
PITTSFIELD TOWNSHIP PLANNING COMMISSION MINUTES

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

Members Absent: David Shepps, Richard Plisko.

Others Present: Joseph Galvin, Todd Williams, Robert Green, Fred Goldberg, Matt Doan, Bill Gainsley, Craig Singer, Robert McFate, Ann Stevens, Matt Harshberger, Arun Nikore, 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 7:30 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 Ward, supported by Commissioner Luna, to move Item 8.1 to follow Item 6.1, and Item 8.2 to follow Item 6.2.

MOTION CARRIED

4.0 Election of Chairperson, Vice-Chairperson and Secretary

Motion by Commissioner Dowty, supported by Commissioner Norton, to re-nominate the current office holders: Commissioner Ward for Vice-Chairperson, Commissioner Luna for Secretary, and Commissioner Lirones for Chairperson.

MOTION CARRIED

Motion by Commissioner Ward, supported by Commissioner Dowty, to elect the slate by a unanimous consent.

ROLL CALL:

YES: WARD, LUNA, LIRONES, DOWTY, NORTON.

NO: NONE.

ABSENT: SHEPPS, PLISKO.

ABSTAIN: NONE.

MOTION CARRIED

5.0 Items from the Floor

None.

6.0 Public Hearings

6.1 RZ 05-05 William A. Gainsley [submitted to rezone from C-2 & R-1A to I-1]

Planning Director Bruce E. Fowler reviewed the report. He distributed a change to Planner Schmult's report. He stated that this is a proposal for a change from C2 and R-1A to I-1. He listed the neighboring uses. He stated that there are no wetlands on the site. He discussed the road conditions in the area. He said that there are no sidewalks in the area and no Ann Arbor Transportation Authority (AATA) bus service. He discussed the water and sewer lines. He discussed the factors for the Planning Commission to consider.

William Gainsley, petitioner, discussed a few items from the submittal.

Chairperson Lirones stated that number five on the report was wrong, and this was corrected in the revised report that was distributed to the Commission.

Mr. Gainsley mentioned that the buffer on the west side of the property would be adequate.

Chairperson Lirones stated that the Commission is only considering the rezoning tonight, not the site plan.

Chairperson Lirones opened the public hearing.

There were no comments.

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

MOTION CARRIED

Item 8.1 of New Business moved to follow Item 6.1 of the Public Hearing.

Chairperson Lirones stated that the area is a mix of different zoning categories. She stated that she would like to see Crane and Morgan roads aligned. She said that the road needs to be paved. She discussed the factors for the Planning Commission to consider.

Commissioner Dowty discussed the setback requirements and possible variance requests. He asked if the Commission is committing itself to a variance. He said that the Commission does not know what could be asked for in the future.

Chairperson Lirones stated that variance requests could come up because the setbacks leave a small buildable area. She said that variance requests would go through the Zoning Board of Appeals (ZBA). She discussed the setbacks for a C-2 use. She mentioned that there are a few residential homes on Morgan Road. She said that this use could be an improvement to the area.

Director Fowler stated that the setbacks for a C-2 use are: front thirty-five (35) feet, side yards ten (10) feet, and rear yard thirty-five (35) feet. He said that the setbacks for the I-1 uses are: front yard fifty (50) feet, and side yard twenty (20) and fifty (50) feet.

Motion by Commissioner Luna, supported by Commissioner Norton, to postpone action on RZ 05-05 William A. Gainsley, and direct staff to draft a resolution recommending approval to the Township Board.

ROLL CALL:

YES: WARD, LUNA, LIRONES, DOWTY, NORTON.
NO: NONE.
ABSENT: SHEPPS, PLISKO.
ABSTAIN: NONE.

MOTION CARRIED

6.2 RZ 05-06 Oak Valley Centre

[submitted to rezone from PUD to amended PUD uses]

Director Fowler reviewed the report. He stated that the original area plan was approved in 1989. He said that PetsMart wants to operate a pet hotel. He said that the proposed use would constitute a major change. He said that they are requesting an amendment to the uses in the area plan for the uses proposed. He said that the applicant included uses that would be appropriate for the center. He said that the overall site plan seems acceptable. He discussed the verbage for any proposed uses, which the Planning Commission should consider. He said that the lighting should meet the Township's standards.

