
PITTSFIELD TOWNSHIP PLANNING COMMISSION AGENDA

- 1.0 Call Meeting to Order at 6:30 p.m. / Determination of a Quorum**
- 2.0 Pledge of Allegiance**
- 3.0 Approval of Agenda** 1-2
- 4.0 Approval of Prior Minutes** 3-19
- 5.0 Public Comment I**

If there is a member of the public that wishes to address the Planning Commission, please step forward.
- 6.0 Public Hearings**
- 7.0 Old Business**
 - 7.1 CUP 20-02 and CSPA 20-05 Zippy Car Wash** 20-27
Submitted for Preliminary Site Plan and Conditional Use Resolution of Approval
3952 Bestech Drive, (L-12-23-110-002), Section 23
 - 7.2 CUP 19-01 and CSPA 19-27 MMA Group** 28-41
Submitted for Preliminary Site Plan and Conditional Use Resolution of Approval
4130 E. Morgan Road, (L-12-24-200-057) Section 24
 - 7.3 CUP 19-05 Royal Granite** 42-52
Submitted for Preliminary Site Plan and Conditional Use Resolution of Approval
4995 Carpenter Road, (L-12-13-300-009) Section 13
- 8.0 New Business**
- 9.0 Planner's Report**
 - 9.1 Open Space Preservation Development Option Discussion** 53-64
- 10.0 Chairperson's Report**
- 11.0 Commissioner's Report**
- 12.0 Public Comment II**
- 13.0 Adjournment**

In compliance with Governor of Michigan's Executive Order, the Pittsfield Township Planning Commission will conduct its June 4, 2020 meeting electronically. Public participation at the June 4, 2020 Planning Commission meeting will be via teleconference and videoconference in order to reduce the risk of exposure to persons with the COVID-19 virus and to comply with the Governor's Executive Order restrictions on in-person governmental functions.

To participate as a member of the public:

- For videoconferencing go to:
- <https://zoom.us/j/91692987757?pwd=ODcyN0h6TIN3Y2I5UmxHMm9MSGhxUT09>
Password: Pittsfield
- Or iPhone one-tap :
US: +19292056099,,91692987757#,,1#,653260# or
+13017158592,,91692987757#,,1#,653260#
- Or Telephone:
Dial(for higher quality, dial a number based on your current location):
US: +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833
or +1 253 215 8782 or +1 346 248 7799 or 888 475 4499 (Toll Free) or 877 853 5257
(Toll Free)
- Webinar ID: 916 9298 7757
- International numbers available: <https://zoom.us/u/aFstdb8s7>
- If you are a member of the public and cannot connect, please call (734) 216-9347.

Further instructions on participating in public comment will be provided once the meeting has been called to order in order to ensure two-way communication between the Planning Commission and the members of the public.

Written comments will be received at zoning@pittsfield-mi.gov until 3:00 p.m. the day of the hearing.

Any person who wishes to contact members of the Planning Commission to provide input or ask questions on any business coming before the Planning Commission on June 4, 2020 may do so by calling 734-216-9347 or emailing zoning@pittsfield-mi.gov prior to the meeting. Reasonable auxiliary aids and services can be provided at the meeting to individuals with disabilities by contacting the Clerk's Office at (734) 822-3120 or via email at clerk@pittsfield-mi.gov at least three business days in advance.

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.



Pittsfield Charter Township
Department of Utilities & Municipal Services

6201 West Michigan Avenue, Ann Arbor, MI 48108
Phone: (734) 822-3101 • Fax: (734) 944-1103
Website: www.pittsfield-mi.gov

Mandy Grewal, Supervisor

REGULAR MEETING

May 21, 2020

6:30 P.M.

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: Ben Carlisle, Planning Consultant Belinda Kingsley, Zoning & Code Enforcement Administrator, Corey & Michelle Weaver, Robert Leach, Carrie Coon, Aysha Kasham, Andrew Gibbs, Christina Lirones, Dave Hughes, Laura Girbach, Frederick Lucas, Heath Hartt, Jeanne Powers, Karol Butcher, Lisa Sommers, Laura Kreps, Levi Smith, Mark Evans, Daniel Troyka, Moe Kasham, Michelle Anzaldi, Peter Hammer, Rick Rattner, Steve Lucchesi, Tina Bates, 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 Ralph, to move 7.1 ahead of 6.1 and Motion to move 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 7, 2020

Motion by Commissioner Williams, supported by Commissioner Young, to approve the amended Regular Meeting Minutes of May 7, 2020.

