

REGULAR MEETING

December 1, 2022

6:30 P.M.

PITTSFIELD TOWNSHIP PLANNING COMMISSION MINUTES

Members Present: Deborah Williams, Ann Harris, Stanley Young, Matthew Payne, Yameen Jaffer, George Ralph

Members Absent: Roland Kibler

Others Present: Bob Gibbs, Charles Parker, Mindy Heluer, Candice Briere, Jeff Vandyle, John Kopinski, Kelly Kopinski, Ronnie Meade, Frank Kopinski, Joseph Borneo, Chris Lapinski, Kevin Patteri, Jerry Helmer, Woody Held, Peter Toogood, Christine Benson, Janice Navan, Carol McCullo, Daniel Szabo, Lora Szabo, Tim Goldsworthy, Jenny Goldsworthy, Ben Goldsworthy, Alex Dieck, Kathleen Robinson, Michael Robinson, 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 Jaffer to move item 8.1 before item 6.1 and approve as drafted

MOTION CARRIED

4.0 Approval of Prior Minutes

4.1 Regular Minutes of November 17, 2022

Motion by Commissioner Williams, supported by Commissioner Young to approve the Regular Meeting Minutes of November 17, 2022.

MOTION CARRIED

5.0 Public Comment

None

8.0 New Business

Item 8.1 before Item 6.1

8.1 RZ 22-02 Sauk Trail Meadows

Consideration of a Resolution of Denial
6564 S. State Street (L-12-28-300-021)

Benjamin Carlisle, Township Planning Consultant, presented RZ 22-02 Sauk Trail Meadows. Mr. Carlisle stated that the Planning Commission denied this at the last meeting and this is approving the two resolution of denials.

Candice B, Midwestern Consulting, wanted to state that they respectfully disagree with all findings and explained more in the written response that the submitted. (see attachment letter that was read)

No discussion was held.

Motion by Commissioner Williams, supported by Commissioner Jaffer, to approve Resolutions of Denial #1 & #2 for RZ 22-02 Sauk Trail Meadows.

ROLL CALL

YES: HARRIS, JAFFER, WILLIAMS, YOUNG, RALPH, PAYNE

NO: None

ABSENT: KIBLER

ABSTAIN: None

MOTION CARRIED

6.0 Public Hearing

6.1 RZ 22-04 2240 W Ellsworth

Public Hearing
2240 W Ellsworth (L-12-07-300-00)

Benjamin Carlisle, Township Planning Consultant, presented RZ 22-04 2240 W Ellsworth Road, the applicant is seeking to rezoning the property from AG, Agriculture to R-1B, Single-Family Suburban Residential district. The applicant needed this to be rezoning due to setbacks. The applicant wishes to build a home and with the current zoning he would be unable to do so due to setbacks. We find that the proposed rezoning to R-1B meets the intent of the Master Plan and the surrounding area and are recommending approval.

Peter Toogood, 2281 Sun Valley Drive, wanted to mention that he is pleased to see this proposed home instead of the previous proposed development. A line of trees that are on the back of the property and we are in hopes that the owner will come to agreement to keep the lot lines promenade by the trees and maintained.

Charles Parker, applicant, wanted to state that he has no problem doing what Mr. Toogood mentioned and is happy to do whatever is needed.

Motion by Commissioner Williams, supported by Commissioner Young, to close the Public Hearing for RZ 22-04 2240 W Ellsworth.

MOTION CARRIED

Item 8.2 to follow Item 6.1

8.2 RZ 22-04 2240 W Ellsworth
Consideration of Rezoning
2240 W Ellsworth (L-12-07-300-00)

Discussion was held on:

- Type of rezoning
- Location of home
- Setbacks

Motion by Commissioner Ralph, supported by Commissioner Harris, to direct staff to draft the required Resolutions of Approval for RZ 22-04 2240 W Ellsworth.

ROLL CALL

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

MOTION CARRIED

6.2 RZ 22-05 Helmer Estates Rezoning
Consideration of Rezoning
6719 Warner (L-12-27-300-016, 018, 019, 020, 025)

Benjamin Carlisle, Township Planning Consultant, presented RZ 22-05 Helmer Estates Rezoning. The applicant is requesting a rezoning of the five (5) properties

located west of Warner Road and south of Harwood Farms from AG, Agriculture to R-1A, Single-Family Suburban Residential district. The site contains approximately 26 acres and is surrounded by the Harwood Farms and Warner Creek single-family residential developments to the north and east. Both of these developments are zoned R-1B. Properties to the south and east also contain single-family homes and are zoned AG, Agriculture. The site is surrounded by existing residential.

If rezoned, these parcels are proposed to be divided via land divisions meeting the R-1A zoning district standards. Mr. Carlisle stated in previous conversations with the applicant, they had shown the Township a preliminary subdivision which shows the establishment of 20 lots to be served with a private road. We find that the proposed rezoning to R-1A meets the intent of the Master Plan and the surrounding area. The rezoning to R1-A would permit an appropriate transition from AG to the south and west to R1-B to the north and east, and permit for a development similar to the nearby Tamarack, Hunters Ridge and Hunters Pond developments. The rezoning would not create a negative precedent, as this property is uniquely positioned between larger lot AG zoned property and denser R-1B property and would not lead to additional sprawl. Rezoning to R-1A would not impact the Township's ability to service the property and nearby area. Furthermore, we do support the rezoning from AG to R-1A.

Jerry Helmer, 7400 Moon Road, applicant, mentioned that he is happy to answer questions and is excited for this development.

Kevin Patteri, 432 Marblewood Lane, stated that he is in favor of this development and want to make a forever home at this is a perfect opportunity to be able to design and build a home on a 2-acre site.

