
PITTSFIELD TOWNSHIP PLANNING COMMISSION MINUTES

Members Present: Stanley Young, Deborah Williams, Roland Kibler, George Ralph, Ann Harris, Mike Petraszko, Matthew Payne

Members Absent: None

Others Present: Belinda Kingsley, Corey & Michelle Weaver, Andrea Zammitt, Adam Manix, Dave Brewer, Greg O’Herren, Gregory Heim, Greg Brabec, Matt Milliken, Quinn Kiriluk, Moe Kasham, Heath Hartt, Greg O’Herren, Matt Bush, David Stollman, Christina Lirones, Timothy Andres, Lou Hartman, David Wilhoit, Adam Manix, Karen Manardo, Benjamin Carlisle, Township Planning Consultant, Deb Brown, Typographer, and Zoe Crowley, 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 to approve the agenda as recommended.

Motion by Commissioner Williams, supported by Commissioner Harris, to move 8.2 ahead of 6.1, and 8.1 ahead of 6.2, and approve the agenda as recommended.

MOTION CARRIED

4.0 Approval of Prior Minutes

4.1 Regular Minutes of March 5, 2020

Motion by Commissioner Williams, supported by Commissioner Young, to approve the amended Regular Meeting Minutes of March 5, 2020.

MOTION CARRIED

4.0 Public Comment I

Christina Lirones, 151 E. Textile Rd, inquired about the Open Meetings Act and the evening’s agenda.

Item 8.2 of New Business moved to follow Item 4.0 Public Comment I.

8.0 New Business

8.2 CSPA 19-22 Heritage Preserve

Submitted for a Preliminary Site Plan Approval.

North side of Bemis Road, west of Platt, Ypsilanti MI, 48197

(L-12-34-100-002; L12-34-300-001; L-12-34-400-027; L12-34-300-033; L-12-34-300-034)

Mr. Carlisle summarized his review. He explained that an application has been submitted for a ninety-two (92) unit single-family detached site condominium development called Heritage Preserve. The 271-acre gross, and 240-acre net site is located north of Bemis Road and west of Platt. The property is zoned AG, Agriculture and includes the Makielski Berry Farm – residential structure and outbuildings. The remaining site is vacant; areas of the site that are not wooded or wetlands have been most recently farmed. The Master Plan future Land use designation is Agriculture. The applicant is requesting approval for the Heritage Preserve residential development under the provisions of the *Open Space Preservation Development Option (OSPDO)*. The proposed site plan meets the open space preservation requirement of at least fifty percent (50%) dedicated open space demonstrating 146 acres of the 271-acre parcel (53.8%) to remain as open space. In previous discussions with the township, the applicant has noted that they would like to donate the southern portion of the site that is currently farmed to the township or a dedicated agricultural conservation group. The purpose is to maintain farming of this property.

The development of this site as an OSPDO will allow for the preservation of 146 acres of open space in perpetuity, preservation of woodland and heritage trees, protection of wetlands and conservation of significant acreage of farmland. These benefits would not be achievable through a traditional site layout without the implementation of an OSPDO plan.

We note the applicant will create two (2) outlot parcels containing the existing home and outbuildings (7130 Platt Road) will be created containing 2.88 acres. In addition, 7200 Platt Road (parcel south of 7130 Platt Road) will be reconfigured as the second outlot parcel containing 2.5 acres. Additional information provided by the applicant demonstrates future right-of-way along Platt Road. The future right-of-way configuration will reduce the existing homes front setbacks to 14 feet and 42 feet, respectively creating non-conforming situations. This is a planned expansion of Platt Road that will be undertaken in the future. The proposed development does not change the existing location of the structures which would create a non-conforming front setback with the expansion of Platt Road.

Discussion was held on:

- 1) Accessibility
- 2) Utilities
- 3) Active farmland
- 4) Fire hydrant proposal and water access

- 5) Proximity to prison
- 6) Platt crossing

Matt Bush, applicant, addressed the Commission. He wanted to emphasize the importance of preservation. He stated that the 7 acres on the north side will not be developed. He also discussed sidewalks. The applicant would like to maintain the rural feel of the development, and sidewalks will detract from it.

David Stollman, applicant, answered questions regarding sidewalks and the berry farm.

