
PITTSFIELD TOWNSHIP PLANNING COMMISSION MINUTES

Members Present: Deborah Williams, George Ralph, Ann Harris, Stanley Young, Matthew Payne, Roland Kibler

Members Absent: Yameen Jaffer

Others Present: Jerry Sosmowski, Danni Ani, Paulo Valdes, Chris Khpin, Eric Lord, Kristina Davis, Joey Rumbaugh, Derek Budy, Barb Patten, Dennis Cowan, Robert Gibbs, Christina Lirones, Benjamin Carlisle, Township Planning Consultant, Haley Allum, 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 6:30p.m. A quorum was present.

2.0 Pledge of Allegiance

Chairperson Payne led the Pledge of Allegiance.

3.0 Approval of Agenda

Motion by Commissioner Young, supported by Commissioner Ralph to move Item 8.1 to follow Item 6.1 and approve the agenda as drafted.

MOTION CARRIED

4.0 Approval of Prior Minutes

4.1 Regular Minutes of October 20, 2022

Motion by Commissioner Williams, supported by Commissioner Young to approve the Regular Meeting Minutes of October 20, 2022.

MOTION CARRIED

5.0 Public Comment

None

6.0 Public Hearing

6.1 RZ 22-03 Whitehall Rezoning
Public Hearing
3370 Morgan Road (L-12-23-200-002)

Benjamin Carlisle, Township Planning Consultant, presented RZ 22-03 Whitehall Rezoning. This is an 8-acre site currently zoned as agriculture. The applicant is requesting for it to be rezoned to R1-B. This is consistent with the master plan and with the surrounding areas. Mr. Carlisle did want to note that the existing issues with Fieldstone are still prevalent and will not change anything if approved or combined but they are recommending approval of the rezoning.

Eric Lyod, Atwell, stated that they understand what is needed and are hoping to get approval tonight. Mr. Lyod wanted to express that he is happy to answer any questions.

Chairperson Payne wanted to make note that a resident did write a letter in regards to the rezoning to the Planning Commission.

Motion by Commissioner Williams, supported by Commissioner Young to close the Public Hearing for RZ 22-03 Whitehall Rezoning.

MOTION CARRIED

Item 8.1 to follow Item 6.1

8.0 New Business

8.1 RZ 22-03 Whitehall Rezoning Public Hearing 3370 Morgan Road (L-12-23-200-002)

Discussion was held on:

- Master Plan
- Infrastructure
- Slow down development
- Access
- Zoning Ordinance
- Roads

Motion by Commissioner Williams, supported by Commissioner Young to direct staff to draft the necessary Resolution of Denial for RZ 22-02 Whitehall Rezoning.

ROLL CALL

YES: WILLIAMS, RALPH
NO: HARRIS, YOUNG, KIBLER, PAYNE

8.0 New Business

8.1 RZ 22-03 Whitehall Rezoning Public Hearing 3370 Morgan Road (L-12-23-200-002)

Item 8.1 to follow Item 6.1

8.2 CSPA 22-16 and RZ 22-01 Reed Industrial Park Consideration of a Concept Review North side of Bemis, east of US-23 (L-12-35-400-002)

Benjamin Carlisle, Township Planning Consultant, presented CSPA 22-16 and RZ 22-01 Reed Industrial Park. The PUD / Consent Judgment that is in place does not allow the applicant to change what is allowed to be developed. The applicant wants to minorly change the PUD / Consent Judgement that is in place, those changes would allow uses such as self-storage and or crematorium. Mr. Carlisle expressed that self-storage facilities are hard to place and this site is perfect for that. The only issue is the Corrections Facility next door has not said they are opposed or against. The applicant and the Township have been working very hard to get an answer for close to a year. The stance that the Corrections Facility has wouldn't necessarily play a factor in this but it is still good to have to avoid any future conflicts. The applicant would come back for all other approvals but tonight we are just trying to get a discussion on what the Planning Commissioners feel about the changes to the existing PUD / Consent Judgement.

Discussion was held on:

- Crematorium Questions
- Bigger Lots
- Amount of buildings
- Setbacks
- Next Steps

No motion necessary as the PC is considering concept plan.

9.0 Planner's Report

Benjamin Carlisle, Township Planning Consultant wanted to give Chairperson Payne the award that he won, congratulate him, and thank him for all he does for the Planning Commission.

10.0 Chairperson's Report

ABSENT: JAFFER
ABSTAIN: None

MOTION FAILS

Motion by Commissioner Kibler, supported by Commissioner Young to direct staff to draft the necessary Resolution of Approval for RZ 22-02 Whitehall Rezoning.

