
PITTSFIELD TOWNSHIP PLANNING COMMISSION MINUTES

Members Present: Stanley Young, Deborah Williams, Roland Kibler, George Ralph, Ann Harris, Mike Petraszko, Matthew Payne

Members Absent: None

Others Present: Steve Whitener, Erin Cobane, Sean Fraser, S. Goodchiln, Christina Lirones, Benjamin Carlisle, Township Planning Consultant, and Zoe Crowley, Recording Clerk.

1.0 Call Meeting to Order at 6:30 p.m. / Determination of a Quorum

Chairperson Payne called the meeting to order at 6:30 p.m. A quorum was present.

2.0 Pledge of Allegiance

Chairperson Payne led the Pledge of Allegiance.

3.0 Approval of Agenda

Motion to approve the agenda as recommended.

Motion by Commissioner Williams, supported by Commissioner Ralph, to approve the agenda as recommended.

MOTION CARRIED

4.0 Approval of Prior Minutes

4.1 Regular Minutes of February 20, 2020

Motion by Commissioner Williams, supported by Commissioner Harris, to approve the amended Regular Meeting Minutes of February 20, 2020.

MOTION CARRIED

4.0 Public Comment I

None.

6.0 Public Hearings

6.1 RZ 20-03 South State Road

Submitted for a Rezoning from PUD, Planned Unit Development to C-2, Regional Commercial. West side of South State Road between Michigan Avenue and Campus Parkway (L-12-29-400-011) Section 29.

Mr. Carlisle summarized his review, explaining that the site is just north of the Bill Crispin and Briarwood Ford dealerships. A few months ago, the applicant wished to split the parcel. The Township declined due to the zoning of the site. Rezoning the property to C-2 is a much more practical option. It allows flexibility for the applicant and the Township. Any future development of the site would require a site plan submittal and review by the Planning Commission. Mr. Carlisle clarified that the 4.78 acres is the portion of the property to be split, the property is a total of 10 acres. The property is currently vacant. The property was rezoned to PUD on November 24, 1998. A preliminary area plan is on file at the Township demonstrating the proposed PUD would allow development of the site as another automobile dealership. This PUD area plan is expired and any new development would require a major amendment to the PUD (essentially a rezoning) or rezoning of the site to another zoning classification. The applicant is proposing a rezoning to rezone the site from PUD, Planned Unit Development to C-2, Regional Commercial.

Chairperson Payne opened the Public Hearing.

Erin Cobane, on behalf of the applicant, agreed with Mr. Carlisle. She referenced a letter which she provided the Commission.

Motion by Commissioner Williams supported by Commissioner Young to close the public hearing for RZ 20-03 South State Road.

MOTION CARRIED

Discussion was held on:

- 1) splitting issues
- 2) use of space in north corner of State & Campus Parkway
- 3) proximity to Rolling Hills

7.0 Old Business

None.

8.0 New Business

8.1 RZ 20-03 South State Road

Submitted for a Rezoning from PUD, Planned Unit Development to C-2, Regional Commercial. West side of South State Road between Michigan Avenue and Campus Parkway (L-12-29-400-011) Section 29.

Motion by Commissioner Williams, supported by Commissioner Ralph, to approve Resolution # 1: Findings of Required Standards for RZ 20-03 South State Road.

ROLL CALL

YES: WILLIAMS, HARRIS, RALPH, KIBLER, YOUNG, PAYNE,
PETRASZKO

NO: None

ABSENT: None

ABSTAIN: None

MOTION CARRIED

Motion by Commissioner Williams, supported by Commissioner Ralph, to approve Resolution #2: Recommendation of Approval for RZ 20-03 South State Road.

YES: RALPH, WILLIAMS, YOUNG, PETRASZKO, KIBLER,
PAYNE, HARRIS

NO: None

ABSENT: None

ABSTAIN: None

MOTION CARRIED

9.0 Planner's Report

Mr. Carlisle thanked the Commission for its discussion during the sustainability workshop.

10.0 Chairperson's Report

None.

11.0 Commissioner's Report

None.

12.0 Public Comment II

None.

13.0 Adjournment

Motion by Commissioner Harris, seconded by Commissioner Young, to adjourn the meeting.

Chairperson Payne adjourned the meeting at 6:47 pm

Please Note: This meeting is being recorded

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