
PITTSFIELD TOWNSHIP PLANNING COMMISSION MINUTES

Members Present: Michael Yi, Deborah Williams, Matthew Payne, Ann Harris, Roland Kibler

Members Absent: Nik Thompson, George Ralph

Others Present: Christina Lirones, Gregory Elliott, Ashby Donohue, Craig Lyon, Director of Utilities & Municipal Services, Benjamin Carlisle, Planning Consultant, and Allan Hare, 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 Harris, to approve the agenda as recommended.

MOTION CARRIED

4.0 Approval of Prior Minutes

4.1 Regular Meeting Minutes of January 19, 2017

Motion by Commissioner Williams, supported by Commissioner Harris, to approve the Regular Meeting minutes of January 19, 2017.

MOTION CARRIED

5.0 Public Comment I

Christina Lirones, 151 E. Textile Road, expressed concern that the Existing Land Use maps, specifically farm land, are incorrect. Also, there are other significant errors that will affect the outcome of both the Parks and Township master plans. Ms. Lirones suggested replacing the Existing Land Use maps with a current copy of the Zoning Map.

6.0 Public Hearings

None

7.0 Old Business

7.1 RZ 16-05 Lohr Road Townhomes [Submitted for Rezoning Permit / Resolutions]

Benjamin Carlisle, Planning Consultant, stated that at the January 29, 2017 meeting, the Planning Commission directed staff to draft resolutions recommending approval for RZ 16-05 Lohr Road Townhomes.

Motion by Commissioner Williams, supported by Commissioner Harris, to adopt the January 25, 2017 Resolution #1 Findings of Required Standards for RZ 16-05 Lohr Road Townhomes. (Attachment #1)

ROLL CALL

YES: WILLIAMS, KEBLER, HARRIS, YI, PAYNE
NO: None
ABSENT: THOMPSON, RALPH
ABSTAIN: None

MOTION CARRIED

Motion by Commissioner Williams, supported by Commissioner Harris, to adopt the January 25, 2017 Resolution #2 Recommendations of Approval for RZ 16-05 Lohr Road Townhomes. (Attachment #2)

ROLL CALL

YES: PAYNE, HARRIS, KIBLER, YI, WILLIAMS
NO: None
ABSENT: THOMPSON, RALPH
ABSTAIN: None

MOTION CARRIED

8.0 New Business

8.1 CSPA 17-01 Enterprise Leasing [Submitted for Preliminary Site Plan Review]

Mr. Carlisle stated the applicant is looking to relocate the existing Enterprise rental facility at the Ann Arbor Municipal Airport to 717 E. Ellsworth Road. The applicant is proposing to utilize the existing structures on the property for office and service structures for the proposed vehicle rental business.

The subject site is zoned FB, Form Based District and is located in the State Street Mixed Use District. This particular site is categorized as Site Type B which does not allow Use Group 4, Automobile/Transportation Uses.

The applicant is requesting that the Planning Commission modify the site type to Site Type C in order for the applicant to apply for a conditional use permit for the proposed use. Use Group 4 Automobile/Transportation Uses are not permitted in the currently zoned Site Type B but are permitted as a conditional

use in Site Type C. A modification to a site type can be authorized by the Planning Commission.

The fundamental question for the Planning Commission to consider is the site reclassification from Site Type B to Site Type C. Without the approval of said site reclassification, the proposed conditional use and site plan cannot be considered by the Planning Commission. For this reason there is not a completed detailed review of the proposed conditional use and site plan. If however the Planning Commission would support a site reclassification, a complete review of the proposed conditional use and site plan will be provided.

The sites in Site Type B are mostly between two (2) and five (5) acres in area, and are located at the edges of larger, Site Type C and Site Type D sites. Site type B size and character may vary based on the unique characteristic of each district. This category may include single-use developments situated near one another.

The Site Type B category should be designed with integration in mind. Integration with one another, with Site Type A and C sites, and in support of much larger destination retail and office complex sites in Site Type D. This will allow for better interaction between users, which could lead to a more readily shared customer and tenant base and could help reduce vehicle traffic on thoroughfares. In addition to size, Site Type B is differentiated from Site Type C by their frontage, primarily along Suburban Street Types.

