
PITTSFIELD TOWNSHIP PLANNING COMMISSION AGENDA

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|-------------|--|----------------------|
| 1.0 | Call Meeting to Order at 6:30 p.m. / Determination of a Quorum | |
| 2.0 | Pledge of Allegiance | <u>Page #</u> |
| 3.0 | Approval of Agenda | 1 |
| 4.0 | Approval of Prior Minutes | 2-10 |
| 5.0 | Public Comment I | |
| | If there is a member of the public that wishes to address the Planning Commission, please step forward. | |
| 6.0 | Public Hearings | |
| 6.1 | RZ 22-01 Reed Industrial Park Site Condo
Public Hearing for a PUD Amendment
North Side of Bemis, East of Platt (L-12-35-400-002) | 11-41 |
| 7.0 | Old Business | |
| 8.0 | New Business | |
| 8.1 | RZ 22-01 and CSPA 22-16 Reed Industrial Park Site Condo
Consideration of PUD Amendment and Preliminary Site Plan
North Side of Bemis, East of Platt (L-12-35-400-002) | |
| 8.2 | CUP 22-14 7464 Fosdick ADU
Consideration of a Resolution of Approval
7464 Fosdick (L-12-33-200-016) | 42-44 |
| 8.3 | CUP 22-13 DeDe's Childcare CUP
Consideration of a Resolution of Approval
4073 Lark Lane (L-12-26-215-021) | 45-47 |
| 8.4 | CSPA 17-11 Legends of the Grove
Consideration of an amendment to a Final Site Plan
Northeast side of Platt Road and Morgan Road (L-12-14-300-019) | 48-140 |
| 8.5 | CSPA 22-24 Eagle Industrial Lot 4
Consideration of a Final Site Plan
4163 Morgan Road (L-12-13-300-010) | 141-162 |
| 9.0 | Planner's Report | |
| 10.0 | Chairperson's Report | |
| 11.0 | Commissioner's Report | |
| 12.0 | Public Comment II | |
| 13.0 | Adjournment | |

PITTSFIELD TOWNSHIP PLANNING COMMISSION MINUTES

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

Members Absent: None

Others Present: Sean Havera, Jason Corrado, Jordan Segal, Sahar Issa, Ted Hirsch, Steven Fletcher, Shayla Fletcher, Greg Stripp, S. Dari, Robert Gibbs, Christina Lirones, Laura Kreps, 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 to follow Item 6.1 and Item 8.2 to follow Item 6.2 and approve agenda as amended.

MOTION CARRIED

4.0 Approval of Prior Minutes

4.1 Regular Minutes of December 15, 2022

Motion by Commissioner Williams supported by Commissioner Harris to approve the Regular Meeting Minutes of December 15, 2022.

MOTION CARRIED

5.0 Public Comment

None

6.0 Public Hearing

6.1 CUP 22-14 7464 Fosdick ADU
Public Hearing for a Conditional Use
7464Fosdick (L-12-33-200-016)

Laura Kreps, Township Planning Consultant, presented, CUP 22-14 7464 Fosdick ADU. The applicant is requesting a Conditional Use Permit for an accessory dwelling unit at 7464 Fosdick Road. Accessory dwelling units are a Conditional Use in the AG zoning district. An Accessory Dwelling Unit is a second, smaller dwelling unit either developed within an existing single-family house or part of an accessory structure. Often, they are referred to as a Carriage House or “Mother-in-law suite.” The applicant is proposing to construct a 768 square foot accessory dwelling unit (efficiency apartment) within the existing detached accessory structure. We recommend that the Planning Commission direct staff to draft a Conditional Use Permit and site plan resolution with the following contingent requirements: Demonstrate the number and location of parking spaces on site. The owners of the principal residents shall continue to occupy the principal residence.

No public comment.

Motion by Commissioner Williams, supported by Commissioner Young to Close the Public Hearing for CUP 22-14 7464 Fosdick ADU

MOTION CARRIED

Item 8.1 to follow Item 6.1

8.1 CUP 22-14 7464 Fosdick ADU
Public Hearing for a Conditional Use
7465 Fosdick (L-12-33-200-016)

No discussion was held

Jason Corrado, 7464 Fosdick Road - wanted to answer the two conditions that were asked. He explained that only one extra parking space will be needed, right next to the garage. To answer the second question is they will continue occupying the residence, this is their forever home.

