
PITTSFIELD TOWNSHIP PLANNING COMMISSION MINUTES

Members Present: John Norton, Stuart Dowty, Christina Lirones, Wilma Luna, Edward Resha, Dennis Ward.

Members Absent: David Shepps.

Others Present: Alice Roberts-Davis, Joshua Knott, Joe Galvin, Nick Miller, Ethan Hardwick, Sharon Abel, Zella Pollicy, Matt Jurson, Andrew Slyter, Mary Lirones, Feliziana Meyer, Dino DiMelis, Donald MacMullan, Mike Philips, Assistant Planner Suzanne McCoy, Planning Director Bruce E. Fowler 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 7:31 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 Ward, supported by Commissioner Luna, to approve the agenda, as presented.

MOTION CARRIED

4.0 Items from the Floor

Chairperson Lirones read emails from Kathy Freeman, Kolleen Callaghan, and Rick and Pam Smith, stating their opposition to the proposed WalMart. She discussed another individual that requested her to read an action letter from Pittsfield Community First. She also read a letter from Mary Lou Blackman in support of the Planning Commission and their actions regarding WalMart.

Dino DiMelis, Rolling Hills, discussed the history of developments around the State Road and Michigan Avenue corner. He stated that the Planning Commission approved expansion of commercial property off Michigan Avenue even though it was against the Master Plan. He said that it was sold to the public as a Planned Urban Development (PUD) because it could not be sold as commercial. He said that Briarwood Ford expanded their commercial property and they draw more traffic. He reminded the Planning Commission that there are things that they are complicit about and they can have a significant say about what happens on that corner. He asked that the Commission take the community's concerns into consideration. He stated that there are traffic problems in that area.

5.0 Public Hearings

None.

6.0 Old Business

6.1 CSPA 05-17 Target Expansion-Oak Valley [submitted for preliminary site plan]

Planning Director Bruce E. Fowler reviewed the Township Planner's report. He stated that the plan proposes to expand twenty (20) feet to the east, and close the driveway to the southernmost parking bay. He said that a taper lane is proposed on the east side of the driveway in the area of the driveway to be closed, and the lane seems to serve no purpose. He said that the taper lane should be removed and the area added to the landscape island. He said that a traffic engineer should be hired to recommend an acceptable design. He said that the plan should show where carts would be stored. He said that the proposed expansion would eliminate two (2) fire exit doors and two (2) replacement doors should be shown. He said that the sidewalks should be ten (10) to twelve (12) feet wide not seven (7) feet wide as shown on the plan. He said that the proposed expansion would not have exterior access.

Planner Fowler reviewed the zoning review. He said that the plan is in compliance with zoning requirements. He said that the Township Engineering comments could be addressed administratively.

Chairperson Lirones asked the applicant if they understand the comments regarding the taper lane.

Joshua Knott, CEI Engineering, replied yes, and it is something that can be revised.

Chairperson Lirones discussed how the taper lane could cause on-site traffic conflicts. She discussed the width of the proposed sidewalks. She said that green space should be added and the traffic flow should be improved.

Mr. Knott explained the existing conditions of the trees and the grades. He said that they do not have ten (10) to twelve (12) feet in the existing condition. He discussed a proposed screening area for the carts.

Commissioner Resha asked how many carts would be stored in that area.

Mr. Knott stated that the carts would be double-stacked.

Chairperson Lirones asked if the carts could be stored outside without being visible.

Alice Roberts-Davis, Target Corporation, stated that there is not enough room internally for the cart storage. She said that they installed planter islands for the cart storage. She added that this is better than some stores that have metal fencing.

The Commissioners and staff discussed the width of the sidewalks and the cart storage areas.

Mr. Knott stated that the area could be moved and they could look at another area with a screened wall.

Chairperson Lirones asked about the fire access doors that are needed.

Mr. Knott showed where one (1) fire exit door is proposed.

Motion by Commissioner Ward, supported by Commissioner Resha, to approve preliminary site plan CSPA 05-17 Target Expansion-Oak Valley with the following conditions:

- 1. Address all issues in the Township Engineer's report dated October 3, 2005.**
- 2. Address items in the Township Planner's report, with exception of Item #4, dated October 13, 2005.**
- 3. Address all issues in the Zoning Report dated September 30, 2005.**
- 4. Address concerns raised by the Planning Commission, in particular, pedestrian circulation, and the planter cart storage area.**

MOTION CARRIED

6.2 CSPA 05-14 Sprint – Maxey Property [submitted for final site plan]

Assistant Planner McCoy reviewed the Township Engineer's, Township Planner's and Zoning report. She said that the plans are in compliance and any remaining issues can be handled administratively. She said that they are now proposing conifers to landscape the fenced-in area. She said that the lighting of the tower was a concern and it was added as a condition of the Conditional Use Permit (CUP) for it not to be lighted. She added that if they needed the tower to be lighted they would have to come back to the Planning Commission. She reviewed Item 4 of the Engineering report. She said that the structural engineer needs to submit plans that are signed and sealed.

