
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: Steven Schafer, Spencer Schafer, Mike Koza, John Ackerman, Christina Lirones, Benjamin Carlisle, Township Planning Consultant, Lisa Johnston, Closed Captioner, 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 Harris, to approve the agenda as recommended.

MOTION CARRIED

4.0 Approval of Prior Minutes

4.1 Regular Minutes of June 18, 2020

Motion by Commissioner Williams, supported by Commissioner Ralph, to approve the Regular Meeting Minutes of June 18, 2020.

MOTION CARRIED

5.0 Public Comment I

None.

6.0 Public Hearings

6.1 ZOA # 20-210 Revisions to Open Space Preservation Development Option

Mr. Carlisle explained that the Planning Commission considered changes to the Open Space Preservation Development Option (OSPDO) at the June 4th and the June 18th meeting. During those meetings there was great discussion and questions. Since June 18, 2020, Mr. Carlisle has amended the language based on Planning

Commission input to include environmental features and affordable housing as one of five benefits that may be provided by applicant to receive discretionary 20% density bonus. Other benefits include preservation of significant natural features, provision of recreation facilities; and preservation of agricultural land.

Chairperson Payne opened the Public Hearing.

Christina Lirones, 151 E. Textile Road, commented on the Open Space Preservation Development Options. Comments included:

- Felt the amendments gave too much latitude and flexibility to developers, especially for density bonus.
- The existing PUD Ordinance allows for the flexibility that these amendments are offering, with more Township control.
- The existing ordinance in place allows for appropriate cluster development.
- Concerned that additional development will impact Township water and sewer infrastructure.

Motion by Commissioner Ralph, supported by Commissioner Young, to close the Public Hearing for ZOA # 20-210 Revisions to Open Space Preservation Development Option.

Based on public comment, Mr. Carlisle added additional comments. This included:

- The PUD ordinance currently allows for a 25% density bonus. The Open Space Preservation Development Option provides less of a density bonus than what the Planning Commission could do through a PUD.
- The proposed language does not change OSPDO being done as by-right or conditional use, it adds a minimum floor minimum on required open space percentage, which the current ordinance does not have.
- The Township does have restrictive natural feature preservation requirements. Pittsfield has a tree ordinance, a wetland ordinance, as well as others. The developer would still need to meet all the requirements of these ordinances.
- Regarding the density bonus, a developer would have to go above and beyond existing ordinances in regards to natural features to be granted a density bonus.

Planning Commission discussion was held on:

- 1) Affordable housing standards
- 2) 20% Density bonus
- 3) Districts it will be utilized
- 4) Page 1 first paragraph clarification: Clusters develop dwelling units more closely on the land

Motion by Commissioner Williams, supported by Commissioner Harris, to recommend the proposed revisions to Section 7.02 Open Space Preservation Development Option (OSPDO)

ROLL CALL

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

NO: None

ABSENT: None

ABSTAIN: None

MOTION CARRIED

7.0 Old Business

None.

8.0 New Business

8.1 CSPA 19-13 Residence Inn

Submitted for Final Site Plan Approval
3764 S. State Street (L -12-08-400-018), Section 8

Mr. Carlisle summarized his review, stating the applicant is seeking final site plan approval. Group 10 Management is seeking final site plan approval to construct a 4-story, 111-room Residence Inn hotel on Airport Boulevard. The 3.47-acre site was formerly used as a Motel 6. In August 2019, the Planning Commission approved a modification to the regulating plan to allow the hotel use and conditional use approval for the hotel, in addition a to preliminary site plan approval. The Motel 6 was demolished last fall. The Planning Commission modified the regulating plan to reclassify the site to Site Type C Street Type Urban. Hotels are permitted as conditional use for Site Type C-Street Type Urban.

Planning Commission discussion was held on:

- 1) Signage on State Street border

Motion by Commissioner Ralph, supported by Commissioner Young, to approve CSPA 19-13 Residence Inn Final Site Plan, with the following conditions:

- 1) **Applicant to install public art.**
- 2) **Review of the photometric plan by the Township Engineer.**

ROLL CALL

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

NO: None

ABSENT: None

ABSTAIN: None

MOTION CARRIED

8.2 RZ 20-05 Alister Park – Concept Plan

Submitted for Concept Plan Review

4533 Carpenter Road (L -12-13-300-019), Section 13

Mr. Carlisle summarized his review. He stated a Conceptual Development Plan has been submitted by Schafer Development regarding a potential multiple-family development for a property on Carpenter Road just south of I-94. The applicant is proposing to develop two parcels adjacent to Carpenter Road, and in addition is purchasing the back portion of the church site that is at the northeast corner of Carpenter and Cloverlane +/- 20 acre subject site is currently partially developed with a few small cabin-like structures. The remainder of the site is wetland and woodlands. The current zoning of the parcel is R-1B, Single-Family Residential. The Master Plan identifies this site as future land use of Industrial. The applicant desires to conditionally rezone the site to R-2, Low Density Multiple Family Residential, in order to develop 121 total units in six (6) buildings. Under the existing R-1B zoning the applicant would be eligible for up to 87 single family lots. This number in actuality would be much lower due to the need to install infrastructure such as roads and stormwater detention, and account for woodland and wetland protection. Please note that this is not a complete review but the applicant is requesting feedback from the Planning Commission before proceeding with filing a complete rezoning and site plan application.

Spencer Schafer, applicant, addressed the Commission. He gave a PowerPoint presentation. The key points were preserving natural amenities and the three story concept plan.

Planning Commission discussion was held on:

- 1) Amending the Master Plan
- 2) Affordable Housing
- 3) Building height

9.0 Planner's Report

9.1 Carbon Emission Study

As part of the Townships Board's review of the State Street Crossing development, the Board commissioned Stantec Engineering to conduct a Carbon Emission Study to review the impacts of various options for development.

The study was unique as the Township has never required this type of study for any development in Pittsfield. As far as Mr. Carlisle could tell, the study was unique to any development in Michigan. In their review, Stantec has looked at four (4) aspects of the respective site plans: 1.) Carbon Sequestration of Trees, 2.) Area of Open Space, 3.) Area of Conservation Easement and, 4.) Modality.

Site Plan A kept the conservation easement in place. Site Plan B relocated and expanded the conservation easement. Stantec concluded that the carbon footprint

of Site Plan B is less than A based on four (4) criteria. Over time, the carbon sequestration of the trees on Site Plan B will increase while Site Plan A decreases. The area of open space on Site Plan B is less than Site Plan A. The conservation easement area on Site Plan B is greater than Site Plan A. The ease of non-motorized mobility on Site Plan B is greater than Site Plan A both within the site and adjacent movement.

10.0 Chairperson's Report

None.

11.0 Commissioner's Report

None.

12.0 Public Comment II

Christina Lirones, 151 E. Textile Road, commented on the Alister Park project. Comments included:

- Inquired if anyone was being displaced by the Alister Park Concept Plan?
- Can we require some to be affordable housing if they are displacing?
- Will require amendment to Master Plan?
- What will happen to the existing church?

Mr. Carlisle clarified it includes the back half of the church parcel. The church itself will remain as is.

Ms. Lirones commented on the State Street Crossing site. Comments included:

- Expressed concern about loss of Heritage trees
- Expressed concern about amendment to Conservation Easement
- Expressed concern about Carbon Emission study

13.0 Adjournment

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

Chairperson Payne adjourned the meeting at 8:16 pm.

Deborah Williams, Secretary

August 6, 2020

Please Note: This meeting is being recorded

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