The applicant is requesting the Planning Commission modify the regulating plan as to change the subject site to Site Type C, which is characterized as:

- The sites in Site Type C are mostly between five (5) and ten (10) acres in area, and are located at the edges of larger, Site Type D sites. Site Type C size and character may vary based on the unique characteristic of each District. They are located on sites large enough to warrant additional consideration to landscaping and surface parking in that they can often accommodate large surface lots, which can compromise the cohesiveness of the area if not designed with connectivity in mind.
- This category also includes larger, mixed-use developments situated near one another. Single office buildings and other medium-sized single building developments may fall into this category.
- The Site Type C category should be designed with integration in mind. Integration with one another, with Site Type A and B sites, and in support of much larger destination retail and office complex sites in Site Type D. This will allow for better interaction between users, which could lead to a more readily shared customer and tenant base and could help reduce access points and traffic.

The State Street/Ellsworth corridor was one of the identified “Focus Development Areas.” Specifically, the Plan calls for State Street and Ellsworth Road calls for:

- Building from lot line to lot line along the right-of-way rather than continuing to be a collection of free-standing buildings.

- Multiple level buildings which includes vertically integrated mixed-use commercial, office and residential.
- The use of prominent ground floor retail, office, restaurants that allows visual interest and activity for visitors and residents whether walking or driving.
- Parking in rear and not visible from major through fares.
- Buildings set close to the street.
- Mixed Use
- Integrated sites

As developed, the corridor includes a mix of light industrial/warehousing, smaller scale and large big box developments. The historic development pattern of this area is inconsistent with the intent of the Master Plan. However, as envisioned in the Master Plan there is potential to incorporate pedestrian-friendly mixed use development as some of the light industrial/warehouse and commercial developments redevelop, or as infill along the roadway of existing over-parked sites. Through redevelopment and infill, the Township seeks to transform this section of the State Street/Ellsworth corridor.

The Master Plan designates the subject site and the adjacent properties along Ellsworth as Mixed Use I. The Mixed Use I future land use classification is intended to accommodate mixed-use buildings and land uses. However, automotive-oriented uses are not appropriate in these areas unless they are designed at the human-scale.

The Master Plan's vision of mixed use and multiple story buildings will take time and will occur in phases. It is realized that this is only one site to the development puzzle in this node. However, the modification of a site type to permit an auto-oriented use does not advance the goals of the Master Plan.

Section 5.02 I. requires the Planning Commission to consider six standards in making a determination to modify a site type as follows:

1. *The applicant's property cannot be used for the purpose permitted in the form-based district.*

The proposed automobile/transportation use group is not permitted in Site Type B within the State Street Mixed Use District as proposed. Under the current Site Type C classification residential, office, or retail uses are permitted.

2. *Area has been added to or deleted from the subject property in question, requiring the modification.*

No land area is being added or deleted from the subject property at this location, thus requiring a site modification.

3. *The proposed modification and resulting development will not alter the essential character of the area.*

The proposed modification would not alter the essential character of the area due to the fact the applicant is not proposing to redevelop the site using the regulating plan, but utilizing current structures, access, parking, etc.

4. *The proposed modification meets the intent of the district.*

The proposed change from Site Type B to Site Type C does not meet the intent of the State Street Mixed Use District. Specifically, the subject site's size (approximately 3 acres) does not coincide with the typical Site Type C (5-10 acres). Further, auto-oriented uses are not considered appropriate in the mixed use districts which are intended to consolidate and redevelop with coordinated site design to include adjoining sites to share access and parking.

5. *Existing streets have been improved and/or new streets constructed that may result in the modification of a specific site type or street type.*

No existing or new streets are proposed or will be constructed as part of the applicant's proposal.

6. *Modification of the Regulating Plan is in conformance to the Master Plan.*

Modification to the regulating plan would be inconsistent to the Master Plan. The Master Plan designates the subject site and the adjacent properties along Ellsworth as Mixed Use I. The Mixed Use I future land use classification is intended to accommodate mixed-use buildings and land uses. However, automotive-oriented uses are not appropriate in these areas unless they are designed at the human-scale.

The Master Plan's vision of mixed use and multiple story buildings will take time and will occur in phases. We also realize that this is only one site to the development puzzle in this node. However, we find that the modification of a site type to permit an auto-oriented use does not advance the goals of the Master Plan.

