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**PITTSFIELD TOWNSHIP PLANNING COMMISSION MINUTES**

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

**Members Absent:** None

**Others Present:** Ghassan Abdscon, Allen Eizember, John Myefsky, Tim McCarffnt, John Pedit, 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 Ralph, supported by Commissioner Harris to approve agenda as drafted.

**MOTION CARRIED**

**4.0 Approval of Prior Minutes**

**4.1 Regular Minutes of February 2, 2023**

**Motion by Commissioner Williams, supported by Commissioner Kibler to approve the Regular Meeting Minutes of February 2, 2023.**

**MOTION CARRIED**

**5.0 Public Comment**

Christina Lirones, 151 E. Textile Road, wanted to mention that the concept plan that is on the agenda does not meet any requirements by the Master Plan or Zoning Ordinance. She doesn't feel that it is a good location for this.

**6.0 Public Hearing**

None

## **7.0 Old Business**

### **7.1 RZ 22-01 Reed Industrial Park Site Condo** Consideration of a Resolution of Approval Northside of Bemis, west of US-23 (L-12-35-400-002)

Benjamin Carlisle, Township Planning Consultant stated that at the last Planning Commission meeting the Planning Commission recommend staff to draft the resolution of approval. That is what is before you today. Please note that this will go to the Township Board for consideration if it passes tonight. Then it will proceed to go to the court for revision of the consent judgement. Once those steps are complete it will come back for site plan approval.

No discussion was held.

**Motion by Commissioner Harris, supported by Commissioner Jaffer, to approve the Resolutions of Approval for RZ 21-01 Reed Industrial Park Site Condo.**

### **ROLL CALL**

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

**NO: None**

**ABSENT: None**

**ABSTAIN: None**

### **MOTION CARRIED**

## **8.0 New Business**

### **8.1 CSPA 22-29 Hidaya Center** Consideration of Preliminary Site Plan Southside of Ellsworth, east of Persimmon Drive (L-12-13-100-016)

Benjamin Carlisle, Township Planning Consultant, presented CSPA 22-29 Hidaya Center. The applicant is seeking preliminary site plan approval to construct a +/- 58,000 sq.ft community center. The community center consists of: men's and women's prayer areas, restrooms, multiple storage rooms, basketball court, multiple multipurpose rooms, eight offices; and eight classrooms. In addition, the applicant proposes to construct 11-duplex units, totaling 22 units on site. The duplexes are +/- 1,900 sq.ft each. This is controlled by a consent judgement and after we reviewed the plans, we do agree that it is consistent with the consent judgement. We support the use of the property and the proposed application with the six conditions in our review. As part of the deliberation, the Planning

Commission should discuss - improved parking lot/drive-aisle reconfigurations to separate duplex traffic from community center traffic; improved pedestrian walkways in the form of sidewalks or a minimum of stripping to provide a safe pedestrian path to the building. Planning Commission also to consider loading space waiver.

Discussion was held on:

- Parking
- Layout
- Landscaping
- Building materials
- Loading Area
- Wetlands
- Pedestrian Walks
- Flooding

**Motion by Commissioner Williams supported by Commissioner Harris, to approve the Preliminary Site Plan for CSPA 22-29 Hidaya Center with conditions to be addressed in the Final Site Plan submittal:**

- 1. Improve parking lot/drive-aisle reconfigurations to separate duplex traffic from community center traffic.**
- 2. Improve pedestrian walkways in the form of sidewalks or a minimum of striping to provide a safe pedestrian path to the building.**
- 3. Provide natural feature protection plan (as described in § 40-14.04)**
- 4. Provide wetland delineation.**
- 5. Provide landscape plan.**
- 6. Provide location and proposed screening of roof and ground-mounted equipment, if applicable.**
- 7. Indicate siding material for duplexes.**
- 8. Township Engineer review of photometric plan.**

#### **ROLL CALL**

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

**MOTION CARRIED**

**8.2 RZ 21-01 Avis Farm South**  
Consideration of a Concept Plan  
Southeast Corner of State and Textile

Benjamin Carlisle, Township Planning Consultant, presented RZ 21-01 Avis Farm South. The applicant has submitted a Planned Unit Development (PUD) rezoning application to amend a portion of the existing Avis Farms PUD from a light-industrial business park use into a residentially oriented development containing townhomes. Amenities such as a clubhouse, pool, recreation open area, volleyball court, games area, and interconnected pathway system are also proposed. Based on feedback from the Planning Commission, Staff, and changes on market conditions, the applicant continues to revise the plan. The applicant has revised their concept plan and is seeking input from the Planning Commission before submitting a revised PUD application and Preliminary Site Plan. We have reviewed the updated plans and our comments are in the concept review in your packet with our concerns.

Discussion was held on:

- Layout
- Lot uses
- Interconnectivity
- Pricing
- Number of units
- Parking
- Materials
- Mixed Use

**No motion necessary.**

**9.0 Planner's Report**

None

**10.0 Chairperson's Report**

None

**11.0 Commissioner's Report**

Commissioner Ralph asked about what was going on at the McDonalds on State Street.

Benjamin Carlisle, Township Planning Consultant stated that McDonalds just up and left and Don Juan bought the property.

**12.0 Public Comment II**

Christina Lirones, 151 E. Textile Road, asked some clarification questions on the PUD and zoning of Avis Farms.

### 13.0 Adjournment

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

**Chairperson Payne** adjourned the meeting at 7:35p.m



Deborah Williams, Secretary



March 2, 2023

**Please Note: This meeting is being recorded**

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