
PITTSFIELD TOWNSHIP PLANNING COMMISSION MINUTES

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

Members Absent: None.

Others Present: Robert Wagner, Frances Todoro-Hargreaves, David Esau, Tony Haslinger, John Marsh, Mark Costandi, Marc Stein, Sue Olsson, Jeff Schmitz, Rusty Belcher, Brent Martin, Mark Pascoe, Ann Stevens, Laur, Greg Heil, Tony Caprarese, Ghazwan Ishmail, Senior Planner Paul Montagno, 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 call 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 7.1 and 6.1 to follow item 5.1 and item 7.2 to follow item 5.2.

MOTION CARRIED

4.0 Items from the Floor

Jeff Schmitz, of Fix it Chips, gave an explanation of his business of fixing chips in windshields. He said he has been in business since 1999 and found business is better if in a small parking lot. He said people did not have the time for a traditional repair shop. He said they have formed a partnership with Meijers to operate from the parking lot. He said he has been talking with Township staff and told the type of use does not fit the ordinance. He said he would like input from the Planning Commission before proceeding to apply for a conditional use permit.

Chairperson Lirones said the Township typically did not allow businesses in parking lots. She related that in the past, Meijer's had tried to sell used cars, and that was not allowed.

Commissioner Ward said this is a valuable service and would keep insurance rates down, but he was not sure how it could fit the Zoning Ordinance.

Commissioner Luna asked Mr. Schmitz where at Meijers they would be located.

Mr. Schmitz replied they would be in the parking lot and did not want to interfere with traffic. He said they would locate wherever the Planning Commission suggested.

Commissioner Dowty asked if Mr. Schmitz's business was anywhere else in the Township. He noted there is a repair place frequently seen at Kroger on Carpenter Road.

Mr. Schmitz said this is someone else.

Commissioner Dowty said he was more inclined to view Mr. Schmitz's business favorably since he is coming and talking with the Commission before opening.

Planner Montagno said staff has become aware of the Kroger repair site recently, and the code enforcement officer will be working on closing it.

Chairperson Lirones said staff could review Mr. Schmitz's request, but the Township could not have car repair, rug sales, and other assorted sales in parking lots.

Commissioner Ward noted past enforcement actions in other retail areas.

Mr. Schmitz asked where he should go from here.

Chairperson Lirones said this is not permitted in the Zoning Ordinance.

Mr. Schmitz said there is the same problem in Northville Township. He said they are working to revise the ordinance since it was written many years ago.

Commissioner Ward said it is difficult for the Township to have these types of uses because of enforcement and blight issues. He commented on the amount of time that has been spent over the past five years with one business just to get it into compliance with its own conditional use permit.

Chairperson Lirones asked to have a copy of the Northville Township ordinance, when passed, for review.

Mr. Schmitz said he understood and asked if a kiosk would be permitted.

Planner Montagno explained a kiosk would require a site plan and parcel split from Meijer's.

Director Fowler commented a kiosk would also remove parking area.

Commissioner Norton asked how vehicle repair that does not fit in bays is handled at existing minor vehicle repair shops. He noted that occasionally a large vehicle must be handled in a parking lot. He said they should be sensitive to existing repair businesses. He also noted it was not Meijer that was asking for the use.

There were no other items from the floor.

5.0 Public Hearings

5.1 CUP 06-16 State Street Crossing Unit #3 – Outdoor Seating
[submitted for a conditional use permit]

Planner Montagno reviewed his conditional use permit report, dated January 25, 2007. He said this is for a proposed retail center, which is a permitted use. He said there are three (3) proposed buildings with patios between the buildings, and the buildings are facing west. He said the seating would be in the patio areas between the buildings. He said there is no specific number of seats proposed. He said that when a tenant is determined, zoning compliance would be needed and parking calculations are reviewed.

Mr. Montagno reviewed the findings.

A. Will be harmonious with, and in accordance with, the general objectives, intent and purposes of this ordinance.

The proposed use is in accordance with the general objectives of the Ordinance. Outdoor seating would be an appropriate accessory use in the C-2 zoning district.

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.

The proposed design for the outdoor seating area as well as the design of the development would be appropriate with the existing and intended character of 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.

This site is adequately served by public services, and it does not appear that any additional burden will be placed on these services if the permit were approved.

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

The site does not appear to pose any particular hazards to neighboring uses.

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

The use is not expected to create excessive additional requirements at public cost for public facilities or services.

