

---

PITTSFIELD TOWNSHIP PLANNING COMMISSION MINUTES

---

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

**Members Absent:** None

**Others Present:** Bob Gibbs, Drews, C.M Dallas, George Ostrowski, Spencer Schafer, William Orlando, Christina Lirones, Markus Mobius, James Fink, Township Lawyer, Benjamin Carlisle, Township Planning Consultant, Jason Dane, 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 to approve the agenda as recommended.

**Motion by Commissioner Williams, supported by Commissioner Harris, to approve agenda as recommended.**

**MOTION CARRIED**

**4.0 Approval of Prior Minutes**

**4.1 Regular Minutes of February 4, 2021**

**Motion by Commissioner Williams, supported by Commissioner Jaffer, to approve the Regular Meeting Minutes of February 4, 2021.**

**MOTION CARRIED**

**5.0 Public Comment I**

None

**6.0 Public Hearings**

None

**7.0 Old Business**

None

**8.0 New Business**

**8.1 CSPA 18-26 State Street Crossing Outlots #4-5-6**  
Final Site Plan  
L-12-28-301-004, 005, 006

Mr. Benjamin Carlisle, Township Planning Consultant, presented CSPA 18-26 State Street Crossing Outlots #4-5-6 to develop four outlots in front of the Walmart and Little Caesars strip mall on State Street and Michigan Avenue. This will be a 33,000 square foot mixed use facility and will include a mix of restaurants retail and urgent care facility. Through discussion with the applicant, the developer has enhanced the features of the site with architectural facade public space pedestrian walkability, and landscaping. One of the major discussion points that was a part of the original approval was the relocation and expansion of the conservation easement on the site. The Planning Commission at the time of preliminary site plan approval condition their approval upon the Township Board approving the relocation. The Township Board did that on April 22, 2020. The two requirements that were part of the preliminary site plan approval have been met and all outside agency approvals have been received. The only outstanding item that we note is a light pole in the conserved area to be undisturbed and we are asking that that'd be removed, Mr. Carlisle recommended final site plan approval.

No Discussion Was Held.

**Motion by Commissioner Williams, supported by Commissioner Young, to approve the final site plan for CSPA 18-26 State Street Crossing Outlots #4-5-6 with the following condition:**

- 1. The light pole from the tree conservation area is relocated.**

**ROLL CALL**

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

**NO: None**

**ABSENT: None**

**ABSTAIN: None**

## **MOTION CARRIED**

### **8.2 Master Plan Discussion**

Mr. Benjamin Carlisle, stated that by state law the Township is required to update the master plan on a regular basis. Based on some changes with regards to change in the Township, as well as, demographic information that is now coming out, the Township will begin to start master plan update process. There are changes have previously been discussed with the Planning Commission. The two significant changes would be the changes to the future land use plan. Then the two areas the Township that have already started to kind of evolve or change from what the future land use plan currently calls for. Those areas are Carpenter Road just South of I94 where I94 and US23 meets, as well as the area surrounding State and Textile. Some other changes that will be included in the text are language, vision, demographics, transportation, neighborhood economy, sustainability and arts and culture.

Mr. Benjamin Carlisle also mentioned that the census has announced that they're going to release the 2020 demographic information, originally was supposed to be in March or April and now it's been pushed back to June. The Township will refine the language and then bring it back to the Planning Commission on a future date for the Planning Commissions consideration.

Discussion was held on:

- Gas free electric buildings
- Mixed use
- Solar ready buildings
- Affordable housing
- Specificity measurement

### **8.3 Sign Ordinance Discussion**

Mr. Benjamin Carlisle announced that there was a recent Supreme Court decision that has greatly affected how municipalities can regulate signs. The Township Board asked Carlisle Wortman to work with the Township Attorney to basically scope out through the zoning ordinance to find areas where we think we may be in some jeopardy with regard to that Supreme Court decision. This also does allow the Township an opportunity just to make general revisions to the sign ordinance, just to just to cleaned up for best practices.

Mr. James Fink, Township Attorney mentioned there's an oversimplification of the principle of Reed v. Town of Gilbert, and then a more recent Sixth Circuit Court of Appeals case and the Sixth Circuit includes Michigan, Kentucky, Tennessee, Ohio. The oversimplification is that if you have to read the sign to determine whether it's approved, then it's a content-based decision, and you can't do that. Mr. Fink went on to mention that again this is an oversimplification and doesn't intend it to be a sophisticated legal analysis. The Township can still regulate size, shape, closeness to the road, lighting, etc. What will start to happen in this revision is working more on what's an acceptable sign at a particular location, size, shape and sign construction, rather than what the sign says.

Discussion was held on:

- Political signage
- Hate speech
- Process/timeline of sign ordinance
- Hen ordinance

#### **8.4 Planning Commission Office Elections**

**Motion by Commissioner Harris, supported by Commissioner Ralph to nominate Matthew Payne as Chairperson.**

**MOTION CARRIED**

**Motion by Commissioner Payne, supported by Commissioner Williams, to nominate Ann Harris as Vice Chairperson.**

**MOTION CARRIED**

**Motion by Commissioner Harris, supported by Commissioner Kibler, to nominate Deborah Williams as Secretary.**

**MOTION CARRIED**

#### **9.0 Planner's Report**

Mr. Benjamin Carlisle, spoke about the parcel that Pittsfield Township purchased the parcel at the corner on the corner of Waters and Oak Valley Road for the establishment of another Township Park. The Supervisor is having a forum to invite neighbors to come talk about what their vision of the park is and what they'd like to see there. There could also be some discussion on the proposed development as well. The Supervisor wanted all the Planning Commissioners to be invited and attend that meeting to hear what the neighbors say with regards to the park and potentially a swap of parcels for future development.

#### **10.0 Chairperson's Report**

None

#### **11.0 Commissioner's Report**

None

#### **12.0 Public Comment II**

Christina Lirones, 151 E Textile Road, had a question about when the meeting was going to be held, and what does a parcel swap mean that Mr. Benjamin Carlisle mentioned for the possible new public park.

Mr. Benjamin Carlisle stated that the meeting is March 9, 2021 and this is open to anyone in the Township. When the development of the three parcels next to it were being discussed by the Planning Commission an adjacent neighbor of that development had requested that the applicant look at doing a swap with the Township. The developer would actually acquire the property at the corner, and the interior lots would then become public park. And so, based on the requests of the neighbor, the applicant has pursued that and are looking into it as a potential swap.

### 13.0 Adjournment

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

Chairperson Payne adjourned the meeting at 7:15pm.

---

s/Deborah Williams, Secretary

March 4, 2021

**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 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](mailto:clerk@pittsfield-mi.gov).*