

PROPOSED

**Minutes of a Regular Meeting
Pittsfield Charter Township Board of Trustees, July 13, 2022
E.A. Jackson Morris Hall, The Robert A. Lillie Service Center
6201 W. Michigan Avenue, Ann Arbor, Michigan 48108**

Members Present: Grewal, Anzaldi, Scribner, Edwards-Brown, Krone, Urda-Thompson
Members Absent: Jaffer
Others Present: Deputy Clerk Jill Mitchell, Recording Clerk Kaly Coburn, Director Matthew Best, Director Patricia Denig, Director Kurt Weiland, Director Matt Harshberger, Commissioner Caroline Sanders, Richard Rassel, Spencer Schafer, Miguel Garrido, Landon Helmuth, Alison Heatley, Stuart Collis, Christina Lirones

1. Call Meeting to Order

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

2. Pledge of Allegiance

Led by Supervisor Grewal.

3. Roll Call

Members Present: Grewal, Anzaldi, Scribner, Edwards-Brown, Krone, Urda-Thompson
Members Absent: Jaffer

3.1 Approval of the Agenda

Supervisor Grewal requested items 10.1 and 13.5 be removed from the agenda.

Moved by Clerk Anzaldi, supported by Trustee Urda-Thompson, to approve the agenda as amended.

MOTION CARRIED

4. Public Comment I

Stewart Collis, 342 Castlebury Drive, attorney running for 14A District Court in the August election, introduced himself to the Board.

4.1 Board Response to Public Comment I

None

5. Approval of Minutes

5.1 Approve the Minutes of the Regular Meeting held on June 8, 2022

Moved by Clerk Anzaldi, supported by Urda-Thompson, to approve the Minutes of the Regular Meeting held on June 8, 2022.

5.2 Approve the Minutes of the Working Session held on June 8, 2022

Moved by Clerk Anzaldi, supported by Trustee Urda-Thompson, to approve the Minutes of the Working Session held on June 8, 2022

MOTION CARRIED

6. Public Hearings/Presentations/Proclamations

6.1 Public Hearing

Supervisor Grewal opened the public hearing at 6:34 p.m.

Spencer Schafer spoke to the collaborative effort with the Planning Commission and residents to make changes to The Walden project. Mr. Schafer provided an article published by MLive. See attachment 1.

Supervisor Grewal closed the public hearing at 6:38 p.m.

6.2 Presentation on City of Ann Arbor's Plans for Waste Management & Recycling at the Wheeler Center, Molly Maciejewski, City of Ann Arbor Public Works Manager/Sarah Mason

Sarah Mason and Theo Eggermont presented on the overview and background of the Waste Management & Recycling at the Wheeler Center. See attachment 2.

Ms. Mason confirmed the preliminary budget for the project is 4 million dollars, with 1.85 million dollars coming from Washtenaw County, Ann Arbor City, and grant funding.

Supervisor Grewal requested a Pittsfield Township public meeting forum in order to receive public feedback and provide awareness of the project.

7. Communications

7.1 Communications

Moved by Clerk Anzaldi, supported by Trustee Urda-Thompson, to receive and file communications.

Supervisor Grewal thanked Commissioner Sanders and colleagues for supporting Washtenaw County and moving climate initiatives forward.

MOTION CARRIED

8. Consent Agenda

8.1 Receive the July 17, 2022 Personnel Report

8.2 Receive the 2021 Annual Comprehensive Financial Report

8.3 Receive the May 2022 Revenue/Expenditure Report

8.4 Approve payment of Payroll Payables ACH #57 through #65 in the amount of \$5,649.69

8.5 Approve payment of Payroll Payables Check #1498 in the amount of \$1,852.93

- 8.6 Approve payment of Accounts Payable ACH #233 through #265 in the amount of \$1,021,745.70**
- 8.7 Approve payment of Accounts Payable Check #41874 through #42215 in the amount of \$2,542,822.95**
- 8.8 Approve payment to provider for ArcGIS subscription in the amount of \$6,950.00**
- 8.9 Approve payment to consultants for Municipal Services General Planning and Engineering Services in the amount of \$20,846.67**
- 8.10 Approve payment to consultants for Utilities Engineering Services in the amount of \$8,738.05**
- 8.11 Approve payment to consultants for Community Development General Services in the amount of \$1,445.49**
- 8.12 Receive May 2022 activity report for the Department of Public Safety**
- 8.13 Receive May 2022 activity report for the Department of Building Services**
Moved by Clerk Anzaldi, supported by Trustee Urda-Thompson, to approve Consent Agenda items 8.1 through 8.13.

