

APPROVED

**Minutes of a Regular Meeting  
Pittsfield Charter Township Board of Trustees, April 22, 2020  
E.A. Jackson Morris Hall, The Robert A. Lillie Service Center  
6201 W. Michigan Avenue, Ann Arbor, Michigan 48108**

Members Present: Grewal, Anzaldi, Scribner, Edwards-Brown, Jaffer, Krone, Ralph  
Members Absent: None  
Others Present: Deputy Clerk Lyn Sebestyen, Township Planner Ben Carlisle,  
Interim Utilities Director Billy Weirich, Engineer Mark Pascoe,  
Christina Lirones.

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**1. Call Meeting to Order**

Supervisor Grewal called the meeting to order at 6:30 p.m. A quorum was present.

**2. Roll Call**

Members Present: Grewal, Anzaldi, Scribner, Edwards-Brown, Jaffer, Krone, Ralph  
Members Absent: None

**2.1 Approval of the Agenda**

Moved by Clerk Anzaldi, supported by Trustee Jaffer, to approve the agenda as submitted.

**MOTION CARRIED**

**3. Public Comment I**

Christina Lirones, 151 E. Textile Road, stated her opposition to item 10.4 (see Attachment 2).

**3.1 Board Response to Public Comment**

None

**4. Approval of Minutes**

**4.1 Approve Minutes of the Regular Meeting held on April 8, 2020**

Moved by Clerk Anzaldi, supported by Trustee Jaffer, to approve the minutes of the April 8, 2020 regular meeting.

**MOTION CARRIED**

**5. Public Hearings/Presentations/Proclamations**

None

**6. Communications**

**6.1 Communications**

Moved by Clerk Anzaldi, supported by Trustee Krone, to receive and file communications.

**MOTION CARRIED**

**7. Consent Agenda**

- 7.1 Approve payment of Accounts Payable Checks #35068 through #35142 in the amount of \$273,528.22**
- 7.2 Approve payment of Payroll Payables Checks #1201 through #1206 in the amount of \$2,194.00**
- 7.3 Receive the January 2020 Revenue/Expenditure Report**
- 7.4 Receive the March 2020 Building Activity Report**
- 7.5 Receive the February 2020 Republic Services Rubbish Collection Report**
- 7.6 Receive the March 2020 Republic Services Rubbish Collection Report**
- 7.7 Approve payment of service & subscription invoices in the amount of \$17,237.32**
- 7.8 Approve the application for additional credited service through the Municipal Employees Retirement System (MERS) for Tiffany Handy, with the entire cost of the purchase of time to be funded by Ms. Handy**
- 7.9 Receive the April 22, 2020 Personnel Report**

Moved by Trustee Jaffer, supported by Trustee Ralph, to approve consent agenda items 7.1 through 7.9.

**MOTION CARRIED**

**8. Items from the Treasurer**

**8.1 Quarterly Cash Balance Report**

Treasurer Scribner provided the Quarterly Cash Balance Report (see Attachment 3).

Moved by Trustee Krone, supported by Trustee Jaffer, to receive and file the Quarterly Cash Balance Report.

**MOTION CARRIED**

**9. Items from the Clerk**

None

**10. Items from the Supervisor**

**10.1 Adopt a Resolution Authorizing a Six-Month Deferment of Utility Bill Payments for all Pittsfield Township Residents, Resolution #20-19**

Moved by Treasurer Scribner, supported by Trustee Krone, to adopt a Resolution Authorizing a Six-Month Deferment of Utility Bill Payments for all Pittsfield Township Residents, Resolution #20-19.

Supervisor Grewal stated that Resolution #20-19 is supporting the Township's marginalized and vulnerable residents that are being economically impacted by the COVID-19 pandemic. She affirmed that the Township has had over a decade long commitment to those residents, and will continue that tradition during this evolving situation.

**ROLL CALL:**

**AYES:** Grewal, Anzaldi, Scribner, Edwards-Brown, Jaffer, Krone, Ralph  
**NAYS:** None  
**ABSENT:** None  
**ABSTAIN:** None

**MOTION CARRIED**

**10.2 Adopt a Resolution Declaring April 28 as Workers Memorial Day in Pittsfield Charter Township, Resolution #20-18**

Moved by Clerk Anzaldi, supported by Treasurer Scribner, to adopt a Resolution Declaring April 28 as Workers Memorial Day in Pittsfield Charter Township, Resolution #20-18.

