
PITTSFIELD TOWNSHIP PLANNING COMMISSION MINUTES

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

Members Absent:

Others Present: Bob Gibbs, Andrew Gibbs, Derik Leary, Levi Smith, Nancy Standish, Andrea Udra-Thompson, Paul Howard, Christina Lirones, 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 6:30 p.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 Williams, supported by Commissioner Kibler to approve the agenda as drafted.

MOTION CARRIED

4.0 Approval of Prior Minutes

4.1 Regular Minutes of August 5, 2021

Motion by Commissioner Williams supported by Commissioner Jaffer to approve the Regular Meeting Minutes of August 5, 2021.

MOTION CARRIED

5.0 Public Comment I

None

6.0 Public Hearing

6.1 CUP 21-05 Eagle Industrial Park, Lot 2
Public Hearing
4033 E. Morgan (L -12-13-300-010)

Benjamin Carlisle, Township Planning Consultant, presented all Eagle Industrial projects to the Planning Commission at today's meeting. With regards to Lot 2, the applicant is seeking preliminary site plan and conditional use approval for outdoor equipment and supply storage for a plumbing contractor. They plan to reuse the existing building and parking lot but make improvements to the façade. In regards to Lot 3, the applicant is seeking preliminary site plan and conditional use approval for a minor auto repair as part of an administrative office for a public transportation authority contractor. The site is currently developed with an existing industrial building and large gravel/asphalt parking area. Based on discussion, the Planning Commission may either direct staff to draft a resolution of approval with conditions or postpone action to allow applicant to address noted items.

Commissioner Kibler asked to clarify that the term Eagle Industrial Condominium Development does not imply this as being a residential.

Benjamin Carlisle, Township Planning Consultant, confirmed that the term 'Site Condominium' is a land division process and in this case is all industrial.

Commissioner Harris asked if we know if it's the intent of the developer to pave Morgan Road for this project.

Benjamin Carlisle, Township Planning Consultant, said that after discussions with the Road Commission it is likely that they will have to pave Morgan Road. There is no answer as to when that will be done.

Dave Hughes with Vanston O'Brien stated that they do intend to have the road paved now rather than wait and have to re-pave it after utilities are installed.

Motion by Commissioner Williams, supported by Commissioner Ralph to close the public hearing.

6.2 CUP 21-06 Eagle Industrial Park, Lot 3
Public Hearing
4033 E. Morgan (L -12-13-300-010)

Discussion for CUP 21-06 Eagle Industrial Park, Lot 3 was held during the previous Public hearing for CUP 21-05 Eagle Industrial Park, Lot 2.

Motion by Commissioner Williams, supported by Commissioner Kibler to close the public hearing.

7.0 Old Business

7.1 CSPA 21-08 Eagle Industrial Park

Submitted for Preliminary Site Plan Review

4033 Morgan Road (L -12-13-300-008, - 010, - 014, - 015, - 024)

Commissioner Ralph asked for clarification on what equipment would be stored in regards to the Lot 3 site.

Dave Hughes responded that there will be no storage on the Lot 3 parcel but there would be 35 or so transportation vehicles there overnight. This would include vans and small buses. Any vehicle that is under repair would be stored in the building when under service.

Commissioner Kibler asked if there will be charging capabilities for electric vehicles on site.

Dave Hughes stated that it is not on the plan currently but they are preparing the yard for future charging stations.

Motion by Commissioner Williams, supported by Commissioner Harris to approve the Preliminary Site Plan for CSPA 21-08 Eagle Industrial Park with the following conditions to be addressed as part of the final site plan.

- 1. Provide natural feature impact statement and submit a wetland permit.**
- 2. Remove Lots 2 and 3's proposed site improvements.**
- 3. Submit a shared access agreement for Lots 4 and 5.**
- 4. Review of site access by the Township Engineer and Fire Marshal.**
- 5. Receive all necessary outside agency approvals from Washtenaw County Road Commission and Washtenaw County Water Resource Commission.**

ROLL CALL

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

NO: None

ABSENT: None

ABSTAIN: None

MOTION CARRIED

7.2 CUP 21-05 and CSPA 21-19 Eagle Industrial Park, Lot 2
Submitted for Preliminary Site Plan and Conditional Use Review
4033 E. Morgan (L -12-13-300-010)

No discussion was held.