6. Other Comments:

Outdoor seating must meet the requirements of Section 30.03 G of the Zoning Ordinance.

G. Outdoor seating and/or service when associated with a restaurant subject to the following requirements:

1. No such seating shall be located in a required yard.

The outdoor seating is not proposed to be located in a required yard.

2. Approval of the Washtenaw County Health Department as required.

If the Conditional Use Permit is approved, the applicant will need to secure all necessary approvals from the Washtenaw County Health Department and provide them at such time as they apply for Zoning Compliance.

He added the comment that approval has not been provided at this time.

3. A site plan shall be submitted indicating the area for and location of all outdoor seating.

A site plan for the outdoor seating was submitted with the application. The plan does not show the outdoor seating in detail, but the area where it will be located is indicated on the plan.

4. The maximum allowable seating for an outdoor seating area shall be established as a part of the Conditional Use Permit.

Planning Commissioners may want to establish with the applicant the maximum number of seats that would be appropriate for this site.

5. Parking shall be provided as required under Article 51.0, herein.

The site exceeds the Zoning Ordinance requirements for parking for retail by 46 spaces. This will allow for up to 92 seats for both outdoor seating as well as the interior seating needed for any restaurant use.

Tony Haslinger, of Regency, representing the applicant, showed the proposed areas for seating on a layout. He said they are actively marketing the site.

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 7.1 to follow.

Commissioner Ward stated he agreed with the findings presented in the Planner's report. He said he liked outdoor dining but not if it was too crowded, and cited some downtown

Ann Arbor locations as an example of overly crowded conditions. He said he would not like to see partitions to separate the various seating areas, if two tenants shared a patio.

Mr. Haslinger commented that the first tenant would control the space.

Chairperson Lirones asked if the type of separation, whether post and chain or something more substantial, should be added to the resolution.

Mark Costandi, representing the applicant, said that sometimes a change in the type of paving, or using planters to separate the areas is used.

Commissioner Ward noted the sign ordinance prohibits banners but asked if pennants were permitted.

Planner Montagno commented that the Zoning Ordinance allowed banners for 14 days; but balloons and similar things were not allowed. He also noted that there were a number of extra parking spaces proposed, which should handle the outdoor seating.

Commissioner Ward asked Mr. Haslinger for an approximation of the seating area.

Mr. Haslinger replied he thought about 1,000 square feet.

Commissioner Ward said he was thinking about 20 seats in the area for seating.

Commissioner Dowty asked about two small areas shown on the plan.

Mr. Haslinger explained the small areas were for a bench or similar use.

Chairperson Lirones asked if an attachment could be added to the plan to show the seating.

Commissioner Ward thought the applicant was in agreement that 20 was a good maximum number for seating. He also asked if there were any restrictions for an indoor/outdoor fireplace.

Planner Montagno replied that he thought this was an issue for the Building Official, not a zoning issue.

Chairperson Lirones commented she liked delineating the areas with different pavement.

Motion by Commissioner Ward, supported by Commissioner Dowty, to postpone action on CUP 06-16 State Street Crossing Unit #3-Outdoor Seating and direct staff to draft a resolution of approval.

MOTION CARRIED

Item 6.1 to follow

Planner Montagno reviewed his zoning review report dated January 23, 2007. He said this was in a C-2 (General Commercial) District. He said this is proposed as a multi-unit retail development which is a permitted use in this district. He said the outdoor seating is being proposed for the patio areas between buildings. He said the lot area, lot width, building height, floor area ratio, lot coverage, net lot coverage, and setbacks are all acceptable. He noted that a service drive can be located in the setback but may not be closer than 10 feet to the property line unless a screen has been provided in the form of a wall or a compact planting strip. He said this is proposed. He said the transition strip requirements have been met with the site plan for State Street Crossings [CSPA 03-19]. He said the wetlands permit has been approved and issued with the State Street Crossings condominium site plan. The heritage trees and woodlands are protected along with a parkette (a small open park) in a conservation easement. He said this is a condition of the final approval of CSPA 03-19. He said the access points meet the Township's standards and that signs require separate permits. He said State Street Crossings needs to have final administrative approval before individual units could be approved.

He said the engineering report had a number of comments that the engineering staff felt could be handled administratively. He did note that the lighting is shown at 30 feet and should be 25 feet.

He briefly reviewed the Planning Consultant's report stating that all information is provided. He said there is excess parking and the applicant could consider banking, but it was likely it would be needed in the future. He also noted the light poles at 30 feet.