MOTION CARRIED

9. Items from the Treasurer

9.1 Summer Tax Billed

Treasurer Scribner provided the Summer Tax Billed Report. See attachment 3.

Moved by Trustee Krone, supported by Clerk Anzaldi, to receive and file Summer Tax Billed Report.

10. Items from the Clerk

None

11. Items from the Supervisor

11.1 Adopt a Resolution to Amend the 2022 General Fund Budget, Resolution #22-23

Moved by Treasurer Scribner, supported by Clerk Anzaldi, to adopt a Resolution to Amend the 2022 General Fund Budget, Resolution #22-23.

Clerk Anzaldi requested the correction in the last paragraph of \$167.304 to \$167,304 to Resolution #22-23.

ROLL CALL:

AYES: Grewal, Anzaldi, Scribner, Edwards-Brown, Krone, Urda-Thompson

NAYES: None

ABSENT: Jaffer

ABSTAIN: None

MOTION CARRIED

11.2 Approve the selection of Priceless Development Consulting, LLC to provide Diversity, Equity and Inclusion (DEI) training "Dismantling Racism Workshops" for a cost not to exceed \$13,300

Moved by Clerk Anzaldi, supported by Trustee Krone, to approve the selection of Priceless Development Consulting, LLC to provide Diversity, Equity and Inclusion (DEI) training "Dismantling Racism Workshops" for a cost not to exceed \$13,300.

Trustee Edwards-Brown expressed appreciation for making the DEI training happen.

MOTION CARRIED

11.3 Authorize the Township Supervisor and Clerk to sign the six-month contract extension with Washtenaw County Sheriff's Office Metro Dispatch at the continued current rate, not to exceed \$145,000/year, subject to Township Attorney approval

Moved by Clerk Anzaldi, supported by Trustee Urda-Thompson, to authorize the Township Supervisor and Clerk to sign the six-month contract extension with Washtenaw County Sheriff's Office Metro Dispatch at the continued current rate, not to exceed \$145,000/year, subject to Township Attorney approval.

MOTION CARRIED

11.4 Authorize the Township Supervisor and Clerk to sign the Development Agreement for Legends at the Grove (CSPA 17-11), subject to Township Attorney approval

Moved by Treasurer Scribner, supported by Trustee Urda-Thompson, to authorize the Township Supervisor and Clerk to sign the Development Agreement for Legends at the Grove (CSPA 17-11), subject to Township Attorney approval.

MOTION CARRIED

11.5 Authorize the Township Supervisor and Clerk to sign the Development Agreement for Clark & Golfside (CSPA 21-17), subject to Township Attorney approval

Moved by Clerk Anzaldi, supported by Trustee Urda-Thompson, to authorize the Township Supervisor and Clerk to sign the Development Agreement for Clark & Golfside (CSPA 21-17), subject to Township Attorney approval.

Director Best clarified this project would start construction in 2023.

MOTION CARRIED

11.6 Authorize the Township Supervisor and Clerk to sign the Development Agreement for 4701 Carpenter Road - Glorycrest (CSPA 1920), subject to Township Attorney approval

Moved by Treasurer Scribner, supported by Clerk Anzaldi, to authorize the Township Supervisor and Clerk to sign the Development Agreement for 4701 Carpenter Road - Glorycrest (CSPA 1920), subject to Township Attorney approval.

MOTION CARRIED

11.7 Approve the Municipal Services' Planning and Zoning 2022 Fee Structure, with the associated fee adjustments

Moved by Clerk Anzaldi, supported by Trustee Urda-Thompson, to approve the Municipal Services' Planning and Zoning 2022 Fee Structure, with the associated fee adjustments.