Supervisor Grewal stated that this will be the second year in a row of declaring Workers Memorial Day and affirming the Township's commitment to labor rights.

**ROLL CALL:**

**AYES:** Grewal, Anzaldi, Scribner, Edwards-Brown, Jaffer, Krone, Ralph  
**NAYS:** None  
**ABSENT:** None  
**ABSTAIN:** None

**MOTION CARRIED**

**10.3 Authorize the Interim Utilities Director to negotiate a contract with the approved consultant for engineering design services for the US-12 Sewer Project at a cost not to exceed \$40,000, subject to Township Attorney approval**

Moved by Treasurer Scribner, supported by Clerk Anzaldi, to authorize the Interim Utilities Director to negotiate a contract with the approved consultant for engineering design services for the US-12 Sewer Project at a cost not to exceed \$40,000, subject to Township Attorney approval.

Supervisor Grewal relayed to the Board that this is the first step in applying for grant funding, and there will likely be a future Board of Trustees work session regarding this project.

**MOTION CARRIED**

**10.4 Approve relocation and expansion of a conservation easement for the outlots at State Street Crossing (CSPA 18-26)**

Moved by Clerk Anzaldi, supported by Trustee Jaffer, to approve relocation and expansion of a conservation easement for the outlots at State Street Crossing (CSPA 18-26).

Supervisor Grewal gave a review of the previous Board action to table this motion in order to conduct a carbon emissions study. She noted that unlike most conservation easements, this easement is inside Township parcels zoned for development. She emphasized that, in light of the pandemic, one thing that has become clear is the need for localized self-reliance. She believes item 10.4 is in line with the Township's model for creating localized self-reliance through the zoning of mixed-use development and multi-modal transportation so residents can access these spaces.

Clerk Anzaldi stated she has spoken with Conservation Specialist Barry Lonik and relayed that he is willing to work with the Township on developments like item 10.4. She asked if the Township could request input from a conservation specialist in future development projects.

Supervisor Grewal stated that the Township is working to incorporate conservation efforts earlier in the process through Resolution #20-12. She also stated that the Township is very fortunate to be in Washtenaw County with professionals like Mr. Lonik who has set the standard for conservation efforts.

**MOTION CARRIED**

**11. Unfinished Business**

**None**

**12. New Business**

**None**

**13. Liaison Reports**

None

**14. Adjournment**

Moved by Clerk Anzaldi, supported by Trustee Krone, to adjourn the meeting at 6:53 p.m.

**MOTION CARRIED**



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Rita Lee, Recording Clerk  
Pittsfield Charter Township



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Michelle L. Anzaldi, Clerk  
Pittsfield Charter Township



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Mandy Grewal, Supervisor  
Pittsfield Charter Township

MINUTES APPROVED AS SUBMITTED AT THE PITTSFIELD CHARTER TOWNSHIP BOARD OF TRUSTEES MEETING HELD MAY 13, 2020.

Fw: 4-22 Agenda item 10.4 Approve relocation and expansion of a conservation easement for the outlots at State Street Crossing (CSPA 18-26).

Clerks Email

Wed 4/22/2020 3:57 PM

To: Rita Lee <LeeR@pittsfield-mi.gov>;

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**From:** Michael Mann <mikemann1039@gmail.com>

**Sent:** Wednesday, April 22, 2020 1:01 PM

**To:** Clerks Email

**Subject:** 4-22 Agenda item 10.4 Approve relocation and expansion of a conservation easement for the outlots at State Street Crossing (CSPA 18-26).

I ask that my comments be distributed to each board member.

I'm writing in regard to the 4/22 Agenda item 10.4. I encourage the denial of this request.

The conservation easements are publicly held by the People of Pittsfield Township.

The information on the conservation easement was available to the developer prior to undertaking this development effort.

If the developer failed to review the information in their due diligence, the people of the township should not be forced to bear the burden of their failure by relinquishing conservation easements. This sets a bad precedence for future developments in the township.

If the developer knew of the easement and decided to pursue the development knowing that the easement would have to be reduced, the people of the township should not bear this burden. A company's business risk decisions should not be offset by the township.

