



Pittsfield Charter Township
Department of Utilities & Municipal Services

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Mandy Grewal, Supervisor

MEMORANDUM

TO: Mandy Grewal, Supervisor

FROM: Belinda Kingsley, Zoning & Code Enforcement Administrator
Benjamin R. Carlisle, Township Planning Consultant

DATE: March 19, 2020

SUBJECT: 4025 Packard Road

DEVELOPMENT STATUS:

2012: Concept meeting with Craig Lyon, Paul Montagno, Ben Carlisle, and Nathan Vought (county) with property owner and applicant (DFCU) for a credit union drive-through. It was noted during meeting that proposed site plan was not consistent with Master Plan and did not meet zoning requirements.

2014: Property owner emails Candice Briere (township planning and zoning administrator) and Matt Payne (Planning Commission Chairman) expressing concern regarding potential zoning ordinance amendments.

2017: Ben Carlisle and Craig Lyon met with Najor and his team regarding potential development scenarios. Concept plan shown by applicant was not consistent with Master Plan and did not meet zoning requirements.

10/16/19: Preliminary Site Plan and Conditional Use Permit Application to demo existing building and construct an addition to the building to the north was submitted and reviewed.

11/06/19: Ben Carlisle emails applicant noting deficiencies in application.

11/21/19: Planning Department completes first site plan review.

12/04/19: Planning Department completes second site plan review.

12/06/19: Engineering Department completes first site plan review.

12/12/19: Planning Commission approves conditional use and site plan with conditions.

01/15/20: Ben Carlisle email's applicant asking for project update status.

02/12/20: Water Resources Commission completes first review of site plan.

02/12/20: Meeting with Najor, OP Engineer, Ben Carlisle, Laura Kreps, WCWR Theresa Marsik, Belinda Kingsley to discuss current redevelopment plan and establish a timeline for completion of Brownfield application review. WCRC invited but unable to attend.

02/27/20: Telephone call to Najor regarding township's desire to have the building demolished or a nuisance abatement lawsuit will be taken to the Board of Trustees on 3/25/20.

02/27/19: Email from Najor with a copy of OP Environmental's "Proposal for Supplemental Site Investigation and Soil Characterization" and Washtenaw County Brownfield Development Authority Environmental Assessment Grant Program Application Form.

03/03/20: Email to Najor confirming deadline of 3/11/20 to comply with demo request or nuisance abatement lawsuit will be taken to the Board of Trustees on 3/25/20.

03/04/20: Road Commission completes first review of site plan.

ENFORCEMENT ACTION 2014-2020:

EN140071: Zoning Violation. This action was filed on March 25, 2014, based upon donation bins being located on the site. Written notice was sent to Brian Najor on that date, requesting the bins be removed in 14 days. By May 15 the bins had not been removed, and a second written notice was sent to Brian Najor on that date, requesting the bins be removed by May 24. On June 2, Belinda Kingsley called one of the bin owners and requested they remove the bin. On July 21 the property was re-inspected, and all of the bins had been removed. The action was closed on that date.

EN150065: Snow Covered Sidewalk. This action was filed on March 2, 2015, regarding plowed snow/ice blocking the sidewalks and the sidewalks not being shoveled. Telephone contact was made on that date. On March 11, the site was re-inspected and found to be in partial compliance. The action was closed on that date.

EN150133: Tall Grass & Weeds. This action was filed on May 13, 2015, regarding the lack of mowing at the site. Written notice was sent to Brian Najor on that date. The property was re-inspected on June 10, and the matter was closed on that date.

EN150235: Tall Grass & Weeds. This action was filed on August 7, 2015, regarding a tree branch that had fallen onto the property. Written notice was sent to the owner on that date, seeking removal of the tree within 7 days. The property was re-inspected on September 4 and found to be in compliance. The action was closed on that date.

EN160042: Blight Violation. This action was filed on April 18, 2016, regarding trash on the property, overgrown vegetation, and homeless people living in the brush on the site. The complaint stemmed from a neighborhood meeting on April 11 where several individuals complained about the status of the property. Belinda Kingsley and Craig Lyons called Brian Najor about the condition of the property. He said he was not interested in doing anything that would cost him money. Craig Lyon said the township would conduct the clean-up and bill the property owner for the cost. The work was performed by the Township and an invoice was issued in the amount of \$1,794.84. The matter was closed on November 9 2016.

EN180061: Blight Violation. This action was filed on April 23, 2018, regarding paint peeling, pump canopies in bad shape, trash, and old light post bases. It was initiated as a result of complaints from the public. Written notice was sent on that date to the owner, with a request that the pump islands be removed, and the other matters be resolved through maintenance. There is no record of any other action being taken, or communication, regarding the matter, and it remains open.

EN190098: Blight Violation. This action was filed on June 3, 2019, after receiving numerous complaints from the neighbors regarding the property, and a light pole observed laying on the ground. Written notice was sent to the owner on that date, requesting removal of the light pole within 7 days. There is no record of any other action being taken, or communication, regarding the matter, and it remains open.

EN200053: Blight Violation. This action was filed on January 22, 2020, regarding broken windows on the front of the building. Written notice was sent to the owner on that date, requesting the violation be removed in 7 days. By February 27 the windows had not been repaired, and a municipal civil infraction citation was issued in the amount of \$100. The citation was mailed and emailed to Brian Najor on that date. Brian Najor claimed he had not received the original notice. The windows were boarded up during the weekend of February 29 – March 1, but the wood hasn't been painted yet. The action remains open.

Update: Closed and citation dismissed. Owner advised he did not receive the Notice of Violation sent prior to issuing a citation. The violation was emailed and he addressed the broken windows.

EN200103: Three Civil Infraction Tickets issued on March 19, 2020. Ticket No. 3023 issued under §8-3 of the Blight Code, for trash, a tire, and hazardous chemical containers on the property. Ticket No. 3024 issued under IPMC §302, for failure to maintain exterior property and premises in clean, safe and sanitary condition; sidewalks and driveways not kept in proper state of repair. Ticket No. 3025 issued under IPMC §304, for structure exterior not maintained, peeling and flaking paint, masonry joints not maintained, roof flashing defects, canopy in disrepair, windows in disrepair.

Formal hearing requested for all three tickets, with a date to be established by the Court.