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PITTSFIELD TOWNSHIP PLANNING COMMISSION MINUTES

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**Members Present:** Nik Thompson, Deborah Williams, Matthew Payne, Ann Harris, Roland Kibler, George Ralph

**Members Absent:** Michael Yi

**Others Present:** Christina Lirones, Joseph Maynard, Shadi Farha, Eric Lord, Kevin Thompson, Max Petlikz, Richard Carlisle, Township Planning Consultant, and Carolyn Donahee, 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 Harris supported by Commissioner Williams, to approve the agenda as recommended.**

**MOTION CARRIED**

**4.0 Approval of Prior Minutes**

**4.1 Regular Meeting Minutes of March 15, 2018**

**Motion by Commissioner Williams, supported by Commissioner Ralph, to approve the Regular Meeting Minutes of March 15, 2018.**

**MOTION CARRIED**

**5.0 Public Comment I**

Christina Lirones, 151 E. Textile Road, commented on the work being done in Pittsfield Preserve on Textile Road and the grant used to complete the project.

**6.0 Public Hearing**

None

**7.0 Old Business**

None

## **8.0 New Business**

### **8.1 CSPA 16-08 Arbor Ridge Crossing Phase 3** [Submitted for Final Site Plan] (N of Morgan Rd., E of Michigan, Section 12)

Mr. Richard Carlisle presented the revision to CSPA 16-08 and clarified this is a re-phasing of the project consisting of the shifting of 6 lots from Phase 3 to Phase 1 and 2. Mr. Carlisle then stated this does not change anything other than phase lines.

There was discussion on:

- The Engineering Report

**Motion by Commissioner Williams, supported by Commissioner Harris, to approve the Final Site Plan for CSPA 16-08 Arbor Ridge Crossing Phase 3.**

### **ROLL CALL**

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

### **MOTION CARRIED**

### **8.2 CSPA 17-17 Fountain Blue (fka Lohr Road Townhomes)** [Submitted for Final Site Plan] (3253 Lohr Road, Section 08)

Mr. Carlisle stated issues have been addressed and landscape plans have been met. Photometric plan needs to be reviewed by the Township.

There was discussion on:

- Energy Standards
- Changes made to meet Township requirements

**Motion by Commissioner Williams, supported by Commissioner Harris, to approve the final site plan for CSPA 17-17 Fountain Blue (fka Lohr Road Townhomes) with the following conditions:**

1. The photometric plan is approved as part of final engineering review
2. The Building Department confirms that the following architectural requirements have been met as part of building permit review:

- a. All units to have full depth brick on all sides as indicated
- b. Siding to be done in Hardy Board, cement board or equivalent material (no vinyl siding is allowed)
- c. Buildings must meet minimum building energy standards
- d. Hot water systems will be high efficiency meeting or exceeding energy code
- e. All windows to be double pane and meet or exceed energy code
- f. All HVAC systems to be high efficient to meet or exceed energy code
- g. All windows and doors shall meet or exceed energy code
- h. All units to have 2 x 6 exterior walls with full insulation

### **ROLL CALL**

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

### **MOTION CARRIED**

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

None

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

None

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

None

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

Christina Lirones, 151 E. Textile Road, commented on the construction on Textile Road. She would like to see that No Thru Trucks signs would be posted on various roads including Morgan Road. Would like Engineering to review the Wetland Permit.

#### **13.0 Adjournment**

**Motion by Commissioner Ralph, supported by Commissioner Thompson, to adjourn the meeting.**

Chairperson Payne adjourned the meeting at 6:47 p.m.

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s/Deborah Williams, Secretary

Date May 3, 2018