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**PITTSFIELD TOWNSHIP PLANNING COMMISSION MINUTES**

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

**Members Absent:** Maria Constant, John Norton.

**Others Present:** Marty LaForte, Nick McMullen, Planning Director Bruce E. Fowler, and Recording Secretary Marge Burkheiser.

**1.0 Call Meeting to Order at 7:33 p.m. / Determination of a Quorum.**

Chairperson Lirones called the meeting to order at 7:30 pm. A quorum was present.

**2.0 Pledge of Allegiance**

Chairperson Lirones led the Pledge of Allegiance.

**3.0 Approval of Agenda**

**Motion by Commissioner Luna, supported by Commissioner Ward, to approve the agenda, as presented.**

**MOTION CARRIED**

**4.0 Items from the Floor**

None.

**5.0 Public Hearings**

None.

**6.0 Old Business**

**6.1 RZ 06-06 South State Tech Unit #2, LLC**  
[submitted for a rezoning from BP & AG to I-1]

**Motion by Commissioner Ward, supported by Commissioner Dowty, to approve resolution recommending approval of RZ 06-06 State Street Tech Unit #2 LLC to the Township Board (see attachment #1).**

**ROLL CALL:**

**YES: LUNA, WARD, LIRONES, DOWTY, PLISKO**

**NO: NONE**

**ABSENT: CONSTANT, NORTON**

**ABSTAIN: NONE**

**MOTION CARRIED**

**6.2 CUP 06-09 Carpenter Crossings – Drive-Through**  
[submitted for conditional use permit]

Chairperson Lirones reviewed the findings:

- A. Will be harmonious with, and in accordance with, the general objectives, intent and purposes of this ordinance** because the site meet the requirements of the Zoning Ordinance.

The Commissioners agreed.

- 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** because the surrounding uses are compatible with the proposed use of this site and, there are other drive-through establishments in the area including banks and other restaurants.

The Commissioners agreed.

- 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** because this site is adequately served by public services, and the approval of the use does not appear to place any additional burden on these services.

The Commissioners agreed.

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

The Commissioners agreed.

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

The Commissioners agreed.

**Motion by Commissioner Luna, supported by Commissioner Ward, to approve resolution of approval for CUP 06-09 Carpenter- Crossings-Drive Through (see attachment #2).**

**ROLL CALL:**

**YES: LUNA, WARD, LIRONES, DOWTY, PLISKO**  
**NO: NONE**  
**ABSENT: CONSTANT, NORTON**  
**ABSTAIN: NONE**

**MOTION CARRIED**

**6.3 CUP 06-10 Carpenter Crossings - Outdoor Seating**  
[submitted for conditional use permit]

Chairperson Lirones reviewed the findings.

- A. Will be harmonious with, and in accordance with, the general objectives, intent and purposes of this ordinance** because the Comprehensive Plan designates the site and surrounding area as Regional Commercial, and the addition of the outdoor seating amenities could be a positive addition to the area.

The Commissioners agreed.

- 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** because the location is within an area along Carpenter Road that is a well-established commercial corridor and the proposed development would be appropriate with the surrounding area.

The Commissioners agreed.

- 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** because this site is adequately served by public services, and the approval of the use does not appear to place any additional burden on these services.

The Commissioners agreed.

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

The Commissioners agreed.

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

The Commissioners agreed.

**Motion by Commissioner Ward, supported by Commissioner Plisko, to approve resolution of approval for CUP 06-10 Carpenter- Crossings-Outdoor Seating (see attachment #3).**

**ROLL CALL:**

**YES: LUNA, WARD, LIRONES, DOWTY, PLISKO**  
**NO: NONE**  
**ABSENT: CONSTANT, NORTON**  
**ABSTAIN: NONE**

## **MOTION CARRIED**

### **6.4 CSPA 06-10 The Gables (Valley Ranch Unit 2 & 3)** [submitted for final site plan]

Planning Director Fowler stated that the Zoning Review by Assistant Planner McCoy stated the site is in compliance. He said the Planning consultant's site plan review, said all is in order and will review the landscaping and mitigation. He said item 4.07 of the report said 85 trees are being proposed of which 79 are canopy and met the requirements. He said the engineering report by Michael J. Bickel, P. E., had a number of minor items that can be resolved at the preconstruction meeting.

Chairperson Lirones asked if the Master Deed had been amended for the utilities except for the new layout of the buildings.

Nick McMullen, applicant, replied it will be done.

