

APPROVED

**Synopsis of a Work Session**  
**Pittsfield Charter Township Board of Trustees, February 28, 2018**  
**E.A. Jackson Morris Hall, The Robert A. Lillie Service Center**  
**6201 W. Michigan Avenue, Ann Arbor, Michigan 48108**

**Members Present:** Grewal, Anzaldi, Scribner, Jaffer, Ralph.  
**Members Absent:** Edwards-Brown, Krone.  
**Others Present:** Recording Clerk Jill Mitchell, Township Planner Ben Carlisle, Bill Anderson, Joe Skore, Deborah Zahn Simmons, Christina Lirones.

**Call Working Session to Order/Immediately following the Board of Trustees Meeting.**


Working Session was called to order at 7:04 p.m.


**Agenda Items to be Discussed:**


**1. Proposed development on Ann Arbor Saline Road: Bella Vista**

Township Planner Ben Carlisle presented changes made to Bella Vista, based on concerns from a previous working session.

The working session adjourned at 7:29 p.m.

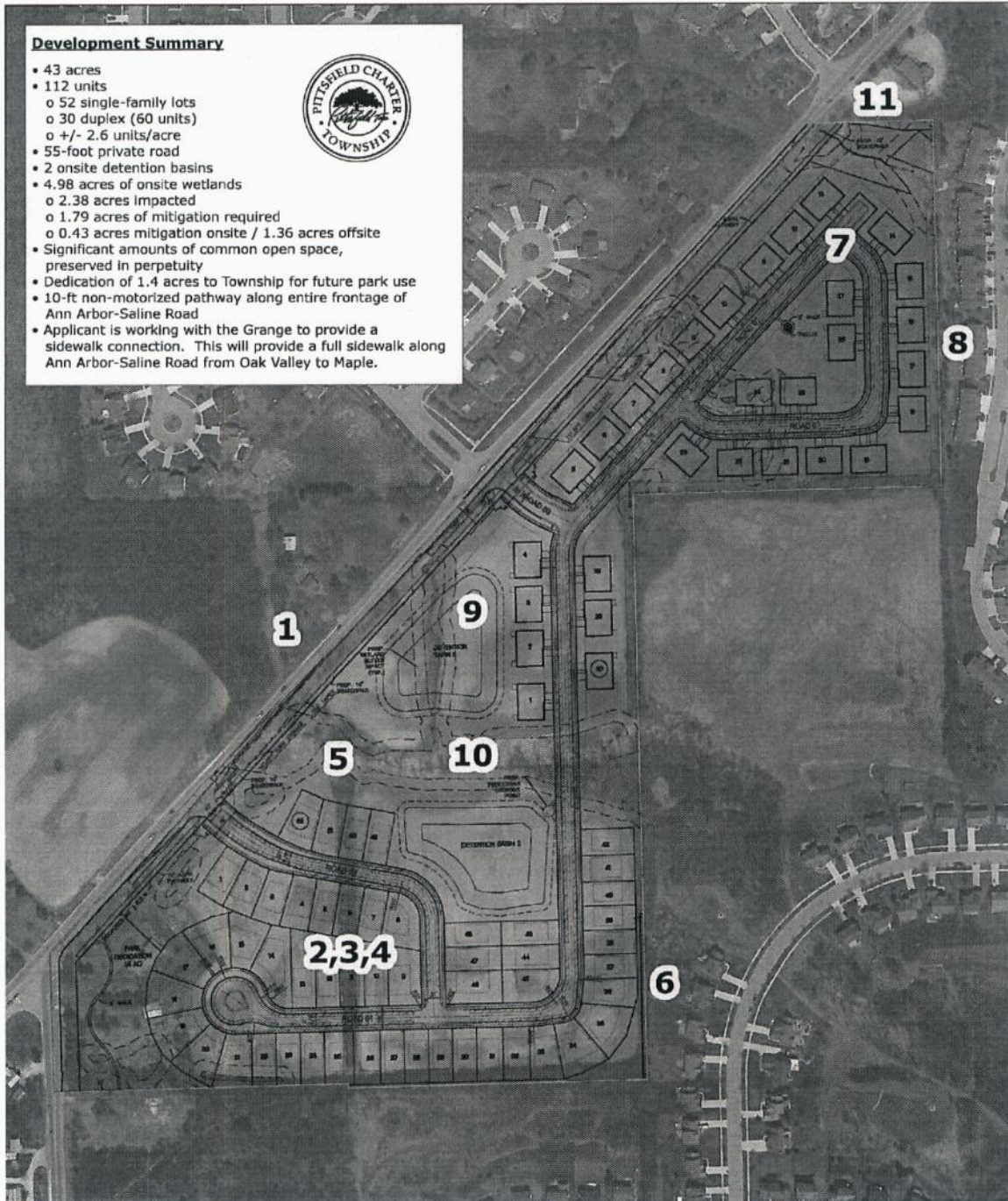
  
\_\_\_\_\_  
Jill Mitchell, Recording Clerk  
Pittsfield Charter Township

  
\_\_\_\_\_  
Michelle L. Anzaldi, Clerk  
Pittsfield Charter Township

  
\_\_\_\_\_  
Mandy Grewal, Supervisor  
Pittsfield Charter Township

**Development Summary**

- 43 acres
- 112 units
  - o 52 single-family lots
  - o 30 duplex (60 units)
  - o +/- 2.6 units/acre
- 55-foot private road
- 2 onsite detention basins
- 4.98 acres of onsite wetlands
  - o 2.38 acres impacted
  - o 1.79 acres of mitigation required
  - o 0.43 acres mitigation onsite / 1.36 acres offsite
- Significant amounts of common open space, preserved in perpetuity
- Dedication of 1.4 acres to Township for future park use
- 10-ft non-motorized pathway along entire frontage of Ann Arbor-Saline Road
- Applicant is working with the Grange to provide a sidewalk connection. This will provide a full sidewalk along Ann Arbor-Saline Road from Oak Valley to Maple.



**Changes to Plan since last Township Board Review**

1. Eliminated the 26 townhome units. The applicant has removed all development from the northside of Ann Arbor-Saline Road
2. Increased the number of single-family homes from 43 to 52
3. Reduced the lot size of single-family homes to an average of 7,900 sq/ft
4. Reduced the size of the single-family homes to a range of 2,373 to 2,875 sq/ft
5. Reduced the total number of units from 129 to 112. A reduction of 17 units
6. Increased the landscaping buffer along Lake Forest Highlands from 10 to 20 feet.  
 Agreed to maintain the existing vegetation along the shared property line.
7. Reduced the size of the duplex homes to a range of 1,682 to 1,702 sq/ft
8. Increased the building setback from Oak Meadows from 25-feet to 35-feet, with a 10-foot encroachment for a 3-seasons room
9. Submitted a full drainage study which shows the proposed development will not impact downstream drainage
10. Reduced wetland mitigation from 1.85 to 1.79 acres.
11. Applicant agrees to work with the Grange to install a sidewalk. This will provide a full sidewalk along Ann Arbor-Saline Road from Oak Valley to Maple.