
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: 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 approve the agenda, as presented.

MOTION CARRIED

4.0 Items from the Floor

There were no audience members in attendance.

5.0 Public Hearings

None.

6.0 Old Business

None.

7.0 New Business

7.1 CSPA 07-05 Dick's Sporting Goods
[discussion only]

[Chairperson Lirones stated that the Commission would move the review of Item 7.1 to follow Item 8.0 through Item 11.0.]

Planning Director Bruce E. Fowler distributed an aerial photograph of the site. He reviewed the report. He said that the site is zoned C-2 (General Commercial). He said that a 50,000 square foot store is proposed. He said that .65 acres are proposed for vehicular and pedestrian access to Lohr Road. He said that the site was rezoned to C-2 on May 7, 2007. He said that they are in compliance with the zoning requirements. He reviewed the planning consultant's site plan review report. He said that the entry lane in the east driveway should be continuous throughout the site. He said that there is a six (6) foot wide offset in the entry lane. He said that the transition from the twenty-four (24) foot drive to the thirty (30) foot drive should be made through the exit side of the driveway. He discussed WB-50 trucks accessing the site. He said that the pattern is acceptable

for a fire truck although it is not acceptable for a WB-50 truck. He said that a sidewalk along Lohr Circle and Lohr Road is proposed. He said that a portion of this is located in the future islands for deferred parking. He said that if they move the islands they lose some of the deferred parking.

Director Fowler reviewed the engineering report. He said that the Fire Marshal reviewed the plans. He said that emergency vehicle access at the northeast corner of the building is required. He said that a gated entrance should be installed that can only be used for a fire truck to get out of the site. He said that a twenty-five (25) foot buffer strip around the detention pond must be provided. He said that there are several small wetlands onsite and only one or two come under the regulations. He said that the sidewalks on the north side of Lohr Road and Lohr Circle are proposed as five (5) feet wide and should be six (6) feet wide. He stated that the Malletts Creekshed Coordinating Committee reviewed the plans. He added that they are in favor of the proposal, although they would like the applicant to consider using a green roof on the building.

Chairperson Lirones discussed the emergency vehicle access and installing a breakaway gate for emergency only access. She discussed the driveway to Lohr Road. She said that they favor this and it would allow for cross access to Waters Place. She added that this would be beneficial to traffic circulation in the area. She said that the entrance on Lohr Road would have to be relocated farther to the east and the two drives on the south side of Lohr Road (for Waters Place and Joe's Crab Shack) consolidated. She said that a traffic impact study is required for this. She said that Craig Singer may be inclined to consolidate the entrances. She asked if this is the typical design of the store.

Commissioner Norton replied that the sign is the typical prototype for Dick's Sporting Goods.

Chairperson Lirones stated that it should be clarified whether this is in the Ann Arbor sanitary sewer district. She said that sidewalks are not provided between the west sidewalk and the building. She said that she was unsure if a connection could be put there. She said that they are already proposing curb and gutter, and completing the road improvements.

Commissioner Ward stated that they should add landscaping in front of the building to break up the façade.

Commissioner Norton asked about the maneuvering area for trucks at the southeast corner of the building.

Chairperson Lirones stated that there is an excess of pavement and this could be done with less impervious surface. She said that a WB-50 truck could go out the Lohr Road side. She said that the Commission should send information back about the elevations.

Commissioner Ward stated that the color scheme does not match the area and it would stand out. He said that something should be proposed that fits in with Waters Place and T.G.I. Friday's.

Chairperson Lirones stated that the building is architecturally featureless. She said that the applicant should make it more appealing. She added that the false caps on the side are really tall. She said that Waters Place is concerned that this building will block the view of their building from the freeway. She said that the applicant

should meet with the owners of Waters Place about what will fit in the area. She said that the signs must receive a separate permit. She said that the building should not have E.I.F.S. She mentioned that Waters Place does not come off as a block building.

Director Fowler stated that the building has exposure on all four sides and they should have more windows to serve as architectural features and make the building more inviting.

Commissioner Luna stated that a lot of landscaping is needed.

8.0 Planner's Report

Director Fowler discussed the various workshops and conferences he and the planning staff have been attending.

9.0 Chairperson's Report

Chairperson Lirones stated that she attended a meeting with the Timberview Homeowners Association regarding Pittsfield Investors. She discussed the purchase of the entire Hickory Woods Golf Course for approximately 1.8 million.

10.0 Commissioner's Report

Commissioner Dowty discussed the Citizen Planner Course he attended. He added that they offer courses online.

11.0 Approval of Prior Minutes

11.1 Minutes of June 7, 2007

Motion by Commissioner Ward, supported by Commissioner Luna, to postpone approval of the minutes.

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 8:20 p.m.