Marty LaForte, engineer for the applicant, commented there would still be a Unit 1 and Unit 2.

Commissioner Ward said that while reviewing the site plans he noticed a small amount of EIFS on the elevations.

Commissioners, staff and applicant discussed the amount of EIFS proposed on the elevations, noting this was an older business park and that similar building had EIFS. They commented that the Township is trying to eliminate this building material from buildings due to maintenance issues. They felt the no EIFS policy should generally be followed. Everyone agreed to allow the EIFS, as proposed, with the applicant understanding that on any future structures, this would not be allowed. The applicant agreed.

Commissioner Dowty asked about how long since the buildings were built and how the existing EIFS held up.

Mr. McMullen said the building is fine and the EIFS has required no repairs. He commented that the columns and around building will be brick.

**Motion by Commissioner Ward, supported by Commissioner Luna, to approve final site plan for CSPA 06-10 The Gables (Valley Ranch Unit 2 & 3) with the following conditions:**

**That the applicant revises and submits 4 complete sets of the final site plan for administrative review that:**

- 1. Address all issues in the Township Engineer's report dated October 19, 2006.**
- 2. Amend Master Deed to include all new utility easements.**

## **MOTION CARRIED**

### **7.0 New Business**

None.

## **8.0 Planner's Report**

### **8.1 Review of Bylaws**

Planning Director Fowler commented that the last changes to the Bylaws were in 2002. He said at the last meeting (October 19, 2006) a draft copy was provided and a request for any changes was made. He reviewed the proposed changes with explanations for the change.

This item was postponed; no motion made.

### **8.2 2007 Meeting Schedule**

Planning Director Fowler explained the reason for some minor changes made to a few dates on the calendar.

**Motion by Commissioner Ward, supported by Commissioner Luna, to approve the 2007 Meeting Schedule, as presented.**

#### **ROLL CALL:**

**YES: LUNA, WARD, LIRONES, DOWTY, PLISKO**  
**NO: NONE**  
**ABSENT: CONSTANT, NORTON**  
**ABSTAIN: NONE**

#### **MOTION CARRIED**

## **9.0 Chairperson's Report**

Chairperson Lirones updated the current issues concerning the Fairwood Green proposed project.

## **10.0 Commissioner's Report**

None.

## **11.0 Approval of Prior Minutes**

### **11.1 Minutes of October 19, 2006**

**Motion by Commissioner Ward, supported by Commissioner Dowty, to approve the minutes of October 19, 2006, as amended.**

#### **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 8:36 p.m.

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**s/Wilma Luna, Secretary**

**November 16, 2006**

Attachment #1

**RESOLUTION FOR APPROVAL  
PITTSFIELD TOWNSHIP PLANNING COMMISSION  
RZ 06-06 STATE STREET TECH UNIT #2  
November 2, 2006**

**WHEREAS** Pittsfield Township received petition RZ 06-06 South State Tech Unit #2, LLC to rezone the properties located at 4790 South State Road in Section 16, known as Tax Parcel ID#L12-16-300-010 and L12-16-300-009, from BP (Business Park) and AG (Agricultural) to I-1 (Limited Industrial); and

**WHEREAS** The Pittsfield Township Planning Commission held a public hearing on the petition on October 19, 2006; and

**WHEREAS** The Pittsfield Township Planning Commission received no public comments; and

**WHEREAS** The Pittsfield Township Planning Commission has studied the petition in terms of the standards in 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 RZ 06-06 State Street Tech Unit #2 from BP (Business Park) and AG (Agricultural) to I-1 (Limited Industrial); be approved;

**BE IT FURTHER RESOLVED** That the Pittsfield Township Planning Commission makes the following findings regarding petition RZ 06-06 State Street Tech Center Unit #2:

1. The Comprehensive Plan designates the area along State Road between Ellsworth and Michigan Avenue as an R & D corridor. The Comprehensive Plan states that: *“Research and Development areas are intended to support research facilities and centers, technology testing facilities, light industrial operations and large-scale professional offices. These are located in existing development areas. New areas of this type of development are planned along State Road and Ellsworth.”*  
(Page 26).

The rezoning of these parcels to I-1 as proposed would be consistent with the Comprehensive Plan.