I again encourage the denial of this request.

Michael Mann  
Pittsfield Township resident

PITTSFIELD CHARTER TOWNSHIP  
Board of Trustees  
Minutes for a Regular Meeting  
Held April 22, 2020  
Attachment 2

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**From:** Clerks Email  
**To:** Rita Lee  
**Subject:** Fw: Letter to the Board of Trustees for the meeting 4/22/2020  
**Date:** Wednesday, April 22, 2020 5:04:39 PM

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**From:** Christina Lirones <goldenspiderfarm@hotmail.com>  
**Sent:** Wednesday, April 22, 2020 4:50 PM  
**To:** Clerks Email; Hillary Venier; Lyn Sebestyen  
**Subject:** Letter to the Board of Trustees for the meeting 4/22/2020

April 22, 2020 (Earth Day 2020)

To: The Pittsfield Township Board of Trustees

Supervisor Grewal, Clerk Anzaldi, Treasurer Scribner, Trustee Edwards-Brown, Trustee Jaffer, Trustee Krone, Trustee Ralph,

Today is Earth Day, 2020. It is heartbreaking to see that today, of all days, you are poised to destroy the magnificent heritage trees that are protected by a conservation easement that belongs to the people of Pittsfield Township.

It is unbelievable that you are even considering doing this. You have promoted a so-called "Carbon Emission Study" based on false premises in order to justify this destruction. These heritage trees are unique and meaningful as tree canopy and as wildlife habitat. Please know that if you decide to destroy them, the only people you are fooling with your "Study" are yourselves.

I want to help you to understand that it is wrong to destroy these heritage trees, in this location that has proven to be a safe, healthy environment for the cluster of trees. I want to help you to understand that it is wrong to violate a conservation easement that has been entrusted to you to hold, for the benefit of the community. It is wrong to destroy these giant trees, that have lived here far longer than any of us, for the convenience of a developer. It is wrong to violate a conservation easement entrusted to you to care for, just so that a developer can build exactly the way he wants to.

If the developer is telling you that he will kill the trees with his plan if the trees are not killed first, then it is up to you, our elected representatives, to help him to adjust and correct his plan. This is as plain as day, and I know that you can do it. What I cannot understand is why you might not do it. Please, for the people of Pittsfield and for our heritage trees, do not take the action you have proposed tonight. Save our heritage trees. Respect and do not violate our conservation easement, held by the Township. We have saved these trees already! They are legally protected. Do not destroy them now.

First, I want to thank the many citizens who spoke eloquently and passionately about the beautiful heritage trees on the State Street Crossings shopping center site. These trees were given a bit more time to grace our community and live, because of our citizens.

Secondly, thank you to all who pointed out the importance and value of respecting Conservation Easements held by the people of Pittsfield Township. The current administration

has so routinely vacated, modified, and thrown away important easements, we almost cannot recognize our beautiful community. Please, end this practice now. Please respect our community and our history, and maintain our conservation easements as they were intended.

We established these difficult to obtain protections because they were meant to be permanent, not to be vacated on a whim for the convenience of developers. Repeatedly vacating protective easements weakens their effectiveness. There is no reason to think your new easement won't be vacated by some future Board when a developer wants to build there, if you continue to set these precedents.

The most visible result of throwing away protective easements and zoning are at the corner of Oak Valley and Ann Arbor Saline Road, where the protected berms and flowering trees and limited development areas are now an area congested by a strip mall and partially completed, high density apartment complex. This is not the vision of our residents, and was never the plan for this area.

These were both legally protected areas with only limited development allowed, and in the past, these protections were defended by the Township leaders, successfully, in court.

The long term vision and easements for the North West area of Pittsfield were thrown away in favor of this new look brought on by the current administration. This new, congested vision is what we can now expect at State Street Crossings at State Road and Michigan Ave., in the South West area of our Township.

Please. Learn from the mistakes that were made in the Northwest Area of the Township. Some of you were on the Board when this was done. More of you were not. We do not need to overbuild, destroy our tree canopy, and congest every part of our beautiful township. Please, do not make the same mistakes again in the South West area of our Township.