ROLL CALL

YES: KIBLER, PAYNE, HARRIS, YOUNG
NO: WILLIAMS, RALPH
ABSENT: JAFFER
ABSTAIN: None

MOTION CARRIED

7.0 Old Business

7.1 CUP 22-06 and CSPA 22-25 Patient Station
Consideration of Conditional Use and Site Plan
4611 Platt Lane (L-12-14-300-013)

Benjamin Carlisle, Township Planning Consultant, presented CUP 22-06 and CSPA 22-25 Patient Station. The applicant is seeking conditional use approval tonight as a Marihuana growing and retail facility. The applicant has responded to all of the Planning Commissions requests/concerns and are recommending approval of the conditional use only. The applicant will come back next meeting for site plan approval.

Dennis Cowan, Representative, wanted to thank the Planning Commission for all of the recommendations. He stated that they took all of them very seriously and wanted to be sure to comply to all recommendations. Mr. Cowan also mentioned that if any Commissioners have questions they are happy to answer them.

Discussion was held on:

- Number of trips per day
- Type of trucks

Motion by Commissioner Williams, supported by Commissioner Ralph to postpone action CSPA 22-25 and direct staff to draft the necessary Resolution of Approval for CUP 22-06 Patient Station.

ROLL CALL

YES: HARRIS, WILLIAMS, YOUNG, KIBLER, RALPH, PAYNE
NO: None
ABSENT: JAFFER
ABSTAIN: None

MOTION CARRIED

7.2 CUP 22-07 and CSPA 22-26 509 State Circle Consideration of Preliminary Site Plan and CUP 509 State Circle / 3666 S. State Street (L-12-08-400-022)

Benjamin Carlisle, Township Planning Consultant, presented CUP 22-07 and CSPA 22-26 509 State Circle. The applicant is seeking conditional use approval for a Marihuana retailing center. They submitted plans on Wednesday November 2nd but were unable to review in time for the meeting tonight to confirm if the concerns were addressed and correct. The applicant will come back to the next Planning Commission meeting for site plan approval and at that time is when we would recommend approval for the site plan. Tonight, we are recommending approval for the conditional use only.

Chris Clampton, Representative, wanted to say they have changed what was requested on the review with the plans that were submitted on November 2nd. Parking agreement with calculations has been provided. Landscaping has been updated to Township standards. The only concern they had was with the setbacks. Mr. Clampton stated that they would lose parking spaces if the dumpster location would be changed and is requesting to keep it as is. They feel as though they have met all standards and are thankful for the consideration tonight.

Motion by Commissioner Harris, supported by Commissioner Young to postpone action CSPA 22-26 and direct staff to draft the necessary Resolution of Approval for CUP 22-07 State Circle.

ROLL CALL

YES: HARRIS, WILLIAMS, YOUNG, KIBLER, RALPH, PAYNE
NO: None
ABSENT: JAFFER
ABSTAIN: None

MOTION CARRIED

Chairperson Payne said this is a team effort and couldn't be where we are without everyone on the Planning Commission.

11.0 Commissioner's Report

Commissioner Williams wanted to state that Sabrina Gross was at the Stormwater Meeting and recommended that signs should be put up at aquafer next to the airport about contamination/toxins.

Commissioner Young wanted to ask about the designated person at Washtenaw County representing Pittsfield Township.

Benjamin Carlisle, Township Planning Consultant mentioned that he will look into it.

12.0 Public Comment II

Robert Gibbs, Sutherland Square Developer, wanted to give an update on the Sutherland development. Mr. Gibbs said everything is on schedule to be finished next Spring.

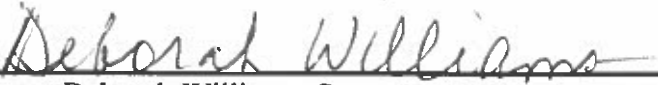
Christina Lirones, 151 E Textile Road, wanted to say that she doesn't believe that the aquafer by the airport affects Pittsfield Township lines. She had question on why the prison was involved in the Reed Industrial.


Benjamin Carlisle, Township Planning Consultant, clarified that they don't need approval or any recommendation but they prefer to have something from them to avoid any conflicts (if any) in the future.

13.0 Adjournment

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

Chairperson Payne adjourned the meeting at 7:31p.m


Deborah Williams, Secretary


November 17, 2022

Please Note: This meeting is being recorded

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