Chairperson Lirones commented that the light pole heights were agreed to at 25 feet with the light lens being flat lens, full cut-off, shoebox type.

The Commissioners, applicant and staff briefly discussed the height and type of lighting to be used on the site.

Chairperson Lirones asked about some of the building materials shown in the elevations.

Mark Stein replied it could be wood but more likely a prefabricated resin.

Chairperson Lirones said the Township is looking for substantial building materials similar to the bank across the street (LaSalle Bank). She asked that the applicant be aware they there was to be no EIFS or stucco type materials. She asked if there were canopies on the buildings.

Mr. Stein, representing the applicant, replied yes, they are a sand color.

Chairperson Lirones asked if the roof is metal flashing and if all the air conditioning units would be covered.

The Commissioners and the applicant discussed type and color of awnings on the buildings, noting most are facing west and will fade rapidly.

Chairperson Lirones noted that the landscaping in back would not fully cover the dumpster area.

Commissioner Ward said he would like to keep the height to about 36 inches in order to allow visibility for security reasons.

Ann Stevens, landscape architect from Atwell-Hicks, offered suggestions for types of hedges of an appropriate height.

Mr. Haslinger Also noted they were saving the heritage tree during construction.

Chairperson Lirones said she it was not too likely that traffic would cut through the back area, but asked to have a sign placed “for deliveries only” to ensure this.

Mr. Haslinger agreed but also felt there would not much cut-through traffic.

Chairperson Lirones asked about other traffic control signage.

Planner Montagno replied if the staff reports are referenced in the motion, those items would be covered.

Motion by Commissioner Ward, supported by Commissioner Luna, to approve final site plan CSPA 06-09 State Street Crossing Unit #3 with the following conditions:

- 1. Submit a revised final site plan that addresses all comments in the Township Engineer’s report dated January 5, 2007, and the Township Planning consultant’s report dated January 4, 2007.**
- 2. Revision to the landscaping and lighting as discussed at the February 1, 2007 meeting.**

MOTION CARRIED

5.2 CUP 07-01 Pittsfield Fun Center – Drive Through
(submitted for conditional use permit)

Director Fowler reviewed Planner McCoy’s Conditional Use Permit report dated January 26, 2007. He said the applicant has applied for a Conditional Use Permit to operate a drive-through facility, noting the neighboring uses. He said a drive-through is permitted with a conditional use permit provided the requirements of the Township Zoning Ordinance are met. He said the plan proposes to demolish the existing structures and construct four (4) new buildings. He said one was planned for an amusement/arcade establishment, and the others for unspecified commercial uses. He said one of the buildings proposes a possible drive-through. He said the site met the parking requirements.

Director Fowler reviewed the findings.

- A. Will be harmonious with, and in accordance with, the general objectives, intent and purposes of this ordinance.**

The use would be in accordance with the general objectives of the ordinance. There are other drive-throughs in the general vicinity.

- 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.**

The surrounding uses are compatible with the proposed use of this site. The residential area to the east of the site will be buffered from the use by a detention pond and a transition strip as well as Paint Creek ditch.

- 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.**

This site is adequately served by public services, and it does not appear that any additional burden will be placed on these services if the permit were approved.

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

The proposed use does not pose any hazards and should be designed in a way as not be disturbing to any neighboring uses.

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

The use is not expected to create excessive additional requirements at public cost for public facilities or services.

Director Fowler stated that Section 31.03K of the Township Zoning Ordinance requires that drive-through facilities for a use permitted in the C-2 Zoning District must also meet the following conditions:

- 1. Adequate on-site stacking space for vehicles shall be provided for each drive-in window so that vehicles will not interfere with vehicular circulation or parking maneuvers on this site. Access to and egress from the site will not interfere with peak-hour traffic flow on the street serving the property.**
- 2. Projected peak-hour traffic volumes which will be generated by the proposed drive-in service shall not cause undue congestion during the peak hour of the street serving the site.**
- 3. On-site vehicle stacking for drive-in windows shall not interfere with access to, or egress from the site or cause standing of vehicles in a public right-of-way.**

He said the Township Planning Consultant will comment on these items in his report.

Chairperson Lirones read part of the Planning Consultant's report concerning an area where the plan mixes one and two way traffic on the northwest corner of the site. She commented that there will need to be some site plan revisions made.

Director Fowler said the proposed loading area of Building D interferes with the stacking for the drive up window.

Commissioner Dowty asked if this is for a restaurant use.

Chairperson Lirones replied the site plan shows a restaurant.