Supervisor Grewal thanked Director Best for his work in providing the 2022 fee structure, which aligns with other municipalities.

MOTION CARRIED

11.8 Authorize the Township Supervisor and Clerk to enter into an Agreement with Aaron's Lawn Care, Inc for the installation of a 543 square foot Paved Patio area at the Community/Senior Center for a cost not to exceed \$17,290.00, subject to Township Attorney approval

Moved by Clerk Anzaldi, supported by Trustee Urda-Thompson, to authorize the Township Supervisor and Clerk to enter into an Agreement with Aaron's Lawn Care, Inc for the installation of a 543 square foot Paved Patio area at the Community/Senior Center for a cost not to exceed \$17,290.00, subject to Township Attorney approval.

MOTION CARRIED

11.9 Adopt a Resolution authorizing the Water Resources Commissioner to exceed the statutory spending and assessment limit of ten thousand dollars (\$10,000.00) per year for the maintenance and repair of the Warner Creek Sub #4 & #5 drain, Resolution #22-22

Moved by Treasurer Scribner, supported by Trustee Urda-Thompson, to adopt a Resolution authorizing the Water Resources Commissioner to exceed the statutory spending and assessment limit of ten thousand dollars (\$10,000.00) per year for the maintenance and repair of the Warner Creek Sub #4 & #5 drain, Resolution #22-22.

Director Best confirmed that the estimation done by the Water Resources Commissioner was about \$25,000 dollars, which exceeds the \$10,000 limit per year for this 2-mile-long area. He went on to explain that the cheapest and quickest option for residents is the option presented to the Board. Director Best explained within this drainage district, there is an \$11,000 dollar fund balance and if used the cost to residents would be about \$58 dollars for the assessment and around \$104 dollars without using this fund. This is a lump sum payment added to resident's tax bill.

Supervisor Grewal confirmed that the public impacted would be notified prior to any decisions.

ROLL CALL:

AYES: Grewal, Anzaldi, Scribner, Edwards-Brown, Krone, Urda-Thompson
NAYES: None
ABSENT: Jaffer
ABSTAIN: None

MOTION CARRIED

12. Unfinished Business

None

13. New Business

13.1 Approve First Reading for ZOA #22-223, The Walden Planned Unit Development

Moved by Clerk Anzaldi, supported by Trustee Urda-Thompson, to approve First Reading for ZOA #22-223, The Walden Planned Unit Development.

ROLL CALL:

AYES: Grewal, Anzaldi, Scribner, Edwards-Brown, Krone, Urda-Thompson

NAYES: None

ABSENT: Jaffer

ABSTAIN: None

MOTION CARRIED

13.2 Approve First Reading of Ordinance No. 337 Noise Ordinance Amending Chapter 14, Article VIII

Moved by Treasurer Scribner, supported by Clerk Anzaldi, to approve First Reading of Ordinance No. 337 Noise Ordinance Amending Chapter 14, Article VIII.

Director Harshberger confirmed the Township Ordinance follows state law which allows fireworks within a 3 day block around major holidays. He noted that officers would respond to complaints outside the allowed time.

ROLL CALL:

AYES: Grewal, Anzaldi, Scribner, Edwards-Brown, Krone, Urda-Thompson

NAYES: None

ABSENT: Jaffer

ABSTAIN: None

MOTION CARRIED

13.3 Authorize the Supervisor and Clerk to approve a change order for the Pittsfield Charter Township Parks and Recreation 2020 Invasive Species Control and Management Services Contract with Cardno/Stantec Consulting Michigan Inc. for an amount not to exceed \$60,000 subject to Township Attorney approval

Moved by Clerk Anzaldi, supported by Trustee Urda-Thompson, to authorize the Supervisor and Clerk to approve a change order for the Pittsfield Charter Township Parks and Recreation 2020 Invasive Species Control and Management Services Contract with Cardno/Stantec Consulting Michigan Inc. for an amount not to exceed \$60,000 subject to Township Attorney approval.