Motion by Commissioner Williams, supported by Commissioner Kibler, to approve the preliminary site plan for CSPA 19-22 Heritage Preserve with the following conditions:

- 1) Natural resource review from ECT
- 2) Encourage internal trail system for connectivity Natural Features review by ECT.
- 3) Direction to work with Road Commission and planning staff to provide pedestrian crossing on Platt.
- 4) Applicant pay into township fund for sidewalks on West side of Platt
- 5) Not requiring internal sidewalks.

ROLL CALL

YES: HARRIS, PETRASZKO, WILLIAMS, YOUNG, KIBLER, RALPH, PAYNE

NO: None

ABSENT: None

ABSTAIN: None

MOTION CARRIED

Item 6.1 of the Public Hearing moved to follow Item 8.2 of New Business.

6.0 Public Hearings

6.1 CUP 20-01 Shamrock Self Storage

Submitted for Preliminary Site Plan and Conditional Use Approval
4251 Carpenter Road (-12-13-200-034), Section 13

Mr. Carlisle summarized his review. The applicant is seeking approval to develop the site at 4251 Carpenter Road into a self-storage facility. The proposed facility includes seven (7) buildings totaling approximately 125,000 square feet. Six (6) of the buildings are one-story, non-climate controlled, and accessed directly at-grade. One (1) building, the one adjacent to Carpenter Road, is climate controlled and accessed with an interior corridor. The building is a functional one story, with a faux second floor to screen the site from Carpenter Road.

The development is accessed from one point on Carpenter Road. The site is encumbered with two (2) regulated wetlands and numerous regulated trees. The subject site is zoned C-2, Regional Commercial, and self-storage is a Conditional Use. Fundamentally we support the development of the property for the intended use of a self-storage facility. A self-storage facility is an appropriate use for a parcel, with difficult access options, that is bordered by a contractor's yard to the north and an expressway to the south. The applicant submitted a concept site plan in March. The Planning Commission focused their review on issues of land use, screening from Carpenter Road, and natural resource protection. Conceptually, the Planning Commission supported the project.

Chairperson Payne opened the Public Hearing.

Christina Lirones, 151 E. Textile Rd, agreed with Mr. Carlisle about the good use of the site. She discussed how she would like less trees to be lost throughout Township development. She would like the façade to look less industrial. She also requested the applicant install sidewalks along Carpenter Road.

Motion by Commissioner Williams, supported by Commissioner Ralph, to close the public hearing for CUP 20-01 Shamrock Storage.

Item 8.1 of New Business moved to follow Item 6.1 of the Public Hearing.

8.1 CSPA 20-02 and CUP 20-01 Shamrock Self Storage

Submitted for Preliminary Site Plan and Conditional Use Approval
4251 Carpenter Road (L-12-13-200-034), Section 13

Motion by Commissioner Williams, supported by Commissioner Young, to direct staff to draft the necessary resolutions of approval for CUP 20-01 and CSPA 20-02 Shamrock Self Storage with the following conditions to be required as part of the final site plan submittal:

- 1) Provide a restoration/mitigation plan for any proposed impacts to the 25-foot wetland buffer.**
- 2) Provide final tree mitigation plan including amount of payment into Township Tree Fund.**
- 3) DTE approves layout based on location of existing poles.**
- 4) Remove/reduce landscaping between building front and Carpenter Road.**
- 5) Pay the equivalent required 310-inches of mitigate trees into the Township Tree Fund.**
- 6) Indicate location and screening of dumpster.**
- 7) Provide location of any at-grade or roof-top equipment and screening.**
- 8) Provide lighting plan in compliance with 13.05 of the Zoning Ordinance.**

ROLL CALL

YES: KIBLER, WILLIAMS, HARRIS, PETRASZKO, YOUNG, RALPH, PAYNE

NO: None
ABSENT: None
ABSTAIN: None

MOTION CARRIED

Item 6.2 of the Public Hearing moved to follow Item 8.2 of New Business.

6.2 Zoning Ordinance Amendments

Mr. Carlisle summarized the Zoning Amendments. The first amendment is to Table 4.21, Non-Residential Use Table (page 4:25): Remove “vehicle impound lot” from table. Currently, vehicle impound lot is a use category listed in the table but is not a permitted or conditional use allowed in any zoning district. The second amendment is to Section 12.05.B.2. (page 12:6): Eliminate Township Attorney review of shared parking arrangements. This is not current practice. Shared parking arrangements are reviewed and demonstrated through site plan review and shared easement documents. The amended language would read, “12.05.B.2: Off-street parking for uses in all districts shall be on the same lot as the use or building served by the parking, unless joint parking with abutting properties and uses is provided in a form acceptable to the Township and executed and recorded by the parties sharing the parking.”