Motion by Commissioner Luna, supported by Commissioner Resha, to approve final site plan CSPA 05-14 Sprint-Maxey Property, with the following conditions:

- 1. Address all issues in the Township Engineer's report dated October 6, 2005.**
- 2. Address items in the Township Planner's report dated October 14, 2005.**
- 3. Address all issues in the Zoning Report dated October 13, 2005.**

MOTION CARRIED

6.3 CSPA 03-16 WalMart
[submitted for discussion only]
[elevations and landscaping]

Nick Miller, Atwell-Hicks, Inc., stated that a lot of work has been put into the elevations.

Chairperson Lirones asked if anything had changed since their last submittal.

Ethan Hardwick, Architect, stated that there have been no major changes.

Chairperson Lirones stated that the Planning Commission wants the big box look to be broken up with architectural features. She asked if there is stucco material on the building.

Mr. Hardwick stated that there is no stucco on the building. He explained the building materials.

Chairperson Lirones asked where the cart storage is being proposed.

Mr. Hardwick showed where the cart storage is proposed.

Commissioner Ward asked if the cart storage design is similar to the Sam's Club design on Carpenter Road.

Mr. Miller stated that the Sam's Club cart storage area is fully enclosed on all sides.

Chairperson Lirones asked if the cart storage would be completely enclosed.

Mr. Hardwick stated that the carts would be covered.

Commissioner Ward stated that many stores have vending machines outside. He mentioned the Ypsilanti WalMart store. He said that he does not want to see these types of items outside of the store. He said that if vending services are planned they should be contained inside the store.

Commissioner Resha added that vending machines, which are outside, always cause debris in the area.

Commissioner Ward mentioned the WalMart sign. He asked if it would have the large white letters on the brown wall.

Chairperson Lirones stated that she does not like the look of the sign. She asked if the large peaked design could be reduced.

Mr. Hardwick stated that they want to make the entrance location obvious.

The Commissioners discussed the proposed signage.

Commissioner Ward stated that the landscaping drawings are misleading. He said that he would like to see what the trees would look like when they are first planted, and what it would look like in the winter. He said that he is impressed with the amount of proposed landscaping.

The Commissioners and the applicant discussed architectural features for the building.

Commissioner Ward asked that the HVAC units be covered on the building.

Mr. Hardwick stated that they have parapets that would conceal the units.

The Commissioners and Ms. Stevens discussed the proposed berms.

Chairperson Lirones asked if drawings could be submitted, of the berm, that show the varying heights of the berm.

Ms. Stevens agreed to provide these drawings.

Chairperson Lirones stated that she would like to see larger screening trees on the berm.

Ms. Stevens discussed the detention pond in the rear of the property.

Commissioner Ward asked if the berms would be irrigated along Michigan Avenue. He said that the Commission has concerns with the plantings on the berms not being properly irrigated. He mentioned he would like a guarantee of this.

Ms. Stevens stated that the berms would most likely be irrigated.

Chairperson Lirones asked what would be planted on the berms.

Ms. Stevens discussed the trees that are proposed on the berm. She added that the trees are six (6) foot tall when planted.

Chairperson Lirones discussed the drainage easement. She stated that there should be more plantings between the berm and the building. She said that more landscaping should be proposed in the area along Michigan Avenue and by the loading docks. She asked if the large tree on Old State Road would be removed.

Ms. Stevens replied yes. She stated that the WCRC does not allow plantings in the road right-of-way.

Commissioner Ward stated that five (5) acres of wetland mitigation is being preserved. He asked if WalMart has a foundation for preserving land that is equal to the size of the development.

Mr. Miller replied yes, Acreage for America.

Commissioner Ward asked if there is an opportunity to take the area being developed here and use it within Pittsfield Township.

Mr. Miller stated that they would look into this.

Commissioner Ward stated that he would like to see the Pittsfield store contribute more to the Pittsfield community.

Chairperson Lirones asked if the wetland mitigation conservation easement would be similar to Sam's Club.

Mr. Miller replied yes.

Chairperson Lirones discussed the sidewalk widths and materials on Old State Road.

7.0 New Business

7.1 SP 05-01 Rosewood Meadows [submitted for a subdivision preliminary plat]

Chairperson Lirones discussed the expansion of the Beacon Subdivision.

Planner McCoy reviewed the zoning review. She stated that the site includes an area zoned R-1B and Phase 4 of the Rolling Meadows development. She said that there is an approved area plan, RZ 87-19, which includes Phase 4 of the Rolling Meadows development. She said that the new site plan proposes a different layout. She said that sixty-two (62) lots were proposed in the recent submittal. She said that the change includes an additional connection with the Rosewood Meadows site. This eliminates an open area in the southeast corner of the PUD.