Director Fowler said the problem is that the parking is being provided for general retail and not a restaurant, which would require more spaces.

Chairperson Lirones said the comments about circulation and stacking are issues for the conditional use permit.

Ann Stevens, of Atwell-Hicks, representing the applicant, said the three (3) buildings are speculative for retail which could be restaurants and mixed retail uses. She said the intent of the drive-through proposal is to be secondary to a restaurant and is not to be like a McDonald's drive-through. She said it is there for the business that feels it would be useful. She gave an example of small restaurant in Brighton that found it convenient to have the drive-through.

Planner Montagno noted that there is also an open Conditional Use Permit from a couple of years ago for an arcade. He said the public hearing was held, but the CUP had not yet been approved, as the site plan was not ready for preliminary approval.

Chairperson Lirones opened the Public Hearing.

Sue Olsson, of Crystal Creek subdivision, said the residents have concerns about the proposed arcade backing up to some of the yards, and the possibility of late night hours with people hanging out, which would be a risk to the neighborhood. She said the screening from the existing trees is fairly scant. She said it was a safety concern for the neighborhood.

There were no further comments.

Motion by Commissioner Norton, supported by Commissioner Ward, to close the Public Hearing.

MOTION CARRIED

Item 7.2 to follow.

Director Fowler reviewed the zoning reviewed by Planner McCoy dated January 26, 2007. He said this is a four (4) parcel proposed site on Ellsworth north of I-94 which is zoned for this use. He said the use includes one building to be an amusement/arcade establishment. He said this use requires a conditional use permit, which has been applied for, CUP 04-12. A public hearing was held on May 20, 2004. He said action was postponed until the approval of a preliminary site plan. He said this use is a controlled use which was administratively approved in a memo dated May 12, 2004. He said the other buildings proposed are for unspecified commercial uses with a possible drive-through on building D. He said the drive-through requires a conditional use permit which has been applied for. He said the all the bulk requirements are acceptable. He said a transition strip is required along Carpenter Road and must be delineated on the site plan, landscaped and defined by a curb. He said 250 parking spaces are required which does not include the restaurant requirements. He said one access point is being proposed. He said access did not meet the access management standards, but due to existing conditions, some compromise will have to be made. He said the applicant will need to request that the parcels be combined.

Director Fowler reviewed the report of Planning Consultant Schmult dated January 31, 2007, saying there are a number of information items that need to be provided on the site plans. He said the driveway standards are not possible to meet and that the plan should show a driveway location that would be acceptable to the Washtenaw County Road Commission (WCRC). He said the proposed loading area for building D interferes with the stacking lane for drive-up window including the menu board and order station. He said the plan mixes one-way and two-way traffic flow. He said the drop off/loading area by building A should be deleted, noting it would cause double parking during peak hours. He said in the parking layout some of the islands are less than 10 feet. He said grading is a final site plan matter but the plan does show a detention basin in the natural features setback of Paint Creek. He said the retaining wall on the north line should be moved to the property line. He said that for pedestrian circulation the sidewalk should be moved west to a line that is one foot inside the future right of way. He said the proposed utilities should either be moved out of or reduced between buildings B and C and in the 10-foot side yard along the south property line. He said doing this would permit planting of trees. He said the engineering report had a number of details. He said that any phasing needed to be shown and built in the first phase.

Ms. Stevens, said that the drop off area by building A was so the children would not have to cross the parking lot.

Ghazwan Ishmail, applicant and owner of the Zap Zone, said this is a fun place for children ages 6 to 10 years old, and could be thought of as an extension of a Chuck E. Cheese type use, which is for younger children. He said some of the things are laser tag, video games, indoor black light golf (glow golf). He said he hopes it will be a nice addition to the Township. He said this would be a place for everyone.

Commissioner Dowty asked if the activities are totally indoors.

Mr. Ishmail replied yes.

Commissioner Dowty asked about lighting and noise.

Mr. Ishmail said the windows will face the road. He said he has a similar facility in Canton, Michigan on Ford Road. He invited everyone to visit. He said he has been in business approximately 12 years, with seven (7) buildings and has never have had any complaints about kids loitering, and never had the police called. He said 95% of the business catered to kids.

Chairperson Lirones asked about the age of the children.

Mr. Ishmail replied mostly daytime birthday parties for the 6 to 10 year olds. He said the biggest users of Glow Golf are older ladies that are part of the Red Hat Society. He said church groups use it at night with companies using it during holidays. He felt that 85% of the business was from birthday parties.

