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**PITTSFIELD TOWNSHIP PLANNING COMMISSION MINUTES**

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

**Members Absent:** None

**Others Present:** Barb Potter, Jake Hamilton, Shaz Kadwani, Brent LaVanway, Christina Lirones, Benjamin Carlisle, Township Planning Consultant, 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 Williams, supported by Commissioner Harris to approve as agenda as written.**

**MOTION CARRIED**

**4.0 Approval of Prior Minutes**

**4.1 Regular Minutes of April 21, 2022**

**Motion by Commissioner Williams supported by Commissioner Jaffer to approve the Regular Meeting Minutes of April 21, 2022.**

**MOTION CARRIED**

**5.0 Public Comment**

None

**6.0 Public Hearings**

None

**7.0 Old Business**

None

## **8.0 New Business**

### **8.1 CSPA 21-03 Mercy Medical Equipment Consideration of a Preliminary Site Plan 4100 Morgan Road (L-12-24-200-042)**

Benjamin Carlisle, Township Planning Consultant, presented the project. The applicant is looking to develop a 15,000 square foot single story industrial building. Warehouse and office use. The building meets all of the zoning requirements, setbacks and parking spaces. Fire access and circulation, are the two issues that the Township and the applicant have worked hard to be sure it is safe for fire safety. The applicant will be required to provide a joint agreement with the adjacent property owner for the fire access/safety circulation requirements.

Discussion was held on:

- Joint driveway agreement
- What type of medical equipment will be distributed

**Motion by Commissioner Williams, supported by Commissioner Jaffer to approve CSPA 21-03 Mercy Medical Equipment with the following conditions:**

- 1. Provide joint driveway agreement to be reviewed by the Township Attorney.**
- 2. Confirmation from Township engineer and Fire Marshall that site access and circulation are sufficient.**
- 3. Demonstrate location and screening for all roof and ground-mounted equipment.**

#### **ROLL CALL**

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

**NO: None**

**ABSENT: None**

**ABSTAIN: None**

#### **MOTION CARRIED**

### **8.2 Zoning Ordinance Amendment Discussion**

Benjamin Carlisle, Township Planning Consultant, started off by stating that this was brought to the Planning Commission so they could have a discussion on what changes to the Zoning Ordinance they would like to see.

Discussion was held on:

- E.V. parking requirements
- Building Standards/ Subdivision Concepts

- Development Changes
- Onsite use of green infrastructures
- Setback Standards
- Smaller single-family homes
- Tree Canopy
- Solar
- Geo thermal
- Community Standards
- Wind Generators
- Tree requirements

**9.0 Planner's Report**

None

**10.0 Chairperson's Report**

None

**11.0 Commissioner's Report**

None

**12.0 Public Comment II**

None

**13.0 Adjournment**

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

Chairperson Payne adjourned the meeting at 7:19p.m.



Deborah Williams, Secretary



May 19, 2022

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

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