Dannie Szabo, 6723 Warner Drive, is also in favor of this development for the same reasons as Mr. Patteri stated.

Frank Penzkie, potential Pittsfield Township Resident is also in favor of this development for the same reasons as Mr. Sabo and Mr. Patteri.

Kristine Layne, Pittsfield Township Resident wanted to say she is in favor of this development but she is nervous about the amount of homes on this lot and hopes the Planning Commission doesn't approve the additional 10 homes. Water, sewer, traffic, and emergency vehicle issues.

John Kopinski, 433 Greenhills Drive, is supportive of this development and this change.

Tim Golswooding, in support of this development to be able to build a home from the ground up for his son, who needs a wheelchair accessible home.

Jessi Navan, 738 Marblewood Lane, stated that she agrees with Kristine Layne on the traffic concerns.

Kevin Patterrie, 432 Marblewood Lane, wanted to add an additional comment by stating that adding another drive wouldn't necessarily make sense because it's a dirt road and 20 homes isn't 80 homes.

Motion by Commissioner Williams, supported by Commissioner Jaffer, to close the Public Hearing for RZ 22-05 Helmer Estates Rezoning.

MOTION CARRIED

8.3 RZ 22-05 Helmer Estates Rezoning

Consideration of Rezoning

6719 Warner (L-12-27-300-016, 018, 019, 020, 025)

Discussion was held on:

- Homeowner Driven
- Unique/different homes

Motion by Commissioner Williams, supported by Commissioner Young, to direct staff to draft the required Resolutions of Approval for RZ 22-05 Helmer Estates Rezoning.

ROLL CALL

YES: HARRIS, JAFFER, WILLIAMS, YOUNG, RALPH, PAYNE

NO: None

ABSENT: KIBLER

ABSTAIN: None

MOTION CARRIED

7.0 Old Business

None

8.0 New Business

8.1 RZ 22-02 Sauk Trail Meadows

Consideration of a Resolution of Denial

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8.2 RZ 22-04 2240 W Ellsworth
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8.3 RZ 22-05 Helmer Estates Rezoning
Consideration of Rezoning
6719 Warner (L-12-27-300-016, 018, 019, 020, 025)

Item 8.3 to follow Item 6.2

9.0 Planner's Report

Benjamin Carlisle, Township Planning Consultant, wanted to let the commissioners know that the December 15th meeting is very packed and wanted confirm we will have a quorum.

9.1 Sutherland Square Wetland Discussion

Mr. Carlisle then presented Sutherland Square Wetland Discussion. The applicant had this approved back in 2020, due to COVID19 the project was placed on hold. Since then the existing wetland has grown almost double in size, the applicant is hoping for some relief. The applicant is more than happy to do what is required for the previously approved wetlands, and is requesting to speak with the Planning Commission to see how they feel about relief on the new wetlands that have been discovered and be able to purchase wetland credits with the State on then newly found wetlands. Here in the Township all of the existing places to do the wetland mitigation have been used. Mr. Gibbs has not only done an amazing job at trying to find developers to allow him to use part of their land as well as asking residents who have larger properties to use their land. Mr. Gibbs has exhausted all of my suggestions to rectify the issue and went further with it which is why we are here today to see what the Planning commission feels to see if this is something we can bring back to get approval for.

Robert Gibbs, 240 Martin Street, applicant, expressed that he hopes the Planning Commission will allow him to purchase wetland credits with the State to be able to build the original development that was approved before they had to put a hold on the project due to COVID19. To build the additional wetlands that grew on site is not sustainable in our opinion and we have worked very hard to try to come up with a solution. The option we are requesting is to give the credits to the State and actually have it be on a larger scale wetland and be more impacted. The wetland grew right where the retail side was going to be placed. We really wish to keep the plan the way it was approved and not have to change it but also be able to

accommodate The Townships requests/requirements. This was not a self-made issue, and we have tried to come up with a honorable solution with staff and the most sustainable way we see it is to again, purchase wetland credits.

Woody Heals, Bar Engineering 3005 Boardwalk Drive, wetland mitigation bank credits are restorations of wetlands with the State of Michigan. Ten (10) acres are the bare minimum for the wetland mitigations with the State. Since the scale is larger at the State level that is why it is preferred. Instead of having little wetlands that are in the middle of nowhere, it will actually be apart of a bigger scale wetland.

Discussion was held on:

- Retail space
- Size of wetland
- Private Homeowner
- Trees vs wetland
- Home removal
- State preference

10.0 Chairperson's Report

None

11.0 Commissioner's Report

None

12.0 Public Comment II

Robert Naven, 1718 Stonebridge Drive, had a procedural question. When a proposed subdivision is approved does it come back for comments? Additionally, he wanted to express that they would really like a road put in if possible.

Benjamin Carlisle, Township Planning Consultant, explained that this would be done by administrative lot splits. The private roads and stormwater management will be reviewed by the Board and Washtenaw County Road Commission.

Christina Lirones, 151 E Textile Road, wanted to clarify if easements were owned by the Road Commission.

Benjamin Carlisle, Township Planning Consultant, stated he would need to see if there were any easements to begin with.

13.0 Adjournment

Motion by Commissioner Ralph, seconded by Commissioner Jaffer to adjourn the meeting.

Chairperson Payne adjourned the meeting at 7:49p.m

Deborah Williams, Secretary

December 15, 2022

Please Note: This meeting is being recorded

This notice is posted in compliance with PA 267 of 1976 (as amended) Open Meetings Act, MCL 125.3103 and 125.3502 and the Americans with Disabilities Act (ADA). Individuals with disabilities requiring auxiliary aids or services should contact the Pittsfield Charter Township Clerk's Office 3 business days prior to the meeting. The Clerk's Office can be reached at 734-822-3120 or via email clerk@pittsfield-mi.gov.