Based on the information provided, and the intent of the State Street Mixed Use District and the Mixed Use I future land use classification, it is not recommended that the Planning Commission modify the subject property's site type from Site Type B to Site Type C due to the following:

1. The proposed modification does not meet the intent of the State Street Mixed Use District which deters auto-oriented uses within the mixed use district(s) only allowing them as a conditional use in larger site types.
2. The proposed modification would allow a smaller (than typical) lot size contain a use intended for larger site types (with conditional approval).
3. The proposed modification does not meet the intent of the Master Plan which specifically indicates auto-oriented uses are not appropriate in mixed use districts.

Greg Elliott, McKenna Associates, noted that although the Zoning Ordinance Use Group 4 lumps auto leasing into other auto and transportation uses, auto leasing is a dis-similar kind of use compared to a car repair facility or car dealership. An auto leasing business can function on sites of 10,000 square feet. He stated the current ordinance draws a conclusion that this type of

business needs to be on a minimum of a five acre site. He noted the Enterprise facility on Huron Street, across from the “Y” that is functioning on a sub-division lot.

The building is a very dated office building with two unheated warehouse buildings in the back. The rear of the site is undeveloped and is bounded by existing industrial buildings to the east and west and a maintenance building and hanger on the airport property to the south.

Mr. Elliott stated that he is cognizant of the Township’s goals for the district, in terms of encouraging mobility options, attractive streetscapes, and human-scale design. He is proposing a new 10 foot wide sidewalk in the Ellsworth Road right-of-way and a connection from that walk to the building entry. Further, space for bicycle parking will be provided in the front of the site. Off street parking needs are readily accommodated behind the front line of the existing building fronting on Ellsworth Road, leaving the front of the site available for streetscape enhancements. The parking lot design will be brought into conformance with the current design standards.

Mr. Elliott noted that he disagrees that all the findings cannot be met. Specifically, 1) Site size is only one of the criteria for whether or not the site is a type B or type C site, 2) Lot configuration is a neutral point regarding this project, 3) The location, being next to the airport, close to a bus route, and surrounded by business parks, makes it very appropriate for this use, 4) The relationship to existing sites is relevant. There is an existing type C site to the west, a close proximity to the airport and a Costco facility across the street. The interim use is ideal. It would allow people to have pedestrian way and it would allow the site to look and feel better. If one looks at all the factors that are appropriate to site type designation, the majority of factors waiver in this being a type C site.

Mr. Elliott stated the following factors support his request:

- Designating this site as a Type C site will not change the essential character of the area.
- The modification is consistent with the intent of the district, especially as it relates to access to multiple modes of transportation.
- The modification is consistent with the policies of the Master Plan, especially as they relate to the Mixed-Use I area.

Chairperson Payne inquired about the expected lease for duration and was informed that it would be a 5-year lease with 3 five-year options.

Chairperson Payne asked about the maintenance and/or repair activity that would be performed on site and was advised there is no maintenance or mechanical repair service done on site except for bucket washing the vehicles. Oil changes, tire rotation and any type of vehicle maintenance is done off site. These services are done at other local facilities.

Ashby Donohue, Enterprise Leasing Company, stated the proposed business is an occupancy based business versus a sales lot. They are not an open air dealership where there are numerous cars available. It would be a site that customers drop off or pick up a car. Or the car would be delivered to the

customer. He noted that there are plans to refurbish the building and bring it up to standards.

Chairperson Payne asked the Planning Consultant, if the site type were to be changed or approved, what would prevent that type of business coming in after the lease expired?

Mr. Carlisle responded that it would allow Site Type C usage as well as use group 6 & 7.

Chairperson Payne asked if there was any way to tie the classification to the existing lease/business.

Mr. Carlisle noted there is nothing in the Township's zoning ordinance to tie a modification to a specific use.

Commissioner Williams asked what uses are allowed in Site Type B and was advised Group 2, 3 & 5 are allowed. Residential lodging uses, office & institutional uses, and retail entertainment uses are permitted uses.

Commissioner Yi stated the Enterprise proposal is more a retail business and doesn't seem any harm in putting it to use as requested and would be beneficial to the Township.

Mr. Carlisle noted, by ordinance, the proposal is not considered retail. He questioned, if this site classification is allowed, would that prevent the redevelopment to what the intent of the Master Plan is?

Commissioner Harris responded that if the Planning Commission starts to deviate from the vision of the Master Plan, the vision will not be obtained. Decisions need to be made with the current Master Plan.

Mr. Carlisle stated there are two options: 1) Re-classify the site or 2) Text amendment.

Commissioner Kibler inquired about the designation of the lot east of Enterprise Leasing and was advised it is a Site Type A.