MOTION CARRIED

5.0 Public Comment I

None.

Item 7.1 of Old Business to follow Item 5.0 of Public Comment I.

7.0 Old Business

7.1 CUP 20-01 Shamrock Self Storage

Submitted for Resolution Approval
4251 Carpenter Road (-12-13-200-034), Section 13

Mr. Carlisle summarized his review. He explained that 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.

Motion by Commissioner Williams, supported by Commissioner Harris, to approve Resolution of Approval for CSPA 20-02 & CUP 20-01 Shamrock Storage.

ROLL CALL

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

NO: None

ABSENT: None

ABSTAIN: None

MOTION CARRIED

6.0 Public Hearings

6.1 CSPA 20-05 & CUP 20-02 Zippy Car Wash

Submitted for Preliminary Site Plan and Conditional Use Approval
3952 Bestech Drive, (L-12-23-110-002)
Section 23

Mr. Carlisle summarized his review, stating 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 slab, 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. Additional stacking spaces for traffic queuing are provided 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 Planning Commission discussed this application in concept at the May 7, 2020 meeting and discussed the following:

- Appropriateness of location
- Need for variances
- Screening from Carpenter
- Building Design
- Tree mitigation

Since the last review, the applicant has made the following amendments to their site plan:

- Shifted the building and drive-aisles five (5) feet to the south. This provides a 10-foot greenbelt on Bestech and eliminates the need for a variance.
- Tightened the turning radius for the drive into the carwash building that is parallel to Carpenter Road. Tightening this up, provides a 5-foot greenbelt along Carpenter Road. Rather than seek a 10-foot encroachment into the 10-foot greenbelt on Carpenter, the applicant is seeking a 5-foot encroachment.
- Added landscaping outside of the Carpenter Road ROW

The applicant received one (1) variance to encroach 5-feet into the required 10-foot greenbelt along Carpenter Road from the Zoning Board of Appeals at the May 18, 2020 meeting.

Chairperson Payne opened the Public Hearing.

Motion by Commissioner Williams, supported by Commissioner Ralph, to close the public hearing for CSPA 20-05 & CUP 20-02 Zippy Car Wash.

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

8.0 New Business

8.1 CSPA 20-05 & CUP 20-02 Zippy Car Wash

Submitted for Preliminary Site Plan and Conditional Use Approval
3952 Bestech Drive, (L-12-23-110-002)
Section 23

Discussion was held on:

- 1) Tree mitigation
- 2) Tree fund
- 3) Recycling water
- 4) Visual screening

Motion by Commissioner Williams, supported by Commissioner Young, to direct staff to draft the necessary resolutions of approval for CUP 20-02 and CSPA 20-05 Zippy Car Wash, with the following conditions to be required as part of the final site plan submittal:

- 1. Provide tree mitigation on site and request relief from Planning Commission to pay into tree fund.**
- 2. Address wetland review comments by ECT.**
- 3. Provide detailed landscape plan**
- 4. Provide dumpster enclosure detail.**
- 5. Submit photometric plan that is compliant with Section 13.05**

ROLL CALL

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

NO: None

ABSENT: None

ABSTAIN: None

MOTION CARRIED

Item 6.2 of the Public Hearing to follow Item 8.1 of New Business

6.2 CUP 20-04 Revocation of Superior Lawn Care CUP

Submitted for Revocation of CUP 14-06
4147 Carpenter Road (L-12-13-200-037), Section 13

Mr. Carlisle presented a PowerPoint presentation outlining the timeline and factors to consider the termination of the Conditional Use Permit for Superior Lawn Care. The Township has been working with Superior Landscaping to come into compliance with the Township's Ordinance requirements since they opened in 2014. Since that time, the property owner has not complied with Township Ordinances, conditions of conditional use approval or consent judgements/court orders. There have also been several complaints regarding Superior

Landscaping's business operations from residential neighbors relating to various subjects such as noise, removal of vegetation, et cetera. Due to the continued violations, complaints and non-compliance with Township and court mandated requirements by the property owner, the Township respectfully requests the Planning Commission consider revocation of CUP 14-06 which allows the operation of the Superior Landscaping business located at 4197 Carpenter Road (L-12-13-200-037). The business opened in April 2014 without proper permits. At that time, Township Staff worked with the applicant to file the necessary paperwork and prepare plans to seek approval from the Planning Commission.