3. Section 13.03.A. (page 13:17): Add provision to require recycling containers for all non-residential and multiple-family developments, will require non-residential and multifamily developments to provide recycling.

4. Section 15.07.B.1.b. (page 15:16): Change the allowance of ground signs in the form-based district from one (1) per public street frontage to one (1) per lot, will regulate ground signage in Form Base districts.

Chairperson Payne opened the Public Hearing

Motion by Commissioner Williams, supported by Commissioner Harris, to close the public hearing for Zoning Ordinance Amendments.

Motion to recommend to the Township Board the zoning ordinance amendments as drafted.

AYES: 7
NO: None

MOTION CARRIED

Item 8.3 of New Business moved to follow Item 6.2 of the Public Hearing.

8.3 CSPA 20-07 Kirko on behalf of Wacker

Submitted for Preliminary Site Plan Approval
4950 S. State Street (L-12-16-300-018), Section 16

Mr. Carlisle summarized his review. The applicant is proposing to construct a state-of-the-art innovation center and regional headquarters at 4950 S. State Street with a wide range of specialty products. The 14.0-acre site is currently vacant containing a woodland, wetland and floodplain area. The subject site is zoned BD, Business District which allows office and research and development laboratories as permitted uses. The proposed building is proposed to be two-stories totaling 136,384 square feet and includes research and development, office, and collaboration space. There will be no production at this facility. Parking for 300 cars will serve staff and visitors from the Avis Drive entrance. Open space areas include an event lawn and wetland/floodplain areas. This project is a permitted use and does not require Township Board approval. The applicant focuses on silicones and polymers chemistry and offers solutions and innovations for a range of industries, such as: automotive and transport; construction; energy; electric and electronics; coatings and paints; adhesives and sealants; elastomers; plastics; paper; films and nip; renewable energies; textile; leather and non-wovens; photovoltaics and semi-conductors; pharm and food; health and personal care; chemical industry; and industrial biotechnology. The applicant has been working closely with the Michigan Economic Development Corporation (MEDC) and Ann Arbor SPARK. Late last year the Planning Commission and Township Board held a joint meeting to discuss Wacker. At that meeting, the consensus of the group was support for Wacker as a company and the potential investment in the township. The group directed us to work with the applicant to identify potential alternative sites in the township. At that meeting, this location on State Street was discussed and conceptually was supported by the group. On April 8, 2020, the Township Board passed a resolution of support for the project at this location. The letter of support was predicated on the applicant receiving site plan approval. We support this project at this location for the following reasons:

- 1) The site is Master Planned for Business District. The Business District designation is represented by the area that encompasses the established research and development corridor along State Street. Desired uses include light industrial, office, and research and development. From a land use perspective, the proposed use of the property is consistent with the Master Plan.

Furthermore, the multi-million-dollar investment in this site for a regional headquarters supports the economic development goals outlined in the Master Plan. The Plan encourages the Township to seek funding to improve and maintain infrastructure, especially the business and commercial corridors such as State St, Washtenaw Ave, Carpenter Road, and Michigan Avenue. Development along the corridor permits the Township to partner for improvements to infrastructure. The Plan also encourages the Township to focus on redevelopment and infill in areas of the Township with existing infrastructure and services. This is an infill site that is well served with existing infrastructure and services.

- 2) The site is zoned BD, Business District. The use is a permitted use at this site and does not require any special approvals (Conditional Use or Variance) or a rezoning from the Township Board.
- 3) Many of the issues raised for the previous site including proximity to a prominent Township park and open space, onsite environmental issues, need for lot consolidation, major amendment to a PUD, and compatibility are not issues at this site.
- 4) Historically, and into the future as identified in the Master Plan, State Street is the primary business and employment district in the township. The corridor includes a mix of light industrial, light manufacturing, research and development, and laboratory uses. Within a mile buffer, there are over 15 similar uses including:
 - Biotech;
 - Research and development;
 - Laboratories; and
 - Pharmaceutical companies.

Discussion was held on a transit stop near the site.