Chairperson Lirones showed a sketch of the portion of the Rolling Meadows development that is being incorporated in the proposed development.

Planner McCoy stated that Section 1.08 of the Zoning Ordinance requires that, "A plat conforms to all Zoning Ordinance provisions for the district in which the plat is located. She said that Section 52.10 B requires that, "plats conform to the approved area plan and all conditions attached." She added that the proposed plans do not conform to the approved area plan. She said that the submittal should

either be revised to meet the requirements of the area plan or the applicant should petition the Planning Commission to amend the PUD.

Planner McCoy reviewed Planner Carl Schmult's report. She stated that there are 270 single-family detached home units proposed. She said that if the applicant chooses to petition to amend the PUD, based on the standards in 52.12 C, the changes required would be major changes and major changes require a zoning amendment. She reviewed the Engineering report. She stated that there are items that the applicant needs to address in the next submittal. She listed some of the discrepancies in the Engineering report.

Chairperson Lirones asked if there should be two separate site plans.

Planner McCoy stated that the Township Engineer mentioned that Phase 4 of Rolling Meadows should be a separate site plan submittal, although this can be submitted as one site plan.

Chairperson Lirones stated that the plans could not be completely reviewed because the submittal did not comply with the existing area plan for Phase 4 of Rolling Meadows. She said that Phase 3 of Rolling Meadows has the roads installed, although no homes have been built. She said that they have every reason to expect Phase 4 to be built out according to the area plan.

Planner McCoy replied that everything that is approved has to conform to the approved area plan, and they cannot conduct a review because it did not meet the requirements.

Commissioner Ward asked if this came before the Planning Commission three years ago.

Planner McCoy replied yes. She said that Phase 3 was platted and Phase 4 has not been platted.

Chairperson Lirones stated that this proposed site plan is extremely congestive. She discussed the public hearing process to R-1B zoning, and how the applicant stated that the site plan would have no open space. She said that there is very little useable open space proposed. She stated that she does not see a benefit to changing Phase 4. She said that the applicant should incorporate the approved PUD area plan.

Motion by Commissioner Ward, supported by Commissioner Resha, to direct the applicant to:

- 1. Revise preliminary plat SP 05-01 Rosewood Meadows to conform to the layout in the approved Area Plan RZ 87-19 J.A. Bloch & Co.**
- 2. Address any relevant comments in the Township Engineer's report dated October 17, 2005.**

MOTION CARRIED

7.2 RZ 97-04 Optima Oil
[determine major or minor change to PUD]

Planner McCoy reviewed the report. She stated that the proposal is for a change to the PUD. She mentioned that it was originally approved as RZ 97-04. She said that the plan includes a two hundred (200) square foot expansion to the gas station. She said that the addition on the east side of the building encroaches into a drive adjacent to the building. She said that there are currently five (5) required parking spaces, and the expansion would encroach and leave three (3) parking spaces. She said that the addition would require another parking space. She said that the PUD requires five (5) parking spaces including one (1) parking space for an employee. She said that six (6) parking spaces would be required with the expansion. She discussed the criteria for a major and minor change to the PUD.

Don McMullen, Architect, discussed the parking spaces onsite. He stated that they would use another layout and show the parking.

Commissioner Dowty stated that it is difficult to get in and out of the pumps. He said that the layout is confusing and unusual and the passageway is narrow. He added that when the pumps are full it is hard to get onto Washtenaw Avenue.

Commissioner Resha stated that there are some problems with the site. He said that there are parking spaces available.

Commissioner Dowty asked if there is an alternative proposal.

Commissioner Ward asked if the Commissioners felt this is a major or minor change.

Chairperson Lirones stated that the Commission cannot make a determination because it does not meet the minimum standards, or the minimum requirements for parking spaces. She said that they are short three (3) parking spaces. She said that the applicant should resubmit.

The Commissioners and staff discussed whether the proposal would be a major or minor change.

Motion by Commissioner Ward, supported by Commissioner Resha, to request the applicant to resubmit with a site plan that meets the minimum parking requirements.

MOTION CARRIED

8.0 Planner's Report

Planner Fowler discussed flu shots being provided at the Township Hall and that the Commissioners are eligible for these shots.

9.0 Chairperson's Report

None.

10.0 Commissioner's Report

Commissioner Resha asked about the Bob Evans addition. He mentioned that the restaurant is completely gutted.

Planner McCoy stated that she would refer this to Planner Paul Montagno for review to see if the work meets the requirements for the approved building permits.

Commissioner Ward asked if there was any feedback on reviewing the Land Development Standards regarding the stamping of site plans.

Planner Fowler replied no, not at the present time.

11.0 Approval of Prior Minutes

None.

12.0 Adjournment

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

MOTION CARRIED

Chairperson Lirones adjourned the meeting at 9:46 p.m.

s/Wilma Luna, Secretary

November 17, 2005