
PITTSFIELD TOWNSHIP PLANNING COMMISSION MINUTES

Members Present: Stanley Young, Yameen Jaffer, George Ralph, Roland Kibler

Members Absent: Deborah Williams, Ann Harris, Matthew Payne

Others Present: Alan Oaks, Nader Wehbe, Ernie Aughenbaugh, Joe Vig, Michael Polulak, Dave Rea, Shawban Pari, Amy Merrick, Christina Lirones, Benjamin Carlisle, Township Planning Consultant, Elizabeth Bergeron, 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 approve agenda as drafted.

MOTION CARRIED

4.0 Approval of Prior Minutes

4.1 Regular Minutes of December 1, 2022

Motion by Commissioner Young, supported by Commissioner Jaffer to approve the Regular Meeting Minutes of December 1, 2022.

MOTION CARRIED

5.0 Public Comment

None

6.0 Public Hearing

None

7.0 Old Business

7.1 RZ 22-04 2240 Ellsworth

Consideration of Resolution of Approval
2240 Ellsworth (L-12-07-300-009)

Benjamin Carlisle, Township Planning Consultant, presented RZ 22-04 2240 Ellsworth. The motion last meeting was to have staff draft the Resolutions of approval to change the rezoning from AG, Agriculture to R-1B, Single-Family Suburban Residential district. That is what is before you tonight. If approved, this will then go to the Township Board for approval.

No discussion was held.

Motion by Commissioner Kibler, supported by Commissioner Jaffer to approve Resolutions of Approval for RZ 22-04 2240 Ellsworth.

ROLL CALL

YES: JAFFER, YOUNG, RALPH, KIBLER

NO: None

ABSENT: WILLIAMS, HARRIS, PAYNE

ABSTAIN: None

MOTION CARRIED

7.2 RZ 22-05 Helmer Estates Rezoning

Consideration of Resolution of Approval
6719 Warner Road (L-12-27-300-016, 018, 019, 020, 025)

Benjamin Carlisle, Township Planning Consultant, presented RZ 22-05 Helmer Estates Rezoning. Just like the previous project, the motion last meeting was to have staff draft the Resolutions of approval to change the rezoning from AG, Agriculture to R-1A, Single-Family Suburban Residential district. That is what is before you tonight. If approved, this will then go to the Township Board for approval.

No discussion was held.

Motion by Commissioner Kibler, supported by Commissioner Young, to approve Resolutions of Approval for RZ 22-05 Helmer Estates.

ROLL CALL

YES: JAFFER, YOUNG, RALPH, KIBLER

NO: None

ABSENT: WILLIAMS, HARRIS, PAYNE

ABSTAIN: None

MOTION CARRIED

7.3 CSPA 22-28 Gudel Expansion

Consideration of a Preliminary Site Plan

4881 4883 Runway Blvd (L -12-16-365-031 and 013)

Benjamin Carlisle, Township Planning Consultant, presented CSPA 22-28 Gudel Expansion. The applicant is seeking preliminary site plan approval to construct a 32,000± square foot building addition connecting the two (2) existing structures on-site. The existing buildings are currently used for office and maintenance space. The proposed addition will expand the footprint while maintaining the current uses. The site is zoned BD, Business District and currently maintains the two (2) structures and associated site improvements on two (2) separate properties. Combination of the parcels will be required as part of site plan approval. All setback requirements of the BD district have been met. The applicant obtained variances from the Zoning Board of Appeals on November 28, 2022 for 61% impervious surface (possible with the use of pervious pavement along the eastern portion of the parking area) and building height increase of 52 feet for the proposed addition. The applicant has provided 139 parking spaces, 179 parking spaces are required. The Planning Commission can consider approval of the 40-space deficiency if the applicant can demonstrate sufficient parking is provided. The applicant is making a significant investment in the property. We recommend approval of the preliminary site plan with the following conditions. 1. Provide additional barrier-free space. 2. Provide dumpster enclosure details. 3. Demonstrate all ground and roof-mounted equipment locations and methods of screening for final site plan review.

Ernie Aughenbaugh, and Mark Crider, applicant and Engineer, wanted to thank Mr. Carlisle and the Township for all of the efforts to put into this project and if they have any questions to not hesitate to ask.