MOTION CARRIED

13.4 Authorize the Supervisor and Clerk to enter into a contract with Local Life Maintenance Group, LLC. for the removal of boardwalk at Lillie Park for a cost not to exceed \$39,818.88, utilizing American Rescue Plan Act (ARPA) funding, subject to Township Attorney approval

Moved by Treasurer Scribner, supported by Trustee Urda-Thompson, to authorize the Supervisor and Clerk to enter into a contract with Local Life Maintenance Group, LLC. for the removal of boardwalk at Lillie Park for a cost not to exceed \$39,818.88, utilizing American Rescue Plan Act (ARPA) funding, subject to Township Attorney approval.

Trustee Krone shared his experience within a National Park, where concrete was used, and he is glad to see the Township is considering this option for restoration.

MOTION CARRIED

14. Liaison Reports

None

15. Public Comment II

None

15.1 Board Response to Public Comment II

None

16. Adjournment

Moved by Clerk Anzaldi, supported by Trustee Krone, to adjourn the meeting at 7:23 p.m.

MOTION CARRIED

Kaly Coburn, Recording Clerk
Pittsfield Charter Township

Michelle L. Anzaldi, Clerk
Pittsfield Charter Township

Mandy Grewal, Supervisor
Pittsfield Charter Township

‘Exactly what we asked’: Planned apartment complex near Ann Arbor consolidated to save trees

Updated: Jan. 31, 2022, 9:54 p.m. | Published: Jan. 31, 2022, 4:33 p.m.



Renderings from a presentation delivered on Jan. 27, 2022 by Schafer Development to the Pittsfield Township Planning Commission show a proposed four-story multi-family apartment complex in Pittsfield Township at 4533 Carpenter Road. Captured from Pittsfield Township Planning Commission packet

By Lucas Smolcic Larson | lsmolciclarsen@mlive.com

WASHTENAW COUNTY, MI - When developers came to Pittsfield Township in 2020 with plans for a multi-family apartment development on 20 mostly-wooded acres along Carpenter Road and I-94, it took the form of six different buildings sprawled across the site.

The version of that development that appears poised to move ahead is now just one, four-story complex that leaves some 84% of the site untouched.

Cutting down on sprawl to save trees and minimize wetland disruption was exactly what the township Planning Commission asked of Schafer Development, officials said at a Jan. 27 meeting as the [plans for the complex, now called The Walden](#), came up for review.

The result?

"This is going to be so much different than any type of multi-family you really see anywhere in Pittsfield Township and in Michigan and the country. We really want to take advantage of these natural features," promised Spencer Schafer, with the development team.

After a presentation on the revised plans, which call for 121 units split between studios, one-bedroom and two-bedroom apartments, and some haggling over tree preservation requirements, the Planning Commission voted 6-0 to direct staff to draft resolutions of approval for the planned unit development.

The Walden, which would be accessed via entryways from Carpenter Road and Cloverlane Drive, will come back before the commission for a vote to recommend approval to the township board, which will next consider the project.

"Overall, we really do support the project," said township planning consultant Ben Carlisle, who noted the area is currently designated for future industrial development, but that designation is slated to change and align better with the proposed apartment complex in upcoming revisions to the township master plan.

Though Schafer cautioned the project was still in early stages, rents for the units will likely be on "the higher end of market," he said — roughly \$1,500 for the studio units, \$1,700 or \$1,800 for the one-bedrooms and more than \$2,000 a month for the two-bedroom units.

Developers expect the complex to attract students, but also older residents, he said.

Schafer also said he had met with residents of the nearby Arbor Ridge subdivision, who appreciated details on how the building will be mostly hidden from view by trees, along with sizeable setbacks separating the complex from neighboring homes.

Developers are proposing a suite of sustainable design elements, including solar panels powering common areas, electric vehicle charging stations and Energy Star certification for the project.

But with those elements and the consolidation of the project into the four-story building, Schafer Development said in a letter to the Planning Commission it projected a \$2 million increase in project costs.

Developers asked for some leeway in tree replacement requirements to help foot the bill.