Motion by Commissioner Williams, supported by Commissioner Ralph, to direct staff to draft resolutions of approval for CUP 21-05 and CSPA 21-19 Eagle Industrial Park, Lot 2 with the following conditions to be addressed as part of the final site plan:

1. **Conditioned on the approval of the Eagle Industrial overall site plan demonstrating the division of the property.**
2. **Provide dimensions of all parking spaces (90-degree and parallel).**
3. **Provide two (2) bicycle parking spaces in accordance with Section 12.07.C.4.**
4. **Site plan will need to better show areas of proposed asphalt. If applicant proposes a surface other than asphalt, they will need a waiver from Township Engineer. If existing asphalt area remains, it must be improved.**
5. **Provide turning radii for garbage and emergency vehicles as well.**
6. **Provide fire protection sheet as required by Township Fire Marshall.**
7. **Provide elevations of fence screening.**

ROLL CALL

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

NO: None

ABSENT: None

ABSTAIN: None

MOTION CARRIED

7.3 CUP 21-06 and CSPA 21-20 Eagle Industrial Park, Lot 3
Submitted for Preliminary Site Plan and Conditional Use Review
4033 E. Morgan (L -12-13-300-010)

Commissioner Harris asked if there would be adequate parking for the use being proposed.

Benjamin Carlisle, Township Planning Consultant, answered that there will be sufficient parking for the proposed use.

Motion by Commissioner Williams, supported by Commissioner Harris to direct staff to draft resolutions of approval for CSPA 21-06 Eagle Industrial Park, Lot 3 and CSPA 21-20 with the following conditions to be addressed as part of the final site plan:

- 1. Conditioned on the approval of the Eagle Industrial overall site plan demonstrating the division of the property.**
- 2. Provide correct lot width in Site Data Table.**
- 3. Provide required information for parking calculations.**
- 4. Demonstrate curbing or lengthen parking spaces to 20 feet.**
- 5. Provide two (2) bicycle parking spaces in accordance with Section 12.07.C.4.**
- 6. Provide turning radii for garbage and emergency vehicles as well.**
- 7. Provide fire protection sheet as required by Township Fire Marshal.**
- 8. Provide elevations of fence screening.**

ROLL CALL

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

NO: None

ABSENT: None

ABSTAIN: None

MOTION CARRIED

- 7.4 RZ 20-04 Sutherland Farms**
Resolution of Approval
6464 S. State (L-12-28-200-005 and 008)

Benjamin Carlisle, Township Planning Consultant, stated there are two resolutions. If approved by the Planning Commission, this will go to the Township Board for their ultimate consideration.

Motion by Commissioner Williams, supported by Commissioner Jaffer to approve the resolution of approval for Resolution #1 for RZ 20-04 Sutherland Farms.

ROLL CALL

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

MOTION CARRIED

Motion by Commissioner Williams, supported by Commissioner Ralph to approve the resolution of approval for Resolution #2 for RZ 20-04 Sutherland Farms.

ROLL CALL

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

MOTION CARRIED

8.0 New Business

8.1 ZC 21-0126 Target
Zoning Compliance Request
2000 Waters Road (L -12-06-475-007)

Benjamin Carlisle, Township Planning Consultant, presented ZC 21-0126 Target to the Planning Commission. A zoning compliance has been filed to repaint the Target on Ann Arbor-Saline Road. With the proposed painting being a significant change and the site being zoned as form-based, the Planning Commission is being asked to review the project. There are no structural changes, only painting.

Derik Leary with Kimley-Horn and Associates addressed the Planning Commission. This is part of Target's nationwide rebranding. The main intent with

the color change is to make it more visible. Target is aware of the Township wanting consistency within the shopping center and would be willing to come to an agreement on a color.

Chairman Payne stated that he would like to see more consistency and would not be in favor of painting it completely brown. Until the overall strip mall goes through a renovation, it would be preferred to keep things consistent.

Motion by Commissioner Williams supported by Commissioner Jaffer, to postpone action on Zoning Compliance 21-0126 Target for the following reasons.

- 1. To work with planning staff on an acceptable color or new solution.**

MOTION CARRIED

9.0 Planner's Report

Benjamin Carlisle, Township Planning Consultant, informed the Planning Commission about the Master Plan update. Based on discussions, the recommendation is to bring the Master Plan back to the Planning Commission in the near future for further consideration.

10.0 Chairperson's Report

Chairman Payne recommended looking at the continuing concerns over some of the density levels in certain areas along with development requests outside of Township utilities boundaries, in regards to the Master Plan.

11.0 Commissioner's Report

Commissioner Kibler said he has received some complaints regarding lack of electric chargers at uptown development and would like to keep that in mind for future developments.

12.0 Public Comment II

Paul Howard wanted to address the Planning Commission and provide a vote of confidence with the Sutherland Farms development. He also stated he is happy to assist the Township or offer any feedback in the future.

Christina Lirones, 151 E Textile Rd, was appreciative of the discussion on the Master Plan and the importance of adhering to it. She also stated that she would like to see a flow

chart as to what are the steps that lead up to adoption in accordance with the State Planning Act.

13.0 Adjournment

Motion by Commissioner Harris seconded by Commissioner Kibler to adjourn the meeting.

Chairperson Payne adjourned the meeting at 7:34 p.m.

s/Deborah Williams, Secretary

September 2, 2021

Please Note: This meeting is being recorded

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