwellings.
- e. The intent to exclude attached single-family dwellings from the moderate density class is supported by the Plan's definition of medium and high density residential categories. The Plan states that both categories are "intended to support opportunities for urban residential development that provide a mixture of housing options for residents of various income, ages, and lifestyles. These include attached and detached single family, condominiums, apartments and duplexes..." (page 23)
- f. Therefore, policies in the Comprehensive Plan clearly intend that the land in this petition should be used for single-family detached dwelling units on 10,000 square foot and larger lots. It is also clear that the policies

intend that the type of dwelling units proposed in this petition, single-family attached condominium units, be located in areas that are designated for medium and high density residential use, not in areas designated for moderate density residential use.

2. The property is in the Township's water and sanitary sewer service district. Water service is available through 12-inch mains at Textile/Michigan and on the west property line at Primrose Lane in Rosewood. A third 12-inch water main connection will be available at the west property line at Hawthorne Avenue when phase 4 of Rolling Meadows is complete. Sanitary sewer service is available at Textile/Michigan. The Township's engineers advise that sewage from this property may not discharge into the Platt Road sewer because that sewer is operating near its capacity. The engineers also advise that the southeast corner of the property, about 14 acres, might be too low for gravity sewage flow to the Michigan Avenue sewer.
3. The primary open space proposed, about 16 acres, is located in the southeast corner of the site. A wooded wetland, about 2 1/2 acres in size and the proposed retention basin, about 3 acres in size, are located in this area. The petition provides scattered open space in other parts of the site but does not propose any areas or facilities for active recreation.

**BE IT FURTHER RESOLVED** The Pittsfield Township Planning Commission is transmitting a copy of the Township Planner's report of May 13, 2004 with this resolution as the Commission's report on the petition.

(Attachment #2)

**RESOLUTION TO RECOMMEND AUTHORIZATION FOR DISTRIBUTION OF PROPOSED  
COMPREHENSIVE PLAN CHANGES  
PITTSFIELD CHARTER TOWNSHIP PLANNING COMMISSION  
March 17, 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 February 17, 2005 and held a workshop on this matter on March 3, 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 all land use plans and it requires the Township Board of Trustees to approve a draft of the proposed changes to a land use 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 Future Land Use Map of the Township's adopted Comprehensive Plan (attachment "A").

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

1. The proposed change is consistent with the Plan's Land Use Policy Vision A Statement.

*Vision A: Pittsfield Township will offer diverse land uses arranged in a distinct and logical pattern taking into consideration existing uses, public needs and services, environmental conditions and the capacity of transportation, utilities and community facilities.*

(Chapter 2, p. 14)

- A. The area being considered for the change is the southern most 15.34 acre portion of a parcel of land which is approximately 60 acres in size. The remainder of this parcel is designated on the Future Land Use Plan as moderate density suburban residential and has already been rezoned to R-1B (Single-Family Suburban Residential).
- B. The subject property is currently designated for future commercial use, in the US-23/US-12 special planning area. While an adjacent parcel to the south is also designated for the same future use, the 15.34 acre parcel under consideration currently has no access to Michigan Avenue through that parcel.
- C. The 15.34 acre partial parcel under consideration would be compatible with designations for adjacent properties having either the existing future land use designation or a moderate density residential designation. This change will have no impact on the Township's land use as a whole, as the parcel is embedded between several large parcels and US-23.
- D. The majority of this parcel, and an adjacent parcel, approximately 100 acres, have recently been rezoned to R-1B, (single-family suburban residential). No redevelopment is proposed to the south, in the commercial/special planning area. It is logical to change the future land use designation of the 15.34 acres to suburban residential in order to incorporate this land into a potential large moderate density suburban residential neighborhood, which would adjoin an existing suburban residential development to the west, Bridgfield Estates.
- E. If this change is not made, future residential development would leave this 15.34 acre partial parcel undeveloped and landlocked until such time as the property to the south redevelops. This would not allow for the orderly development of this area, and would leave the partial parcel with a future commercial land use designation, with no access to the appropriate roadway, which is US-12.

- F. It is in the best interest of the Township and the neighboring subdivisions to follow the pattern of ownership, and change the designation of this partial parcel to moderate density suburban residential, in order to create a stable and well-planned neighborhood development on the entire parcel as well as the parcels to the west.