Planning Commission Chair Matthew Payne pointed out the green elements township officials supported adding to the design will likely pay for themselves over time, or, in the case of the electric vehicle charging, be eventually demanded by residents.

Still, he acknowledged the project had clear support from the commission.

"The developer has pretty much done exactly what we asked," Payne said.

After a back and forth with Schafer, the chair proposed offering up to 33% reduction in the township's strict 100% tree replacement rules.

In their vote to advance the project for an eventual vote for approval, commissioners also gave developers some wiggle room to do wetland mitigation and tree replacement off-site, somewhere else in Pittsfield Township.

In exchange, developers will have to include all the sustainable elements they discussed, the commission decided.

A vote on recommending approval for the project will likely happen at the commission's Feb. 17 meeting, Carlisle said.

Project Overview of Proposed New Drop-Off-Station (DOS)

**A new regional facility for the recovery and management of
recyclables and bulky waste**



City of Ann Arbor and
Washtenaw County Public Works
July 13, 2022

www.a2gov.org

Overview



Project Background



Location and Preliminary Vision



Funding



Possible Benefits of New Site



Design Process and Next Steps

Project Background



Existing DOS site is settling due to its location on the closed landfill and requires quarterly inspection by an engineer.



Need and desire for new facility has been known for over a decade. The 2008 Swift Run PUD identifies a new location for a future Drop-off Station.



The City of Ann Arbor, Washtenaw County and Recycle Ann Arbor (RAA) have been working together to plan for a new facility, including applying for and being awarded an \$850,000 grant from Michigan EGLE.



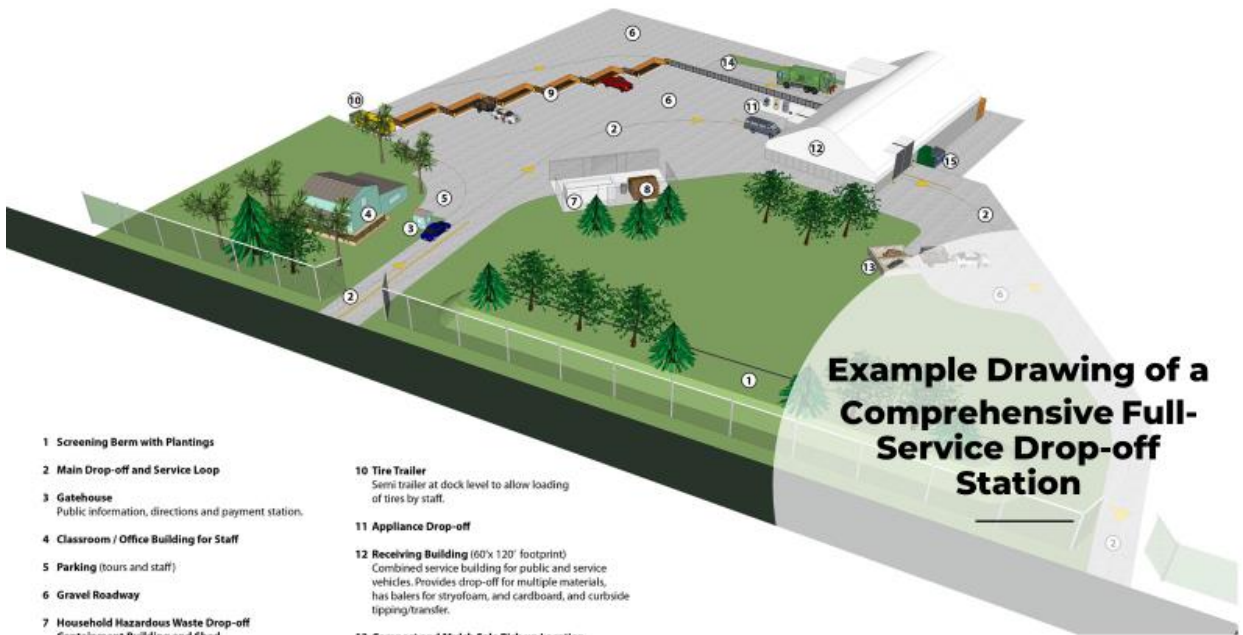
Existing Drop-off Station

RAA operates the existing comprehensive DOS that predominantly serves residents and businesses in Washtenaw County.