Motion by Commissioner Williams, supported by Commissioner Harris, to approve the preliminary site plan for CSPA 20-07 Kirco on behalf of Wacker with the following conditions to be submitted as part of the final site plan:

- 1) **Site feature along State Road**
- 2) **Full landscape plan**
- 3) **Lighting plan**
- 4) **Floor plans**
- 5) **Building material sheet**
- 6) **Address wetland review comments from ECT**
- 7) **The Commission will accept parking deviation and the 40 land banked spaces.**

ROLL CALL

YES: PAYNE, WILLIAMS, HARRIS, KIBLER, YOUNG, RALPH, PETRASZKO
NO: None
ABSENT: None
ABSTAIN: None

MOTION CARRIED

8.4 CSPA 20-05 Zippy Car Wash

Submitted for a Concept Review
3952 Bestech Drive, (L-12-23-110-002)
Section 23

Mr. Carlisle summarized his review. The applicant is seeking preliminary site plan and conditional use approval to construct a 4,843 square foot automatic car wash with a 150-foot fully automatic wash bay, mechanical dryers, heated exit and entrance slap, and vacuum stations. The 1.75-acre site is currently vacant. The site includes two (2) automatic pay stations located at the rear of the site provide additional stacking spaces for traffic queuing on site. The concrete entrance and exit ramps will be heated to prevent freezing. Areas beyond these slabs shall be salted regularly in freezing temperatures to prevent ice on paved surfaces. There will be three (3) vacuum islands located adjacent to the building with two (2) vacuums each. Employee and customer parking are located adjacent to the building. The applicant has provided the following information regarding business operations: The property is proposed for use as a fully automated auto wash facility. During business hours the facility is regularly occupied by 2 to 3 employees. Hours of operation will be Monday through Saturday 7:00AM to 8:00PM and Sunday 8:00AM to 8:00PM. Vehicle wash is listed as a conditional use in the General Industrial zoning district. The site plan requires three (3) greenbelt setback variances from the ZBA: 1. Encroaching 10-feet into the required 10-foot greenbelt on Carpenter Road; 2. Encroaching 4.7 feet into the required 10-foot greenbelt on Bestech Drive; and 3). Encroaching 5-feet into the required 10-foot greenbelt on western property line. The Planning Commission is asked to review and consider the concept plan prior to the applicant going to the ZBA for the required variances. Questions for the Planning Commission to consider:

- 1) Is a carwash an appropriate and good use for the site?
- 2) What are design expectations for the building?
- 3) If screening sufficient to overcome greenbelt encroachments?
- 4) Should screening on Carpenter Road be via landscaping, knee wall, or combination?
- 5) Would the Planning Commission support payment into the tree fund if the applicant is not able to plant all the required mitigation trees on the site?

Corey and Michelle Weaver, applicants, addressed the Commission. Mr. Weaver explained the rotation of the building, as well as the encroachment on wetlands. Mrs. Weaver discussed how the extra space will allow for busier times of business.

Dave Brewer, of Vaston O'Brian, discussed the road right of way.

Discussion was held on:

- 1) Encroachment
- 2) Location

- 3) Screening
- 4) Payment into the tree fund
- 5) Amount of zoning variance requests

7.0 Old Business

None.

9.0 Planner's Report

Mr. Carlisle asked the Commission if the Zoom meetings were working well. He also asked if the Powerpoint presentations were helpful. He informed the Commission that there will be lengthy meetings in the future.

10.0 Chairperson's Report

None.

11.0 Commissioner's Report

None.

12.0 Public Comment II

Christina Lirones, 151 E. Textile Road, stated she thought Carpenter Road was a good location for Zippy Car Wash, and she understands the variances are needed to protect wetlands. She said the new proposed location for Wacker was better, but she thought the City of Ann Arbor should be notified, due to proximity to the city's drinking water source at the Three Fires Aquifer. She expressed concern about the lack of sidewalks on the Heritage Preserve site plan, but thought it was a great use of the Open Space ordinance.

Moe Kasham, Superior Lawn Care, addressed the Planning Commission. He stated he would be at the May 21st Planning Commission meeting.

Chairperson Payne asked Mr. Carlisle to explain the unpaved sidewalks in Heritage Preserve, based on the rural profile of the private road.

13.0 Adjournment

Motion by Commissioner Harris, seconded by Commissioner Ralph, to adjourn the meeting.

Chairperson Payne adjourned the meeting at 8:18pm.

Please Note: This meeting is being recorded

This notice is posted in compliance with PA 267 of 1976 (as amended) Open Meetings Act, MCL 125.3103 and 125.3502 and the Americans with Disabilities Act (ADA). Individuals with disabilities requiring auxiliary aids or services should contact the Pittsfield Charter Township Clerk's Office 3 business days prior to the meeting. The Clerk's Office can be reached at 734-822-3120 or via email clerk@pittsfield-mi.gov.