Chairperson Lirones stated that the factors to consider have all been met.

Joseph Galvin, representing PetsMart, discussed the history of the project. He discussed amending the Ordinance. He said that they applied for this specific parcel and asked for an approval of a PetsMart and a pet's hotel. He mentioned that a land use permit was issued in September 2005. He said that this included all of the uses except the pet's hotel. He said that they submitted a series of language changes to the Township staff. He discussed the language of the factors for the center. He added that the pet hotel is a unique concept for the boarding and care of pets.

Robert Green, PetsMart, presented the proposed plan layout showing 7,000 square feet for the pet hotel. He discussed the separate boarding areas for dogs and cats. He said that the pet hotel does not share a common wall with the adjoining tenants.

Chairperson Lirones asked if the entry to the boarding area is through the store.

Mr. Green replied yes.

Chairperson Lirones stated that there is a subdivision close by. She asked if you can hear anything outside of the building.

Mr. Green replied no.

Todd Williams, Architect, stated that all of the walls are insulated. He said that it is sound proof on all sides.

Commissioner Dowty asked what the maximum animal capacity is.

Mr. Green stated that there are one hundred and eighteen (118) dog rooms, and thirty (30) cat rooms. He said that one hundred fifty (150) pets is the maximum capacity.

Chairperson Lirones asked how large the units are.

Mr. Green stated that the large unit is 4' x 6', and smaller rooms are 4' x 4'. He said that the suites are 5' x 7'. He mentioned that there are three (3) play areas.

Commissioner Ward asked about the air circulation systems. He said that he is concerned with waste odor.

Mr. Green stated that they have installed toilets in the common play areas to flush the solid waste immediately.

Commissioner Ward asked if there are standard procedures for waste and disease removal.

Mr. Green stated that there are individual cleaning methods for different rooms. He said that the rooms are cleaned twice a day, at a minimum.

Commissioner Ward asked how many dogs there are per handler.

Mr. Green stated that in the play rooms there are fifteen (15) pets per person. He said that it is based on size and temperament.

Commissioner Norton asked if the animals do not go outside until they go home.

Mr. Green replied yes, the animals do not go into the lobby until they are picked up.

Commissioner Norton stated that dogs are trained to relieve themselves outside. He asked if this would be a problem.

Mr. Green stated that they have relief rooms. He added that the flooring is different in these rooms. He said that the concrete and pebble are scented before it is laid. He said that there have been no complaints.

Chairperson Lirones stated that it is cleaner than the average kennel. She asked if this is the first pet hotel in Michigan.

Mr. Green replied yes.

Chairperson Lirones stated that a kennel license is received through the county. She said that kennels are needed in the area.

Chairperson Lirones opened the public hearing.

Arun Nikore, neighboring resident, asked what type of smell he could expect.

Mr. Williams replied none. He stated that the dogs and cats are on different ventilation systems. He said that the increased air turnover reduces the smell.

Mr. Nikore stated that the smell would be eliminated inside, although what happens if it carries outdoors.

Mr. Green stated that the toilets allow fast removal of solid waste so that the elimination is not sitting around.

Commissioner Dowty asked if they have had any experiences with odor problems. He asked that if the ventilation does not work would they have a backup system.

Mr. Green stated that in the beginning they did not have the toilet systems. He said that there were no complaints at that time from surrounding residential areas.

Mr. Nikore asked if there is concern of other types of diseases.

Mr. Green stated that there is a vaccination policy for all animals. He said that a vaccine is required every six (6) months.

Mr. Nikore asked if there would be a veterinarian clinic.

Mr. Green replied yes.

Chairperson Lirones asked if they would be offering grooming.

Mr. Green replied yes.

Matt Harshberger, resident, asked if there are filters in place for the ventilation system.

Mr. Williams stated that it is filtered. He said that they added filters and increased the air exchange.

Mr. Harshberger asked if the hotel is new construction.