2. The petition is consistent with the land use and zoning of the surrounding area. The parcels to the north are zoned I-1 and are developed. Across State Road is Runway Plaza and to the south is Avis Farms which are both zoned BP. To the west of the site is the City of Ann Arbor Airport.
3. The current zoning of Parcel B does not provide for a reasonable use of the property. The parcel is not of a reasonable size for development. This parcel does not meet minimum lot width requirements for the AG zoning district. A reasonable solution for the development of Parcel B is to incorporate it into the development of Parcel A.
4. The current BP zoning of Parcel A does provide for a viable use of the land. However, in order to incorporate the smaller Parcel B, the existing approved plan would need to be amended according to Section 37.05 F of the Zoning Ordinance and would be processed as an amendment to the Zoning Ordinance.
5. Efforts were made during the planning of the existing area plan for Parcel B to preserve and mitigate trees on the site. Development of the site under I-1 zoning will not have a greater impact to the existing trees than development under the current BP zoning

6. The site is adequately served by public services and facilities. It is located in the City of Ann Arbor sewer district, and will be served by a 12-inch sanitary sewer at the west side of the property. Public water will be served by a 16-inch water main on the west side of State Road. The traffic patterns will not be significantly altered if the property is rezoned from BP to I-1.
7. The rezoning of the property should not have adverse impacts on neighboring areas.
8. Approval of the petition could encourage more industrial development to the immediate south of the subject parcel. This trend is already established along State Road and is consistent with the Comprehensive Plan.

**BE IT FURTHER RESOLVED** That the Pittsfield Township Planning Commission is transmitting a copy of the Assistant Planner's report of October 18, 2006 with this resolution as the Commission's report on the petition.

Attachment #2

**FINDINGS OF REQUIRED STANDARDS  
AND RESOLUTION OF APPROVAL  
CARPENTER CROSSINGS-DRIVE THROUGH  
C.U.P. #06-09**

**WHEREAS**, an application for a Conditional Use Permit to allow a drive through in a C-2 district was received from Rudolph/Libbe Properties on July 27, 2006, and

**WHEREAS**, the Pittsfield Township Planning Commission held a public hearing on this matter on August 17, 2006, and received no comments; and

**WHEREAS**, the Commission reviewed the site plan and application received by the Township for this use and per the requirements of Section 50.06 of the Township Zoning Ordinance it finds the following:

- A. Will be harmonious with, and in accordance with, the general objectives, intent and purposes of this ordinance** because the site meet the requirements of the Zoning Ordinance.
- 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** because the surrounding uses are compatible with the proposed use of this site and, there are other drive-through establishments in the area including banks and other restaurants.
- 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** because this site is adequately served by public services, and the approval of the use does not appear to place any additional burden on these services.
- D. Will not be hazardous or disturbing to existing or future neighboring uses.**
- E. Will not create excessive additional requirements at public cost for public facilities or services.**

**NOW THEREFORE BE IT RESOLVED**, that the Pittsfield Township Planning Commission hereby approves CUP #06-09 Carpenter Crossings-Drive Through, subject to the following condition:

1. Compliance with the site plan, CSPA 06-16.

Attachment #3

**FINDINGS OF REQUIRED STANDARDS  
AND RESOLUTION OF APPROVAL  
CARPENTER CROSSINGS-OUTDOOR SEATING  
C.U.P. #06-10**

**WHEREAS**, an application for a Conditional Use Permit to allow outdoor seating in a C-2 district was received from Rudolph/Libbe Properties on July 27, 2006, and

**WHEREAS**, the Pittsfield Township Planning Commission held a public hearing on this matter on August 17, 2006, and received no public comments; and

**WHEREAS**, the Commission reviewed the site plan and application received by the Township for this use and per the requirements of Section 50.06 of the Township Zoning Ordinance it finds the following:

- A. Will be harmonious with, and in accordance with, the general objectives, intent and purposes of this ordinance** because the Comprehensive Plan designates the site and surrounding area as Regional Commercial, and the addition of the outdoor seating amenities could be a positive addition to the area.
- 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** because the location is within an area along Carpenter Road that is a well-established commercial corridor and the proposed development would be appropriate with the surrounding area.
- 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** because this site is adequately served by public services, and the approval of the use does not appear to place any additional burden on these services.
- D. Will not be hazardous or disturbing to existing or future neighboring uses.**
- E. Will not create excessive additional requirements at public cost for public facilities or services.**

**NOW THEREFORE BE IT RESOLVED**, that the Pittsfield Township Planning Commission hereby approves CUP #06-10 Carpenter Crossings-Outdoor Seating, subject to the following condition:

1. Compliance with the site plan, CSPA 06-16.