

RESOLUTION #2
RECOMMENDATION OF APPROVAL
RZ 20-04 SUTHERLAND SQUARE PUD
PITTSFIELD TOWNSHIP PLANNING COMMISSION
August 19, 2020

WHEREAS Pittsfield Township received petition RZ 20-04, Sutherland Square PUD received by the Township received by the Township on March 20, 2020, requesting a major amendment to an existing PUD (Parcel # L-12-28-200-008) and AG, Agricultural to PUD (Parcel # L-12-28-200-005).

WHEREAS The Pittsfield Township Planning Commission reviewed the petition; and

WHEREAS in accordance with Article 6.02 of the Pittsfield Township Zoning Ordinance, the Planning Commission held a public hearing and received and considered public comments on this petition on November 19, 2020; 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 6.02.B 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 petition RZ 20-04 Sutherland Square with the following conditions:

1. Development shall meet all parking requirements.
2. Block 1 and 3 shall have a maximum house size of 2800 square foot.
3. Block 2 shall have a maximum house size of 2000 square foot.
4. 10ft setbacks permitted on Cottages provided no building foundation, porches, or steps encroach outside of the approved building envelope. Front of homes shall have a 15-foot side separation through the use of architectural step backs.
5. 10ft setbacks permitted on Duplexes.
6. Applicant shall explore inclusion of EVE charging Stations.
7. Loading area for commercial is sufficient as shown on the plans.
8. Southern most non-residential building shall be office or lower intensity (from a parking requirement) use.
9. No place of worship shall be permitted in development unless plan is amended showing parking and access is adequate as proven by a parking and traffic study.
10. Applicant shall receive wetland permit as part of the final site plan.
11. Applicant shall provide payment in lieu of providing sidewalks.
12. Applicant shall label bicycle parking.

BE IT FURTHER RESOLVED That the Pittsfield Township Planning Commission transmits the PUD Rezoning Review revised dated July 29, 2021, as the Planning Commission's report on the petition.