Commissioner Dowty asked why the project has lingered so long from past submittals.

Mr. Ishmail said they did not have the financing to build. He said he felt this location is excellent with Showcase Cinemas across the road. He said this is an excellent location and will be the best in Washtenaw County.

Ms. Stevens felt the planning and engineering issues could be worked out and stated they would reconfigure the site to address the comments.

Commissioner Ward asked why there is a retaining wall.

Ms. Stevens replied it was to be sure the grading worked and to met the requirements of the County Drain Commissioner.

Commissioner Ward asked what the grade is.

Ms. Stevens replied three feet.

Chairperson Lirones said the drop-off area in front of building A would not work. She said more could be done with a sidewalk. She said if the overhead wires could not be put underground, the applicant could apply for a hardship waiver.

Ms. Stevens acknowledged underground wires would be a problem.

Commissioner Ward asked about the driveway.

Ms. Stevens said she has been to the WCRC and it is physically impossible to meet the required standards.

Chairperson Lirones said the Township would need to have documentation from WCRC.

Planner Montagno commented there is a process to waive the Township's access standards, if needed.

Chairperson Lirones said she would like more borings to be sure soils are clean and would talk with the engineers about what would be needed. She said that cars have been stored on the site for many years.

Ms. Stevens said the environmental studies are based on State law, and did not feel a Phase two study was warranted, because the Phase one provided a thorough historical study.

Chairperson Lirones pointed out that she had responded in the past to requests for information on sites such as this, and usually had to respond that no records exist. She noted that a Phase one study typically showed little record of contamination only because no documentation was ever done, which did not necessarily mean that there is no contamination. She noted that the Planning Commission could ask for additional studies if needed, and noted again that a number of the properties in this area over time were used for vehicle storage.

Mr. Ishmail noted that some soil borings have already been done. He said they have done 16 borings and they have come out clean. He said they could provide the reports. He said the bank that is going to finance this has done thorough research.

Chairperson Lirones asked if the property is on well and septic or public water.

Ms. Stevens said the wells have been abandoned.

Chairperson Lirones noted the Township would need documentation on proper abandonment and sealing of the wells. She also pointed out that the Paint Creek has a 100-foot natural feature setback and that the pond and vegetation could go in that area.

Mr. Ishmail said the parking has issues but he would meet the standard. He said if a restaurant was not possible, then he would not have one.

Chairperson Lirones asked about the width of sidewalk along Carpenter Road.

Ms. Stevens said the sidewalk along Carpenter Road is five (5) feet but could be six (6) feet, if needed.

Greg Heil, of The Heil Partnership, said he felt everyone was talking mostly about site plan issues, and he would like to comment on the architecture. He said this is a very substantial building with a youthful appeal. He said there would be general retail uses with the arcade in the rear. He said there would be greenscape by the buildings.

Commissioner Dowty asked the applicant if there was a vision for the types of tenants.

Mr. Ishmail replied with the C-2 zoning a lot of uses could be considered. He suggested shops like Rider's Hobby Shop, hair salons, Mr. Pita, and Dominoes would want to locate there because of the Zap Zone.

Chairperson Lirones said she felt this was a good location for the uses.

Mr. Ishmail said he would like to make this the "home" store.

Commissioner Norton said he has been to the Zap Zone himself, and it was not just for 6 to 10 year olds. He said he felt teens and others would be coming from the subdivision behind the site. He suggested that a fence with shrubs on both sides could be installed to prevent cut-through foot traffic through nearby yards.

Planner Montagno said he was not sure there could be a fence since there is a ditch under the authority of the Drain Commissioner's Office, and a detention pond.

Commissioner Ward commented that he felt there would be more noise from traffic on Carpenter Road than from the site.

Motion by Commissioner Ward, supported by Commissioner Luna, to postpone action on CSPA 07/CUP 07-01 Pittsfield Fun Center.

MOTION CARRIED.

6.0 Old Business

6.1 CSPA 06-09 State Street Crossing Unit #3
[submitted for combined preliminary and final site plan]
(E of State Road, N of Michigan Avenue, SW ¼ Section 28)

Moved to follow item 5.1.