Commissioner Kibler stated that there is not a lot of pedestrian traffic in the area nor a lot of residential in the same area noting the closest subdivision is approximately one mile away.

Commissioner Yi reminded the Commissioners that there were reservations about the flower shop turning into a bank noting it was a good choice to approve the bank.

Commissioner Harris reminded the Commissioners to "stick to your guns" regarding the Master Plan.

Chairperson Payne noted there was a similar conflict of decision with the Ann Arbor State Bank project.

Commissioner Williams suggested a text amendment.

Chairperson Payne asked about placing conditions on approval.

Mr. Carlisle advised the Commissioners that he would need to consult with the Township attorney. However, if the land owner agrees to “this use only” for the property, it might be possible.

The applicant indicated he would be open to a conditional rezoning.

Chairperson Payne stated he would like to know if there is a middle or additional option that preserves the ability to maintain control over the classification in the long term, but also meet the immediate needs of improving the site on a short term basis.

Commissioner Williams concurred with Chairperson Payne.

Commissioner Yi stated since the project is just changing usage and not locking the decision into the long range future, pending development, he is in favor of approval.

Commissioner Kibler noted that he does not want to give up on the Master Plan, but believes this is a good use for the parcel. However, he would like to know if there is another option without giving up on the Master Plan.

Mr. Carlisle reiterated he would need to consult with the Township Attorney regarding: 1) Tie the use to the reclassification, and 2) Text amendment the use to a different use group that is allowed in Site Type B.

Motion by Commissioner Williams, supported by Commissioner Yi, to postpone the reclassification of 717 Ellsworth, CSPA 17-01 Enterprise Leasing, to allow Staff to look at further options based on discussion from the Planning Commission.

ROLL CALL

YES: PAYNE, HARRIS, KIBLER, YI, WILLIAMS
NO: None
ABSENT: THOMPSON, RALPH
ABSTAIN: None

MOTION CARRIED

8.2 Master Plan Update

Craig Lyon, Director of Utilities & Municipal Services, presented a summary of the draft Master Plan highlighting the following areas:

- Transportation i.e. multi-modal-sidewalks, pathways, and bike lanes.
- Land Use
- Grounds
- Economic Development
- Capital Improvements
- Other, miscellaneous

Mr. Lyon asked the Planning Commission to review and comment on the draft master plan and make a recommendation to the Board of Trustees at the next Planning Commission meeting scheduled for February 16, 2017, asking the Board to distribute the draft plan to the following: City of Saline, City of Ann Arbor, Ypsilanti Township, Lodi Township, York Township, Washtenaw County, SEMCOG, Washtenaw County Road Commission, Michigan Department of Transportation, each public utility company, railroad company, and public transportation agency owning or operating within the Township, and any government entity that registers its name and mailing address for this purpose with the Planning Commission as required by Public Act 33, Michigan Planning Enabling Act.

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, supported by Commissioner Yi, to adjourn the meeting.

Chairman Payne adjourned the meeting at 7:48 p.m.

Attachment #1

**RESOLUTION #1
FINDINGS OF REQUIRED STANDARDS
Lohr Road Townhomes
RZ 16-05
January 25, 2017**

The Pittsfield Township Planning Commission hereby makes the following findings of required facts from Article 18.05 of the Pittsfield Township Zoning Ordinance for a rezoning application submitted as RZ 16-05 by Mike Farah of Direct Managed, received by the Township on September 8, 2016, requesting a map amendment to conditionally rezone an AG, Agricultural District to R-2, Low Density Multiple-Family for the parcel at 3253 Lohr Road, also known as tax parcel ID# L-12-08-250-006:

Article 18.05

- 1. Whether or not the requested zoning change is justified by a change in conditions since the original ordinance was adopted or by an error in the original ordinance.**

The Future Land Use Plan designates this parcel Multi-Unit I. The intent of the Multi-Unit I land use classification is to provide attached and apartment-style dwelling units typically arranged in townhouse style development. These areas are less dense than the Multiple Family II but more dense than a suburban neighborhood. They can provide transitions between lower density neighborhoods and commercial areas.

The site is located southwest of I-94 on the east side of Lohr Road. The west side of Lohr Road is developed with large-scale commercial uses adjacent to the subject site (planned for Mixed Uses). Properties to the south of the subject site are also planned for Multi-Unit I as identified on the Future Land Use Map. The R-2, Low Density Multiple-Family Residential zoning district corresponds to the future Multi-Unit I designation. The requested zoning change conforms to the Future Land Use Plan for this area.

