
PITTSFIELD TOWNSHIP PLANNING COMMISSION MINUTES

Members Present: Michael Yi, Nik Thompson, Ann Harris, Roland Kibler, George Ralph

Members Absent: Deborah Williams, Matthew Payne

Others Present: Christina Lirones, Glenn Soerens, Mark Highlen, Jeff Katzen, Zack Weiss, Ramesh Ganatra, Belinda Kingsley, Zoning and Code Enforcement Administrator, and Carolyn Donahee, Recording Clerk.

1.0 Call Meeting to Order at 6:30 p.m. / Determination of a Quorum

Vice Chairperson Ann Harris called the meeting to order at 6:30 p.m. A quorum was present.

2.0 Pledge of Allegiance

Vice Chairperson Harris led the Pledge of Allegiance.

3.0 Approval of Agenda

Motion by Commissioner Ralph, supported by Commissioner Yi, to approve the agenda as recommended.

MOTION CARRIED

4.0 Approval of Prior Minutes

4.1 Regular Meeting Minutes of June 21, 2018

Motion by Commissioner Kibler, supported by Commissioner Ralph, to approve the Regular Meeting Minutes of June 21, 2018.

MOTION CARRIED

5.0 Public Comment I

None

6.0 Public Hearing

None

7.0 Old Business

7.1 CSPA 16-15 Beztak – Pittsfield
[Submitted for revised final site plan]
(3240 & 3300 Ann Arbor Saline Road, Section 07)

Ms. Belinda Kingsley, Zoning and Code Enforcement Administrator, presented the Planning Review for CSPA 16-15 Beztak-Pittsfield.

Revisions made to comply with the American Disability Act. Applicant is seeking to increase the total number of units from 195 to 197 and increase the total number of carports by adding 19 new carports for a total of 120. There is reconfiguration of some sidewalks and landscaping. The amendments will not impact the overall site layout. Staff recommending the additional 19 carports be removed and the total carports be capped at 101.

Vice Chairperson Harris asked Mr. Zak Weiss from Beztak to speak on the additional carports. Mr. Weiss stated their goal was to provide at least one covered space for each unit. Mr. Mark Highlen from Beztak stated the carports will not be visible in mass perhaps one or two rows. Commissioner Thompson inquired if consideration was given to offering the units without a carport at a discount. Commissioner Yi asked if the 3-foot screen wall could be increased to a higher level for a better look.

There was discussion on:

The additional Carports

Motion by Commissioner Thompson supported by Commissioner Yi, to approve the Final Site Plan for CSPA 16-15 Beztak-Pittsfield.

ROLL CALL

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

MOTION CARRIED

8.0 New Business

8.1 CSPA 18-08 Rolling Meadows (aka Arbor Farms)
[Submitted for preliminary site plan]
(East of Platt, South of Michigan, Section 26)

Ms. Kingsley, Zoning and Code Enforcement Administrator, presented the Planning Review for CSPA 18-08 Rolling Meadows (aka Arbor Farms).

This will be 24 Unit development and zoned PUD. The development site Plans will need to demonstrate the proposed measures to preserve woodlands and wetlands. Based on the tree survey provided by the applicant, there is a calculation of 125 inches of health heritage trees to be removed and 162 inches of replacement trees. The Township will defer to ECT for further review of the impact to the natural features of the development. The Road Commission has been contacted regarding the acceptance of the roads as public. Developer to provide sidewalks along both sides of the all internal streets.

Mr. Glen Soerens with Michael Priest & Associates, Engineers for the applicant, has modified the tree removal plans and updated the grading plans to save more trees. Wetlands were not discovered on site. Additional trees will be planted. Sidewalks have been included in the latest plans.

Commissioner Kibler inquired how many trees will be saved, Mr. Soerens replied about 30 trees.

Motion by Commissioner Thompson, supported by Commissioner Ralph, to approve the Preliminary Site Plan for CSPA 18-08 Rolling Meadows (aka Arbor Farms).

ROLL CALL

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

13.0 Adjournment

Motion by Commissioner Thompson supported by Commissioner Yi, to adjourn the meeting.

Vice Chairperson Harris adjourned the meeting at 7:11p.m.