6.2 CSPA 06-23/CUP 06-14/CUP 06-15 Glencoe Crossing
[submitted for combined preliminary and final site plan]

Director Fowler reviewed Planner McCoy's zoning review dated January 25, 2007. He said the plans are to include renovations to an existing vacant building at the Glencoe Crossing shopping plaza. He said proposed plans are for the addition of a drive-through, outdoor seating and parking lot revisions. He said conditional use permits have been applied for and a public hearing was held November 16, 2006. He noted the zoning is C-2 [General Commercial]. He said the lot area, lot width and building height were acceptable as well as the floor area ratio, lot coverage, net lot coverage and required yard setbacks. He said a 20-foot transition strip is required along Washtenaw Avenue and needed to be defined by a curb. He said the transition strip needed to be shown on the site plan. He noted that trees have been removed along Washtenaw Avenue and are shown on previous site plans. He said there is adequate parking provided in the shopping plaza, there are no wetlands or woodlands on the site. He said access would be from the Glencoe parking lot. He said all signage would require separate permits, as noted on the

site plan. He said the Planning Consultant's report noted that all information is provided, vehicle parking is provided, and the canopy trees are correct. He said the engineer's report had three (3) items of concern: the trees that were removed, utilities department request for a 20 feet easement for sewer and water main be granted to the Township, and copies of the recorded easement be provided to the Township.

Chairperson Lirones noted there is a question concerning the tree count in the planning consultant's report.

Director Fowler said the correct amount is 27 trees and they are shown in the site plan.

Chairperson Lirones asked what type of boundary tree is being provided.

Rob Wagner, engineer for the applicant, replied linden trees.

David Esau, representing the applicant, said the building is concrete block and they are proposing a small bump-out for the drive-through.

Chairperson Lirones noted the building looks better than it has in the past. She noted the engineer's comment regarding trees that had been removed.

Frances Todoro, applicant with McKinley Associates, said the trees removed were ash and they will be replaced.

Commissioner Ward asked if the site plan should be updated administratively.

Director Fowler said the site plan should be updated.

Chairperson Lirones commented that the landscaping in the transition strip appeared a little thin.

Ms. Todoro agreed to add additional ornamental trees.

Commissioner Ward said it appeared the coffee shop tenant was not making changes.

Ms. Todoro replied no, we are very fortunate.

Chairperson Lirones noted the outdoor seating is showing six (6) tables.

Ms. Todoro replied yes.

Motion by Commissioner Luna supported by Commissioner Dowty, to approve the final site plan CSPA 06-23 Glencoe Crossing with the following conditions:

- 1. Submit a revised final site plan that reflects landscaping additions discussed at tonight's meeting, and**
- 2. Work with engineering staff to resolve easement issues.**
- 3. Replace street trees that were removed along Washtenaw Avenue per the originally approved site plan for Glencoe Crossing with acceptable replacement trees.**

MOTION CARRIED

Motion to by Commissioner Luna, supported by Commissioner Norton, to postpone action on CUP 06-14 Glencoe Crossing Drive-Through and direct staff to draft a resolution of approval.

MOTION CARRIED

Motion to by Commissioner Luna, supported by Commissioner Plisko, to postpone action on CUP 06-15 Glencoe Crossing Drive-Outdoor Seating and direct staff to draft a resolution of approval.

MOTION CARRIED

7.0 New Business

7.1 CUP 06-16 State Street Crossing Unit #3 – Outdoor Seating
[submitted for a conditional use permit]

Item moved to follow 5.1 of the agenda.

7.2 CSPA 07-01/CUP 07-01 Pittsfield Fun Center
[discussion and conditional use permit]

Item moved to follow 5.2 of the agenda.

8.0 Planner's Report

None.

9.0 Chairperson's Report

None.

10.0 Commissioner's Report

Commissioner Ward commented that last week he had ZBA meeting. He said that in working to approve the Bylaws, the question came up about how meetings were run. He made the suggestion and invited the other members to attend a Planning Commission meeting. He said they agreed to attend. He asked staff to send email reminders for the next planning commission meeting on February 15th.

Commissioners Luna and Constant informed the Commission that they would not be able to attend the February 15, 2007 meeting.

11.0 Approval of Prior Minutes

11.0 Minutes of January 11, 2007

Motion by Commissioner Dowty, supported by Commissioner Luna, to attach the recorded media to the minutes.

MOTION CARRIED

Commissioner Dowty requested that the Township contact Brian Ottum who had a photograph of the galaxy at the public hearing for Pittsfield Investors, and to attach a copy to the minutes when it becomes available.

Motion by Commissioner Dowty, supported by Commissioner Luna to approve the minutes of January 11, 2007, as corrected, and attach the recorded media.

MOTION CARRIED.

12.0 Adjournment

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

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

s/Wilma Luna, Secretary

March 1, 2007