
PITTSFIELD TOWNSHIP PLANNING COMMISSION MINUTES

Members Present: Matthew Payne, Ann Harris, Stanley Young, George Ralph, Mike Petraszko

Members Absent: Roland Kibler, Deborah Williams

Others Present: Christina Lirones, Robert Denha, Anthony Denha, Don Jeziorski, Christopher Rau, Moira Dowling, Janet Nevaux, Iden Kalabat, Andy Klein, Benjamin Carlisle, Township Planning Consultant and Haley Feeman, 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, move Item 8.1 to follow Item 6.1, and to approve the agenda as recommended.

MOTION CARRIED

4.0 Approval of Prior Minutes

4.1 Regular Meeting Minutes of May 16, 2019

Motion by Commissioner Harris, supported by Commissioner Ralph, to approve the Regular Meeting Minutes of May 16, 2019.

MOTION CARRIED

5.0 Public Comment I

Christina Lirones, 151 E. Textile Road, mentioned that she has not seen Wacker on the Board of Trustees meeting agenda, and asked where the proposal is for their action on it.

6.0 Public Hearings

6.1 CUP 19-04 ABC Supply Company

[Submitted for Conditional Use Permit]
{5345 W. Michigan Avenue, Section 24}

Mr. Benjamin Carlisle, Planning Consultant, presented the application for the outdoor storage of one row of pallets on the rear end of the site. Mr. Carlisle stated he is recommending the Planning Commission to approve the CUP for the outdoor storage.

Motion by Commissioner Ralph, supported by Commissioner Young, to close the public hearing for CUP 19-04 ABC Supply Company.

MOTION CARRIED

Item 8.1 of New Business moved to follow Item 6.1 of the Public Hearing.

8.1 CUP 19-04 ABC Supply Company
[Submitted for Conditional Use Permit]
{5345 W. Michigan Avenue, Section 24}

Discussion was held on:

- 1) Outdoor vehicle storage
- 2) Verify only one pallet high
- 3) Screening/fencing

Don Jeziorski, ABC Supply Company mentioned that the outside storage is just for the pallets. He stated that no additional large vehicles or large equipment will be added because of this. The only trucks on site are for delivery of supplies. The fencing is an existing chain link fence, around the whole property.

Motion by Commissioner Ralph, supported by Commissioner Harris, to adopt the June 6, 2019 Resolution of Approval for CUP 19-04 ABC Supply Company.

- 1) **The outdoor storage is limited to one pallet high, as shown on the approved site plan.**

ROLL CALL

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

MOTION CARRIED

7.0 Old Business

7.1 CUP 19-03 3085 E. Textile Road
[Submitted for Conditional Use Permit Review]
{3085 E. Textile Road, Section 23}

Mr. Carlisle, stated that there was a Public Hearing Notice on May 16th, 2019, and the Planning Commission previously asked the Planning Department to draft the Resolution of approval.

Motion by Commissioner Harris, supported by Commissioner Ralph, to adopt the June 6, 2019 Resolutions Recommendations of Approval for CUP 19-03 3085 E. Textile Road Solar.

ROLL CALL

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

MOTION CARRIED

8.0 New Business

8.1 CUP 19-04 ABC Supply Company
[Submitted for Conditional Use Permit]
{5345 W. Michigan Avenue, Section 24}

Item 8.1 of New Business moved to follow Item 6.1 of the Public Hearing.

8.2 CSPA 19-04 Oak Valley Lot 10
[Submitted for Preliminary and Final Site Plan Approval]
{1185 Oak Valley Drive, L-12-08-310-010}

Mr. Carlisle, explained the applicant is asking for a 25,000 square foot spec office building, the tenant of the building is still undetermined. The application submitted meets all the height and bulk setbacks of the zoning district. The site doesn't have any natural features or resources that need to be addressed. The applicant is asking for relief regarding providing loading space. The Planning Commission granted an exception for the other building on Lot #14. Mr. Carlisle stated he is recommending approval of the Preliminary and Final Site Plan with the following to be addressed, indicate the location and screening of the roof mounted equipment on the building elevation plan sheet.

Motion by Commissioner Harris, supported by Commissioner Ralph, to approve CSPA 19-04 Oak Valley Lot 10 with the following to be addressed:

- 1) Indicate the location and screening of the roof mounted equipment on the building elevation plan sheet.**

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

MOTION CARRIED

8.3 CSPA 19-10 Bank Building Renovation
[Submitted for Preliminary and Final Site Plan Approval]
{6983 E. Michigan Ave, L-12-28-300-029}

Mr. Carlisle summarized the Preliminary and Final Site Plan review for the existing bank building that was a former credit union. The existing building will be split into two parts; one Tropical Smoothie Café with a drive through, and the other tenant is to be determined. This project has very minimal improvements to the building footprints. The applicant is only adding a small walk-in cooler on the back of the building. The application also meets the required parking. Mr. Carlisle, is recommending approval with the following to be addressed, gross lot coverage and floor ratio calculations, two (2) bicycle parking spaces, relocation of dumpster to a less visible location, residential property, concern of hours of operation and noises of the speakers for the residential properties and provide elevations of all building sides.

Anthony Denha, Saline Development Group and Iden Kalabat, Kalabat Engineering provided a letter to the Planning Commission tonight stating that the decibels dropped six (6) decibels every eight (8) feet. At a distance of 92 feet from of the center of the speaker box you would have a zero decibel sound. The residential properties are 100 feet away from the menu board. The residential homes would hear no sound and it should have no impact. The business hours are listed on the letter that was provided as well. The business hours are: Monday – Friday 7am-9pm, Saturday 8am-9pm and Sunday 9am-8pm.

Discussion was held on:

- Decibels
- Dumpster location

Motion by Commissioner Harris, supported by Commissioner Ralph, to approve the Preliminary and Final Site Plan for CSPA 19-10 Bank Building Renovation with the following conditions:

- 1) **Provide gross lot coverage and floor are ratio calculations.**
- 2) **Provide two (2) bicycle parking spaces.**
- 3) **Relocate dumpster to a less visible location from Michigan Avenue.**
- 4) **Provide elevations of all building sides.**

ROLL CALL

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

MOTION CARRIED

Mr. Carlisle wanted to address the question, Christina Lirones asked during Public Comment. Wacker received a recommendation of denial from the Planning Commission. The next step is to go to the Township Board for ultimate consideration. Since the Planning Commission vote, the applicant is considering their options. They can go to the Township Board, they can pull the application, or they have the right to amend the application going forward. Wacker has asked us to put them on hold, so there is no date for Wacker to go to the Township Board. At some point in time Wacker does have to make a decision, they cannot be in limbo forever, but as of right now we are not at that point.

10.0 Chairperson's Report

None

11.0 Commissioner's Report

None

12.0 Public Comment II

Christina Lirones, 151 E. Textile Road asked for a rough idea of how long it can be in limbo, and if there anything in the ordinance, or the state statue in regards to this time frame.

Mr. Carlisle, stated when there is formal action there is a time clock, but not at the recommendation stage. However, at some point they will have to move forward. Mr. Carlisle stated that he will check if there is a legal precedence.

13.0 Adjournment

Motion by Commissioner Harris, supported by Commissioner Ralph, to adjourn the meeting.

Chairperson Payne adjourned the meeting at 7:04p.m.