Mr. Williams stated that the hotel area is existing. He said that the whole store is in the form of the previous Media Play.

Mr. Harshberger asked if they would be adding to the existing insulation or installing new insulation.

Mr. Williams stated that new walls would be constructed inside of the building and they would be insulated.

Craig Singer, Oak Valley Centre, stated that they are considering the neighboring tenants. He added that they have been assured that there would be no odor problems.

Mr. Nikore asked if any complaints have been received from other states.

Mr. Green stated that they have received no complaints related to the pet hotel.

Chairperson Lirones asked if there are any similar hotels in the area.

Mr. Green replied no. He said that there are four (4) in the Chicago area.

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

MOTION CARRIED

Item 8.2 of New Business moved to follow Item 6.2 of the Public Hearing.

Chairperson Lirones discussed amending the uses. She said that it is routine to see veterinary clinics in a shopping center. She asked about the funeral home and related uses.

Mr. Singer stated that they do not see funeral homes as something that would be in line with a shopping center.

Chairperson Lirones discussed the different uses allowed in a strip mall. She discussed adding a provision for adult cultural centers.

Mr. Singer agreed with prohibiting this.

The Commissioners and staff discussed the funeral home use and the proposed language.

Commissioner Norton stated that the other uses seem adequate.

Motion by Commissioner Ward, supported by Commissioner Norton, to postpone action on RZ 05-06 Oak Valley Center, and direct staff to draft a resolution recommending approval to the Township Board with the condition that the applicant address the following issues before the Planning Commission will pass the resolution:

1. Amend Notes for Site Plan as follows:

- a. **Note 10: remove “but shall not be limited to” from 10a and 10b, and add “Uses not included in the preceding list may be authorized if the Zoning Administrator determines that they are of the same general character as those listed, that they are of no greater intensity or impact than those listed, and that they are otherwise appropriate for inclusion in the Oak Valley Centre.”**
- b. **Note 17: remove “except in connection with home improvement stores.”**
- c. **Note 18: add “Any new lighting or changes in the existing lighting shall meet current Pittsfield Township standards.”**
- d. **Note 21: change “caliber” to “caliper.”**
- e. **Kennels, animal clinics, animal hospitals, funeral homes, and related services would be subject to review and approval by the Planning Commission.**
- f. **Adult entertainment uses of all kinds are prohibited.**

2. Amend the Area Plan to include the Notes for Site Plan as amended in #1 above.

MOTION CARRIED

7.0 Old Business

7.1 CSPA 04-09 Doan Spec Building [submitted for final site plan]

Director Fowler reviewed the report. He stated that there are no issues left to be resolved. He said that the Zoning Review stated that everything is satisfactory. He stated that Engineering issues could be handled administratively.

Chairperson Lirones asked if Planner Schmult's report commented on the number and types of trees.

Commissioner Ward discussed the canopy tree requirement. He stated that fifty (50) canopy trees and fifty (50) conifer trees were provided.

Chairperson Lirones stated that the sidewalk is shown on the plan. She said that this is a nice improvement to the area.

Motion by Commissioner Ward, supported by Commissioner Luna, to approve final site plan CSPA 04-09 Doan Spec Building, with the condition that the applicant submits 4 site plans for administrative review and approval that address all items in the Engineering Review dated January 3, 2006.

MOTION CARRIED

8.0 New Business

8.1 RZ 05-05 William A. Gainsley [submitted to rezone from C-2 & R-1A to I-1]

Item 8.1 moved to follow Item 6.1 of the Public Hearing.

8.2 RZ 05-06 Oak Valley Centre [submitted to rezone from PUD to amended PUD uses]

Item 8.2 moved to follow Item 6.2 of the Public Hearing.

9.0 Planner's Report

Director Fowler discussed a DEQ course on Soil Erosion and Sedimentation Control that Planner Montagno and he are taking.

10.0 Chairperson's Report

None.

11.0 Commissioner's Report

None.

12.0 Approval of Prior Minutes

None.

13.0 Adjournment

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

MOTION CARRIED

Chairperson Lirones adjourned the meeting at 9:06 p.m.

s/Wilma Luna, Secretary

February 2, 2006