
PITTSFIELD TOWNSHIP PLANNING COMMISSION MINUTES

Members Present: Dennis Ward, Richard Plisko, Wilma Luna, Christina Lirones, Stuart Dowty, Maria Constant.

Members Absent: John Norton.

Others Present: Todd Quarto, Don Tilton, Assistant Planner Suzanne McCoy, Planning Director Bruce E. Fowler, and Recording Secretary Marge Burkheiser.

1.0 Call Meeting to Order at 7:30 p.m. / Determination of a Quorum.

Chairperson Lirones called the meeting to order at 7:32. 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 approval the agenda, as presented.

MOTION CARRIED

4.0 Items from the Floor

None.

5.0 Public Hearings

None.

6.0 Old Business

6.1 CSPA 04-27 Gas Station-State Road
[submitted for final site plan]

Planner McCoy said there were no zoning issues. She said the only item of concern is the proposed retaining wall in the northwest corner of the site. She said that a temporary grading easement granted from the neighboring property owner to the west would eliminate the need for the retaining wall. She said the applicant should determine if obtaining a temporary grading easement is possible. She said the engineers had a few items that could be handled administratively by staff. She said the Commissioners might want to discuss the lighting. She noted that since the engineering report was released approvals from the WCRC and MDOT have been received. She said the planning consultant had no additional comments.

Chairperson Lirones noted the applicant has exceeded the Township landscaping requirements. She said there was a question concerning the sidewalk.

Todd Quatro, applicant, said the sidewalk was previously five (5) foot wide and they have agreed to a six (6) wide path.

Chairperson Lirones commented that the lighting fixtures on the building were different.

Mr. Quatro said they previously had a tear drop type fixture on the exterior of the building but would change it. He said he has seen the latest lighting review and has provided the photometrics to the lighting consultant.

Chairperson Lirones asked if the lighting on the west side of the site has been addressed.

Mr. Quarto replied yes. He said they would remove the retaining wall and grade down to the neighboring property. He asked if he would need an easement.

Chairperson Lirones said the Township would need a letter or easement from the neighboring property owner.

Planner McCoy said she has discussed this with engineering, and a temporary easement would be needed.

Motion by Commissioner Dowty, supported by Commissioner Plisko, to approve final site plan CSPA 04-27 Gas Station State Street with the following conditions:

- 1. Address all issues in the Township Engineer's report dated April 28, 2006.**
- 2. Address all issues in the Zoning report dated April 28, 2006.**
- 3. Address all issues in the Township Planning Consultant's site plan review report dated May 1, 2006.**

MOTION CARRIED

6.2 CSPA 05-07 AAYSA Soccer Fields
[submitted for final site plan]

Planner McCoy reviewed the site plan report of Planner Montagno dated April 28, 2006. She said there are a number of informational items that are needed to be added to the site plan. She noted there is an island at the west end of the center parking bay that obstructs the flow of incoming traffic. She said staff has talked with applicant to about moving and the applicant has agreed. She said the grading of the proposed drainage swales will not provide the proper slope for drainage, which the applicant has agreed with. She said a 10-foot path has been provided along Platt Road. She suggested the Commission may want to discuss the need for a sidewalk between the pathway along Platt Road and the parking lot. She reviewed her Zoning report of April 28, 2006, noting the plan indicates plantings along the northern property line and the southern section of the west property line to screen the abutting residential uses. She said some are trees proposed to be planted in the access easement; the trees conflict with the access drive and must be

moved out of the easement. She said the items in the engineer report of April 28, 2006, could be handled by staff.

Commissioner Ward said he presumed the northwest drives will be removed.

Don Tilton, applicant, said the both the north and south drives will remove and replaced with a single drive.

Commissioner Ward said a pedestrian path would be nice to have if it could be integrated in the easement.

Chairperson Lirones said she was not sure where the path from Platt Road would be placed.

Commissioner Ward said he thought there would be an easement for access.

Chairperson Lirones said the agreement is for a shared driveway for both the Township and AAYSA.

The Commission discussed with applicant concerning the path/drive and parking lot with connection to the Platt Road Greenway. It was determined that a well delineated walkway, for safety reasons, would be preferred.

Mr. Tilton suggested adding some different pathways for the bikes, which could be in the final agreements. He said some language will be added to allow for a 5-foot pathway. He said the grading is minimal but some did need to be done. He said the .8% swale grading is good for the vegetative areas. He said he has been working with engineering to eliminate any standing water. He showed where the proposed well and septic fields would be located. He said the trees will not be in the easement.

Chairperson Lirones said she thought there would be more conifers in the berm area.

Mr. Tilton said more could be added.

Commissioner Ward said that on the north property line the intent is there, concerning screening, but he was concerned with the selection of trees for the area. He said it would approximately 10 years before the screening would be effective.

Chairperson Lirones said for some other sites, in the past, we discussed using understory shrubs.

Mr. Tilton said he was told one neighbor will be putting up a fence.

Chairperson Lirones said that working with the neighbors is good. She said that more screening on the berm would be good.

Commissioner Ward said he felt it would be 15 years before people understand what has been accomplished.

Chairperson Lirones said the Township would need a “right of first refusal” for the property, so if the owners wanted to sell, the Township would have opportunity to purchase. She asked Mr. Tilton to contact Jan BenDor about pathways.

Motion by Commissioner Ward, supported by Commissioner Luna, to approve final site plan CSPA 05-07 AAYSA Soccer Fields with the following conditions:

- 1. Address all issues in the Township Engineer's report date April 28, 2006.**
- 2. Address all issues in the Zoning Report dated April 28, 2006.**
- 3. Address all issues in the Planner's site plan review report dated April 28, 2006.**
- 4. Address landscaping, access, and other concerns discussed with the Planning Commission.**

MOTION CARRIED

7.0 New Business

None.

8.0 Planner's Report

Director Fowler said he will begin monthly meetings with the WCRC on June 13th [2006] prior to the weekly staff meetings.

Director Fowler said the Planning Staff will be doing some studies within the Township.

1. along Michigan Avenue on the south side Platt/Textile roads to possibly Carpenter Road. 2. SW corner of Waters and Oak Valley. He said there has been recent inquires for three lots with houses and larger lot.

Chairperson Lirones asked if these areas should be considered for the upcoming Comprehensive Plan review.

Director Fowler said they should be reviewed.

Director Fowler said that along with Commissioner Dowty they will be reviewing the Consent Judgment and the Conditional Use Permit for Nature's Garden Center. He said they will be meeting with Mr. Hammer and will schedule a meeting with Mr. Sclater.

Commissioner Dowty commented they are working to have all parties involved meet and resolve the issues.

9.0 Chairperson's Report

Chairperson Lirones said the packets provided to the Commissioners had good information about massage therapy.

The Commissioners and staff discussed this issue and that it has been presented in the past. The all agreed the definition in the Zoning Ordinance is outdated and should be changed.

Commissioner Ward said he felt the Commission would support a change to the Zoning Ordinance concerning this issue.

Chairperson Lirones said the practitioners are licensed and the Commission should consider reviewing this.

Commissioner Constant commented that she would like to have all massage practitioners to be licensed by State of Michigan

10.0 Commissioner's Report

None.

11.0 Approval of Prior Minutes

11.1 Minutes of March 2, 2006

Motion by Commissioner Ward, supported by Commissioner Luna, to approve the minutes of March 2, 2006, as presented.

MOTION CARRIED

12.0 Adjournment

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

MOTION CARRIED

Chairperson Lirones adjourned the meeting at 8:18 p.m.