- City of Ann Arbor: 47%
- Pittsfield Township: 25%
- Scio Township: 15%
- Ypsilanti Township: 9%
- Lodi Township: 8%
- Other: 2%



Existing Facility: Ann Arbor Drop-off Station



Example Drawing of a Comprehensive Full-Service Drop-off Station

- | | |
|--|--|
| 1 Screening Berm with Plantings | 10 Tire Trailer
Semi trailer at dock level to allow loading of tires by staff. |
| 2 Main Drop-off and Service Loop | 11 Appliance Drop-off |
| 3 Gatehouse
Public information, directions and payment station. | 12 Receiving Building (60'x 120' footprint)
Combined service building for public and service vehicles. Provides drop-off for multiple materials, has bales for styrofoam, and cardboard, and curbside tipping/transfer. |
| 4 Classroom / Office Building for Staff | 13 Compost and Mulch Sale Pick up Location |
| 5 Parking (tours and staff) | 14 Truck Access Ramp |
| 6 Gravel Roadway | 15 Cardboard Compactor |
| 7 Household Hazardous Waste Drop-off Containment Building and Shed | |
| 8 Used Oil Tank Storage Shed | |
| 9 Concrete Tipwall | |



Possible Benefits of New Facility

- 1) Expanded Hours
- 2) Sharps/Home toxics
- 3) Carpet recycling
- 4) Document shredding
- 5) Construction and demolition debris
- 6) Drywall recycling
- 7) Tire chipping
- 8) Marine plastics
- 9) Food waste/organics
- 10) Zero Waste Event Supplies
- 11) Reuse/Repair Area
- 12) Educational Space
- 13) Paved Site (not muddy or dusty)



Project Funding

- \$850,000 EGLE Grant awarded to City of Ann Arbor
- Up to \$1,000,000 earmarked from the Washtenaw County Solid Waste Funding subject to approval from County Board of Commissioners
- Remainder of funding for the project will come from the approved City of Ann Arbor Solid Waste Capital Budget



Design Process

Project Team will work with consultant to review conceptual plans for new facility.

Consultant will complete preliminary design including traffic flow into and away from the site, and other relevant site specific details.

Public Engagement will be conducted including:

- Meetings with key stakeholders
- Community outreach plan
- At least two meetings for the public to give feedback on conceptual plan options

Design consultant will bring final site plan to Pittsfield Township for approval.



Timeline of Next Steps

- July 2022: Kick-off meeting with the design consultant.
- Late Summer/Early Fall 2022: Public engagement included in site design process.
- Early 2023: Construction contract procured and awarded.
- Spring/Early Summer 2023: Construction begins.



THANK YOU

Questions?





Pittsfield Charter Township

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Office of the Treasurer

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Board Meeting Notes for July 13, 2022

Summer Tax Bill Update:

The Pittsfield Charter Township summer tax bills were issued on July 1, 2022 and are due on September 14, 2022. The payment must be received in our office by September 14th to be considered on time. Post-marks **are not** accepted.

This year we are pleased to announce that we were able to negotiate with Point and Pay, our credit card and electronic check provider, in reducing fees for residents utilizing their credit card and electronic check payment services. The new price structure is as follows:

- Credit Card fees - 2.8% of the amount paid (with a minimum of \$1.50 fee charged) which is a savings of 0.2%
- Electronic Check fees - \$1.50 flat fee for transactions less than \$10,000.00 which is a savings of \$1.50
\$10 flat fee for amounts equal to or greater than \$10,000.00

There is an additional change with the complimentary bank services. The Huntington Bank Locations **will no longer** be accepting tax payments; however, all Bank of Ann Arbor locations will continue to accept tax payments.

My team and I are dedicated to helping our residents and businesses in a professional, friendly, and courteous manner. It is our goal to continually provide the Gold Standard of service to our community.