The engineering firm retained for this study is new to the concept of a "Carbon Emission Study." This is a new experience for them, and for the Township. Because of this, faulty predicates for the "Study" would seem to justify down our heritage trees.

The study is based on the idea that there are only two options for development of the site:

- 1) Build two buildings with absolutely no interconnecting sidewalks so that people would have to visit one building and then climb into their cars and drive to a second building, or
- 2) build a massive building up close to Michigan Ave. in the new style favored by the current administration, without setbacks and green buffering, requiring that several of the heritage trees be chopped down and the conservation easement held by the Township to protect the trees be abandoned, at least in part.

The memo in this week's Board Packet states that a new "Conservation Easement" area will be established next to the detention pond near State Road. This is referred to as an Expansion and Relocation.

This memo is based on several unusual ideas. First, there is no reason to think that the Planning Commission could not require the developer to build interconnecting sidewalks and pedestrian access. Walkways have been built on the rest of the site, and there is no reason they would not be required and built here.



Second is the reference to the "Expansion" of the conservation easement. The new location may or may not be a good spot to plant trees, and new nursery trees are never a replacement for the huge heritage trees that grace our community. Nursery trees are only an attempt to mitigate the loss of heritage trees when no other option is available. When trees are not protected by a conservation easement, mitigation may be all we can do. However, the heritage trees on this site are protected by a legal conservation easement, held by the Township. There is no reason to change a legal document so that the trees can be torn down.

Most importantly, every unit in State Street Crossings is required to plant trees, with a landscaping plan as part of any site plan. That is, when the unit nearest the detention pond develops, the Planning Commission could and presumably would demand that numerous trees be planted here. This has always been a hallmark of Pittsfield Township, and one of our most beautiful features: our existing tree protection ordinances and our requirements for landscaping, including tree planting.

It is not likely that a building would be built pressed up against the fence of the detention pond. With or without an "expanded" easement, one would expect trees to be planted there.

The memo also speculates that the developer may kill the trees in the conservation easement anyway, therefore, it should be vacated. This should not happen. The Planning Commission must work with the developer to prevent the trees from being killed. The buildings and parking lot must not be allowed to crowd the site to kill the trees.

The new Township vision forcing buildings up to the road, without green buffering, and parking lots in back may be the problem here. There must not be a sea of asphalt within the drip line of the heritage trees. The Planning Commission must address this to prevent the trees from being killed.

Should the developer kill them, the easement must remain so the trees can be re-planted by the developer in what has proven to be a healthy environment for trees.

The focus must be on protection, not the planting of nursery trees in a different spot merely for the convenience of the developer. As noted at the Planning Commission, the problem is self-created by the developer, merely because he wishes to have a Michigan Ave. address instead of a State Road address.

I hope that each member of the Board has visited the site, and understands the flaws in the logic of the memo I hope that each member of the Board will vote NO on item 10.4, so that we, the residents of Pittsfield, can finally be assured that our heritage trees will remain, and will be protected as intended.

Thank you,  
Christina Lirones  
151 E. Textile Rd., Ann Arbor MI 48108



**Pittsfield Charter Township**

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Phone: (734) 822-3140 • Fax: (734) 944-0292  
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Website: [www.pittsfield-mi.gov](http://www.pittsfield-mi.gov)

*Office of the Treasurer*

**Patricia Tupacz Scribner**  
*Township Treasurer*  
[treasurer@pittsfield-mi.gov](mailto:treasurer@pittsfield-mi.gov)

**Orna Angus**  
*Deputy Treasurer*  
[anguso@pittsfield-mi.gov](mailto:anguso@pittsfield-mi.gov)

**Kristina L. Dillon**  
*Assistant to Treasurer*  
[dillionk@pittsfield-mi.gov](mailto:dillionk@pittsfield-mi.gov)

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**Board Meeting Notes for April 22, 2020 - Quarterly Cash Balance**

Good Evening, as Treasurer I am providing a summary of the investment activities as required by state law governing the investment of surplus funds. Public Act 20 stipulates that the investment officers shall provide a written report quarterly to the governing body concerning the investment of funds.

As you can see from the report, our accounts remain stable. Covid-19 has made this time very difficult to judge what is going on with the market. Therefore, we continue our focus on maintaining the security of our funds in this turbulent time.

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