

**RESOLUTION #1
FINDINGS OF REQUIRED STANDARDS
State Road Rezoning
RZ 20-03
March 5, 2020**

The Pittsfield Township Planning Commission hereby makes the following findings of required facts from Article 18.05 of the Pittsfield Township Zoning Ordinance for a rezoning application submitted as RZ 20-03 State Road Rezoning, received by the Township, requesting amendment to the existing PUD (Planned Unit Development) Zoning District for land known as Tax Parcel ID # L -12-29-400-011.

- 1. Whether or not the requested zoning change is justified by a change in conditions since the original ordinance was adopted or by an error in the original ordinance.**

The Master Plan has been updated since the site was rezoned PUD. The proposed C-2 zoning is consistent with the Township Master Plan.

- 2. The precedents, and the possible effects of such precedents, which might likely result from approval or denial of the application.**

The proposed C-2 zoning is complementary to the surrounding land uses. Rezoning will not set any precedent and will make the zoning consistent with the surrounding properties.

- 3. The ability of the Township or other government agencies to provide any services, facilities, and/or programs that might be required if the application were approved.**

There are no uses in the C-2 that should not be able to be served by services, facilities, and/or programs. However, any future development will be reviewed by the Planning Commission. During the site plan review process, confirmation of ability to provide services, facilities, and/or programs will be reviewed.

- 4. Effect of approval of the application on the condition and/or value of property in the Township or in adjacent civil divisions.**

The rezoning of the parcel shall not affect the future condition or value of the property.

- 5. Effect of approval of the application on adopted development policies of Pittsfield Township and other government units.**

Future development will require a site plan review by the Planning Commission to determine all other standards and township requirements are met.

RESOLUTION #2
RECOMMENDATION OF APPROVAL
State Road Rezoning
RZ 20-03
March 5, 2020

WHEREAS Pittsfield Township received petition RZ 20-03, State Road Rezoning, from D.E.B. Associates, Inc, to rezone the existing PUD (Planned Unit Development) to C-2, Regional Commercial. The parcel is located in Section 29, known as Tax Parcel ID #L -12-29-400-011

WHEREAS the Pittsfield Township Planning Commission reviewed the petition; and

WHEREAS the Pittsfield Township Planning Commission held a public hearing on this petition on March 5, 2020, and received comments on the petition; and

WHEREAS the Pittsfield Township Planning Commission determined by separate resolution that the petition meets the standards for a zoning amendment as provided in Section 18.05 of the Zoning Ordinance; and

NOW THEREFORE BE IT RESOLVED that the Pittsfield Township Planning Commission recommends that the Pittsfield Township Board of Trustees approve the rezoning application RZ 20-03 State Road Rezoning; and

BE IT FURTHER RESOLVED that the Pittsfield Township Planning Commission transmits the Rezoning Review dated February 12, 2020 as the Planning Commission's report on this application.