Motion by Commissioner Williams, supported by Commissioner Harris, to direct staff to draft resolution of approval for CUP 22-14 7464 Fosdick ADU with the following conditions:

- 1. Demonstrate the number and location of parking spaces on site.**
- 2. The owners of the principal residence shall continue to shall continue to occupy the principal residence.**

ROLL CALL

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

NO: None

ABSENT: None

ABSTAIN: None

MOTION CARRIED

6.2 CUP 22-13 DeDe's Childcare CUP
Public Hearing for a Conditional Use
4073 Lark Lane (L-12-26-215-021)

Laura Kreps, Township Planning Consultant, presented CUP 22-13 DeDe's Childcare. The applicant is requesting a Conditional Use Permit for a group day care home at 4073 Lark Lane. The applicant has applied to the State of Michigan for a license to care for up to twelve (12) children (Group Day Care Home) which is a conditional use in the R-1B zoning district. No exterior alterations to the home are proposed. If the Conditional Use is approved, the applicant will be required to seek any necessary State of Michigan permits and make any necessary internal changes based on the Building and Fire Code. We recommend that the Planning Commission direct staff to draft a Conditional Use Permit and site plan resolution.

Sahar Issa, 4073 Lark Lane - wanted to expand her at home daycare due to the amount of people are requesting her services. She explained that she has been doing this for over 15 years and must go through all the State of Michigan's permits and has done so for the last 15 years.

Discussion was held on:

- Hours of operation
- Fencing
- Playground
- Location inside of home

Motion by Commissioner Williams, supported by Commissioner Kibler to Close the Public Hearing for CUP 22-13 DeDe's Childcare

MOTION CARRIED

Item 8.2 to follow Item 6.2

8.2 CUP 22-13 DeDe's Childcare CUP
Public Hearing for a Conditional Use
4073 Lark Lane (L-12-26-215-021)

No discussion was held.

Motion by Commissioner Williams, supported by Commissioner Jaffer, to direct staff to draft resolution of approval for CUP 22-13 DeDe's Childcare.

ROLL CALL

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

NO: None

ABSENT: None

ABSTAIN: None

MOTION CARRIED

7.0 Old Business

None

8.0 New Business

- 8.1 CUP 22-14 7464 Fosdick ADU**
Public Hearing for a Conditional Use
7465 Fosdick (L-12-33-200-016)

Item 8.1 to follow Item 6.1

- 8.2 CUP 22-13 DeDe's Childcare CUP**
Public Hearing for a Conditional Use
4073 Lark Lane (L-12-26-215-021)

Item 8.2 to follow Item 6.2

- 8.3 CSPA 22-20 Northstar Bank**
Consideration of a Final Site Plan
3040 Lohr Road (L-12-07-115-013)

Laura Kreps, Township Planning Consultant, presented CSPA 22-20 Northstar Bank. The applicant is seeking final site plan approval to construct a two-story, 15,000± square foot bank and bank office with two (2) drive-through lanes. The

site is zoned FB, Form Based Mixed Use – Ann Arbor-Saline Road Mixed Use District. The site is zoned Site Type A-Street Type suburban Street, within the Ann Arbor-Saline Road Form Based District. Drive-through uses are considered a conditional use in the form-based districts. Conditional Use and Preliminary Site Plan approval were granted by the Planning Commission on August 4, 2022 with conditions. We recommend final site plan approval with the following condition: Increase sidewalk width abutting parking spaces to 7 feet.

Sean Havera, NorthStar bank wanted to confirm the increase of the sidewalks will be taken care of.

No discussion was held.