Discussion was held on:

- Loading spaces
- Number of employees

Motion by Commissioner Kibler, supported by Commissioner Young, to approve the Preliminary site plan for CSPA 22-28 Gudel Expansion with the following conditions:

- 1. Provide additional barrier-free space.**
- 2. Provide dumpster enclosure details.**
- 3. Demonstrate all ground and roof-mounted equipment locations and methods of screening for final site plan review.**

ROLL CALL

YES: KIBLER, RALPH, JAFFER, YOUNG

NO: None
ABSENT: WILLIAMS, HARRIS, PAYNE
ABSTAIN: None

MOTION CARRIED

7.4 CSPA 21-36 Ann Arbor A's Baseball Field

Consideration of a Final Site Plan
6564 S. State Road (L -12-28-300-021)

Benjamin Carlisle, Township Planning Consultant, presented CSPA 21-36 Ann Arbor A's Baseball Field. The applicant is seeking final site plan approval to construct an outdoor baseball field and other associated improvements at 6564 S. State Road. In 2020, this site was adapted from a single use office and research building into a multi-tenant configuration that would include both traditional office, as well as, an indoor recreation facility. Approximately 10,000 square feet of interior space was approved at that time as indoor commercial recreation for athletic training for youth baseball, softball, and other allied turf sports. The remaining 21,000 square feet of remaining office space. The applicant has received Washtenaw County Road Commission and Washtenaw County Water Resources approvals and we are recommending approval.

No discussion was held.

Motion by Commissioner Kibler, supported by Commissioner Young, to approve the Final Site plan for CSPA 21-36 Ann Arbor A's Baseball Field.

ROLL CALL

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

MOTION CARRIED

7.5 CSPA 21-21 Carpenter Road Access

Consideration of a Preliminary Site Plan
3021, 3045 and 3069 Carpenter Road (L -12-12-200-011, and 013)

Benjamin Carlisle, Township Planning Consultant, presented CSPA 21-21 Carpenter Road Access. The applicant is seeking approval to develop a cross access drive parallel to Carpenter Road for improved access to 3021, 3045 and

3069 Carpenter Road. 3021, 3045 and 3069 Carpenter are on the east side of Carpenter Road, just south of Packard. The applicant indicates this cross-access drive is necessary to counteract the traffic control curb installed by the Washtenaw County Road Commission in front of these properties. At this time, the northern most properties (3021 and 3045) can only be accessed via northbound Carpenter. Providing cross-access would allow access to the 3021 and 3045 Carpenter southbound by left hand turning into 3069 Carpenter. We recognize that the traffic control curb is a significant hinderance to business operations for these three parcels. The Road Commission is not willing to remove the barriers. The applicant and the Township have gone back and forth to try and find a solution. This will require some new landscaping, grading, engineering but from an Engineering standpoint this is a solution. The applicant has done a traffic study and the study does support the findings and supports this. The Planning Commission is to consider the applicants request in light of our raised items for consideration and the township engineer's review.

Anthony Rea, behalf of owner/applicant, wanted to mention how difficult it is because of the traffic-controlled curb. It's very difficult. We just want these businesses to be able to have the necessary access as every other development in Pittsfield.

Discussion was held on:

- Curb cuts
- Traffic Study
- Sidewalks

Motion by Commissioner Young, supported by Commissioner Jaffer to approve the Preliminary site plan for CSPA 21-21 Carpenter Road Access.

ROLL CALL

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

MOTION CARRIED

8.0 New Business

- 8.1 CSPA 22-39 Don Juan**
Consideration of a Preliminarily and Final Site Plan
3752 State Street (L-12-08-400-027)

Benjamin Carlisle, Township Planning Consultant, presented CSPA 22-39 Don Juan. The applicant is seeking combined preliminary and final site plan review to construct a covered patio along the front (east) elevation and minor site modifications to convert the former McDonald's drive-through to a standard full-service restaurant. The site is located in the State Street Form-Based Mixed-Use zoning district and is classified as Site Type A which lists restaurants as a permitted use. The existing structure is a legal non-confirming building. The applicant is improving the building by adding a patio and attached covered canopy along the east (front) elevation. By doing so, the applicant is bringing the site into greater conformance with the form-based district standards. We support the purchase and investment in the site; we recommend the Planning Commission approve the combined preliminary and final site plan with the following condition: Township Engineer review of photometrics.

No discussion was held.

Motion by Commissioner Young, supported by Commissioner Jaffer, to approve the Preliminary and Final Site plan for CSPA 22-39 Don Juan with the following conditions:

- 1. Township Engineer review of photometrics.**

ROLL CALL

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

MOTION CARRIED

9.0 Planner's Report

Benjamin Carlisle, Township Planning Consultant, mentioned that the Annual Report will be on the January 19th, 2023 meeting along with the Elections of officers. Mr. Carlisle wanted to state that everyone should've gotten an email about additional compensation and wanted to congratulate the Planning Commission members for all of the hard work this year.

9.1 2023 Meeting Schedule

Benjamin Carlisle, Township Planning Consultant,

Motion by Commissioner Young, supported by Commissioner Jaffer to approve the 2023 Meeting Schedule.

MOTION CARRIED

10.0 Chairperson's Report

None

11.0 Commissioner's Report

None

12.0 Public Comment II

None

13.0 Adjournment

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

Chairperson Payne adjourned the meeting at 7:10p.m

Deborah Williams, Secretary

January 19, 2023

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.