- 2. The precedents, and the possible effects of such precedents, which might likely result from approval or denial of the application.**

The proposed application is consistent with both the Pittsfield Township Master Plan and the existing development conditions of the surrounding properties. Approval of the proposed application will not establish any precedents.

- 3. The ability of the Township or other government agencies to provide any services, facilities, and/or programs that might be required if the application were approved.**

If rezoned to R-2, Low Density Multiple Family, a future development under R-2 zoning can be adequately served with water and sewer, and all other Township services.

4. Effect of approval of the application on the condition and/or value of property in the Township or in adjacent civil divisions.

The rezoning would be compatible with surrounding zoning and land use. Approval of the application and development residence will not impact the condition and/or value of property in the Township or in adjacent civil divisions.

The site is adjacent and in proximity to various zoning districts and land uses including institutional, single-family residential, multiple family residential, and commercial. The development of the site under the R-2 zoning designation would be consistent with surrounding development. Furthermore, the conditions offered by the applicant reasonably protect the site itself and adjacent properties.

5. Effect of approval of the application on adopted development policies of Pittsfield Township and other government units.

The Pittsfield Township Master Plan designates the subject property as “Multi-Unit I,” which corresponds to the proposed rezoning to the R-2, Low Density Multiple-Family Residential zoning district. The site is adjacent and in proximity to various zoning districts and land uses including institutional, single-family residential, multiple family residential, and commercial.

Rezoning the site to a zoning designation that is both supported by the Master Plan and consistent with adjacent districts and uses, advances the development policies of the Township.

Attachment #2

RESOLUTION #2
RECOMMENDATIONS OF APPROVAL
Lohr Road Townhomes
RZ 16-05
January 25, 2017

WHEREAS Pittsfield Township received the rezoning application RZ 16-05 by Mike Farah of Direct Managed, to rezone one (1) parcel from AG, Agricultural to R-2, Low Density Multiple-Family for the parcel at 3253 Lohr Road, also known as tax parcel ID# L-12-08-250-006, on September 8, 2016; and

WHEREAS the Pittsfield Township Planning Commission reviewed the rezoning application for this use; and

WHEREAS in accordance with Article 18.02 of the Pittsfield Township Zoning Ordinance, the Pittsfield Township Planning Commission held a public hearing on this matter on November 3, 2016, and received and considered public comments; and

WHEREAS the Pittsfield Township Planning Commission determined by separate resolution that the application meets the standards for a rezoning per the requirements of Article 18.05 and 18.06 of the Township Zoning Ordinance; and

NOW THEREFORE BE IT RESOLVED, that the Pittsfield Township Planning Commission recommends that the Pittsfield Township Board of Trustees approve the rezoning application RZ 16-05 Direct Managed, with the following conditions that were voluntarily offered by the applicant in a letter dated September 9, 2016 and from testimony presented at the November 3, 2016 and January 19, 2017 Planning Commission Meeting:

- The site plan for review by the Planning Commission as part of the site plan process will be consistent with Concept Plan dated December 19, 2016.
- The project will seek to have only one (1) access drive off of Lohr Road with final determination to be done by Washtenaw County Road Commission as to accepted location.
- The site will preserve the existing regulated wetland area on site and provide a 25-foot buffer around it. Should verification be done to determine the wetland is not regulated, the applicant will convert the area to a rain garden of equal or greater size.
- The site will preserve as much of the existing vegetation along the I-94 right-of-way as possible with a minimum of 40-foot wide buffer area.
- All parking and garage entrances will be in the rear of each building.
- The project will have a maximum of 18 units.
- Each unit will be 3-story townhome style with lower level garage entrance, first floor front entrance and a second floor.
- The units will vary from 2 to 4 bedroom.

- The exterior materials will consist of asphalt shingles roof, high-energy windows and doors, brick or stone on lower parts of building with options for varying heights, and other siding materials above to soffits.
- Elevations to be submitted for review by the Planning Commission as part of the site plan process will be consistent with those elevations presented to the Planning Commission at the November 3rd 2016 meeting.

BE IT FURTHER RESOLVED that the Pittsfield Township Planning Commission transmits the Rezoning Review dated January 4, 2017 as the Planning Commission's report on this application.