



Pittsfield Charter Township

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Mandy Grewal, Supervisor

To: Pittsfield Township Board of Trustees
Pittsfield Township Planning Commission

From: Mandy Grewal, Ph.D., Supervisor
Ben Carlisle, Township Planning Consultant

Date: October 28, 2020

Re: Pittsfield Township Master Plan Amendments: Overview, Process, and Timeline

There are two current processes that the Township is considering: recreational and medical marihuana and changes in future land use, which should be addressed in the Master Plan.

Recreational and Medical Marihuana

The first is the consideration of recreational and medical marihuana. The current Master Plan does not address the marihuana. The Marihuana working group, established by the Supervisor last year, presented their recommendations to the Board of Trustees a few months ago that include both regulatory language and locations for a Marihuana overlay zone. It would be prudent and safe for the Township Master Plan to have some clear direction with regards to its position on Marihuana. This should be covered in a Master Plan amendment.

Master Plan Update

A decade ago, Pittsfield Township took the first significant step toward setting the regional standard in defining a blueprint to retrofit a suburban landscape through infill, dense, mixed-use, and multi-modal development that defined people rather than buildings as the primary unit of analysis. This vision, articulated in the 2010 Pittsfield Master Plan, was driven by multiple goals, including the need to: (a) maximize the use/density of already developed spaces in order to control sprawl and protect open/green spaces; (b) reduce our carbon footprint; (c) provide a more diverse and affordable housing stock; (d) provide efficient access to multiple modes of transportation; and (e) create a sense of community through localized self-reliance.

In order to not just put forth a vision but to ensure its execution and implementation, Pittsfield Township undertook a comprehensive revision to its Zoning Ordinance – the first one of its kind since the 1990s. This resulted, in 2013, among many other outcomes, in the establishment of six (6) mixed use districts spread out throughout the Township: 2 in the northwest, 2 in the northeast, and 2 in central – one in east central and the other in west central – Pittsfield.

Over the past decade, these mixed-use districts – especially the Ann-Arbor Saline, State/Textile, and Carpenter/Packard locations – have allowed Pittsfield Township to provide for destination centers such that residents are able to walk, bike, or take public transit to access amenities ranging from medical services and groceries to restaurants and public gathering spaces. Having inter-linked these destination centers to not just residential but also open, green, and recreational spaces has further enhanced the quality of life for Pittsfield Township residents.

The manifestation of the vision articulated in the 2010 Master Plan has placed Pittsfield Township as one of the most desirable places to live, work, and recreate in Southeast Michigan and has earned us regional awards and recognition. As a result, our community continues to face development pressure such that we find ourselves at a point wherein we must re-imagine our community's land use in a manner that adheres to our decade-long "commitment to create a coherent and comprehensive development and preservation pattern that will result in practical, productive, and sustainable growth and conservation in Pittsfield Charter Township." (Master Plan, p. 27)

With the adoption of the Preservation Plan addendum to the Master Plan, in 2019, to promote green/open space conservation, combined with our proposal to add two (2) additional mixed-use districts – one adjacent to the existing State/Textile district and the second adjacent to the existing Carpenter/Packard district – we hope to continue striking a balance between development and preservation. The reason these two specific districts are being proposed for expansion is related to the fact that we have received development proposals targeting locations therein. As such, rather than approach the issue in an ad-hoc or reactionary manner, we want to undertake a comprehensive revision/Master Plan update that will, in a comprehensive and cohesive manner, address the current and future development pressures within a sustainable framework that also promotes inclusivity and sense of community. Hence, as with the original 2010 Pittsfield Master Plan – these revisions continue to provide for growth and preservation in a manner that respects existing land uses and provides a coherent rather than ad-hoc approach for future land use. Most importantly, the proposed and recently adopted revisions to the Master Plan furthers our commitment to achieving the dual goals of equity and environmental preservation in Pittsfield Township.

The process and timeline for the proposed Pittsfield Township Master Plan amendments is attached herein.

Process & Timeline:

	Master Plan Amendment		Marihuana Overlay		Development Review
Date	Steps		Steps		Steps
November, 2020	November 19 th : Township Planning Commission mails intent to plan letter		November 18 th : Township Board Directs the Planning Commission to consider the Board's recommendation for the Marihuana Overlay		November 19 th : Planning Commission holds public hearing on Sutherland Farms. Any recommendation of approval is contingent upon Master Plan update. November 19 th : Planning Commission reviews Englewood Phase 2 and Redhawk Plans.
December, 2020	December 10 th : Planning Commission considers Master Plan amendments		December 10 th : Planning Commission to consider Marijuana Overlay. Staff makes recommended changes based on Planning Commission direction.		
January, 2021	January 14 th : Planning Commission recommends distribution of Master Plan amendment.		January 7 th : Planning Commission holds public hearing on Marihuana Overlay.		January 7 th : Planning Commission holds public hearing on Allister Park. Any recommendation of approval is contingent upon Master Plan update.
February, 2021	February: 10 th : Township Board distributes Master Plan for 63-day review		February 4 th : Planning Commission makes recommendation to Township Board.		
March, 2021			March 10 th : Township Board holds first reading on Marihuana Overlay.		March 4 th : Planning Commission holds public hearing on Englewood Phase 2 and Redhawk. Any recommendation of approval is contingent upon Master Plan update.
April, 2021			April 14 th : Township Board holds second reading on Marihuana Overlay.		
May, 2021	May 6 th : Planning Commission holds public hearing on Master Plan amendment. Makes recommendation to				

	Township Board.			
June, 2021	June 9 th : Township Board adopts Master Plan amendment.			
July, 2021				July 14 th : Township Board considers rezonings for Englewood Phase 2, Sutherland Farm, Redhawk, and Allister Park.
Aug, 2021				If approved by Board, applicants are able to proceed to final site plan.
Sept-December, 2021	Zoning Ordinance amendments based on Master Plan update.		Zoning Ordinance amendments based on Master Plan update.	Zoning Ordinance amendments based on Master Plan update.