Motion by Commissioner Ralph, supported by Commissioner Harris, to approve final site plan CSPA 22-20 Northstar Bank with the following conditions:

- 1. Increase sidewalk width abutting parking spaces to 7 feet.**

ROLL CALL

YES: HARRIS, JAFFER, WILLIAS, YOUNG, KIBLER, RALPH,
PAYNE

NO: None

ABSENT: None

ABSTAIN: None

MOTION CARRIED

- 8.4 CSPA 22-13 Tommy's Car Wash**
Consideration of a Final Site Plan
Northwest corner of Michigan Avenue and Carpenter Road (L-12-23-100-018)

Laura Kreps, Township Planning Consultant, presented CSPA 22-13 Tommy's Car Wash. The applicant is seeking final site plan approval to construct a 4,553 square foot automatic car wash with a 110-foot fully automatic conveyor system wash. The building will also contain a floor mat wash area, employee operations, and restroom. The wash entrance and exit will have a snow melt system to minimize ice build-up. The site will have three (3) pay lanes that will allow for 31 stacking spaces to the wash. There are 14 vacuum stalls and 7 parking spaces. The maximum employee shift will be five people. The 2.93-acre site is currently vacant. We recommend final site plan approval with the following condition: Provide

information regarding directional and gateway signage as required by the Planning Commission.

Discussion was held on:

- Traffic
- Signage
- Water off cars

Jordan Seagle stated they are still in correspondence with Sam's club to help the flow of traffic with signage and will continue to give their best efforts to resolve the issue.

Motion by Commissioner Williams, supported by Commissioner Young, to approve final site plan CSPA 22-13 Tommy's Car Wash with the following conditions:

- 1. Provide information regarding directional and gateway signage as required by the Planning Commission.**

ROLL CALL

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

NO: None

ABSENT: None

ABSTAIN: None

MOTION CARRIED

8.5 Old State / Michigan Avenue

Consideration of a Concept Plan

Northeast Corner of Old State / Michigan Avenue (L-12-28-400-015)

Laura Kreps, Township Planning Consultant, presented the Concept Plan for Old State / Michigan Avenue. A concept plan has been submitted by an applicant to develop the 50-acre site at the northeast corner of Michigan Avenue and Old State Road. The site includes wetlands, woodlands, and is currently farmed. The concept plan includes both mixed-use development and a mix of residential units. The total amount of non-residential square footage has not been indicated. The proposed number of units is 375, gross density of 7.5 units per acre. This concept plan has been brought in front of you to be able to give feedback to Mr. Gibbs before he submits actual plans.

Robert Gibbs, applicant wanted everyone to know that he wanted to come before the Planning Commission to get as much feedback as possible to make this site

what everyone is looking for. He is open for any comments, concerns and is ready for a discussion.

Discussion was held on:

- Affordable housing
- Price point of homes
- Community Gardens
- Mixed-use
- EV Charging
- Parking
- Townhomes square footage

No motion needed.

9.0 Planner's Report

9.1 2022 PC Annual Report

Laura Kreps, Township Planning Consultant wanted to stress how amazing 2022 was because 85 motions were made and only one meeting was cancelled. We received 45 site plans in 2022 and we are on track to be just as busy in 2023.

Motion by Commissioner Harris, supported by Commissioner Young, to forward annual report to the Township Board for consideration.

MOTION CARRIED

9.2 2023 Officer Elections

- a. Commissioner Harris nominates Matthew Payne for Chairperson

Motion by Commissioner Ralph, supported by Commissioner Young to elect Matthew Payne for Chairperson

MOTION CARRIED

- b. Commissioner Williams nominates Ann Harris for Vice-Chairperson

Motion by Commissioner Ralph, supported by Commissioner Jaffer to elect Ann Harris for Chairperson Vice-Chairperson

MOTION CARRIED

- c. Commissioner Ralph nominates Deborah Williams for Secretary

Motion by Commissioner Ralph, supported by Commissioner Jaffer to elect Ann Harris for Chairperson Secretary

MOTION CARRIED

10.0 Chairperson's Report

None

11.0 Commissioner's Report

None

12.0 Public Comment II

Christina Lirones, 151 E Textile Road, wanted to mention that the Washtenaw County Road Commission will have to look at the Old State Farm plans. She also wanted to mention that David Hughes passed away. She gave her condolences on his passing and stated how he will be greatly missed here.

S. Dari, wanted to express that he does support the smaller homes that the concept plan brought tonight.

Edna Moore, Resident on Lark Lane, wanted to also express her support for the smaller home concept plan as well. She stressed how it was extremely hard finding a smaller home. She wanted to also state her confusion on why Tommy's Car Wash was approved since another car wash just got put in right down the road.

13.0 Adjournment

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

Chairperson Payne adjourned the meeting at 7:51p.m

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.

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