The Planning Commission approved the CUP on September 18, 2014 with the following conditions:

1. The applicant provide proper fencing between Zap Zone and the driveway of Superior Lawn Care.
2. The applicant shall maintain a 50-foot setback on the south and east sides of the property supplemented with additional evergreen trees and maintain a buffer of arborvitae along the north and west sides of the property.
3. The applicant shall limit the hours of operation to 7:00am to 5:30pm.
4. The driveway of the site shall be paved for a distance of 50 feet and asphalt millings shall be placed on the remainder of the driveway. The conditions of the driveway shall be evaluated by Township staff one year from the date of approval to monitor concerns over dust and safety. If concerns persist, the applicant shall pave the driveway of the site to the end of the adjacent Zap Zone building.
5. Storage on the site will be limited to specified materials and no bulk sale shall be stored outside.

A timeline of interaction with the applicant is can be summarized as the following:

- April 2014 – Superior opens without proper permitting.
- September 2014 – Conditional land use approval granted by the Planning Commission.
- Since the Conditional land use was approved:
 - 14+ Notice of violations/citations have been issued
 - 15+ site visits/meetings with the property owner have been conducted
 - 5 residential complaints have been documented on various topics
 - 5 court appearances have been undertaken by staff/property owner

In addition to violations of the CUP 14-06, significant onsite violations include noise complaints, inoperable vehicles on site, unauthorized tree and vegetation removal, unauthorized structures, unauthorized retail sales, unauthorized outdoor storage, and gas tanks installed without secondary containment or protection.

In 2018, site inspections uncovered additional site improvements had been constructed and implemented prior to requesting approval. It was not until additional citations, court appearances and consent orders where undertaken that

an amended site plan and conditional use application were submitted to the Township for consideration of expansion of the use and modifications to the site plan. In 2019, the applicant applied for an amendment to their CUP and site plan in order to provide for retail sales and additional business operations not originally included in CUP 14-06.

On November 7, 2019, the Planning Commission denied the request to expand the landscape contractor operations on the site based on the following findings:

1. The increased intensity of the operation of the site is not compatible with the surrounding land uses. The site abuts residentially zoned property (Arbor Ridge) to the east and has during the use of the site, considerably reduced the existing mature vegetation along the eastern property line that had provided a natural buffer between the site and neighboring residential uses.
2. The proposed intensification of the use is not consistent with the intent of the Master Plan based upon the negative impacts the increased operations of the landscape contractor yard will have on adjacent residential uses.
3. Increasing operation of the landscape contractor yard would likely generate additional traffic to the site. The existing driveway to the facility is narrow and there is not sufficient area to expand in order to construct a two-way driveway at an appropriate width.
4. Based on the limited information provided by the applicant with regard to all proposed additions to the existing business operations, we are unable to conclude the site will not impact public services.
5. The proposed intensification of the landscape contractor use is not in compliance with zoning standards.
6. The proposed intensification of the landscape contractor use will negatively impact the overall environment in comparison to the impacts associated with typical permitted uses.
7. As proposed, the application does not meet the conditional use standards.

After the application to revise their CUP was denied, the applicant was to remove any non-approved items from their site and bring the site into compliance. The applicant continuously fails to bring the site into compliance. Section 10.5.C states *a violation of a requirement, condition, or safeguard will be considered a violation of this ordinance, and grounds for the Planning Commission to terminate and cancel such conditional use permit.*

There are no revocation procedures outlined in the Township Ordinances or in the State Zoning Enabling Act. Typically, revocations are undertaken in the same manner the use was approved. In this case, the following procedure shall be conducted in considering the revocation of CUP 14-06:

1. Applicant informed in writing that Township is scheduling a public hearing to revoke the CUP (letter sent to applicant on April 30, 2020).
2. Township schedules public hearing (public notice attached – published in paper and directly noticed to properties within 500 feet of the subject site).

3. Planning Commission holds public hearing.
 - a. Applicant presents case
 - b. Public allowed to speak
4. Planning Commission renders a decision.

Revocation of a permit is a last resort that is generally not pursued by the Township. Unfortunately, after many years of trying to work with the property owner to come into compliance, the Township does not feel this can be accomplished. In addition to revocation of the CUP, the Township is also pursuing legal action.

Chairperson Payne opened the Public Hearing.

Moe Kasham, owner of Superior Lawn Care, addressed the Planning Commission. He read a letter that he prepared. Kasham commented on the Township's poor communication skills. He noted he has attempted many times to contact the Township, but has had no response. He stated that he is in compliance with the existing Conditional Use Permit. He stated that when the items were on his site, they were not violations. He asked why they are violations.

Robert Leach and Gloria Leach, 4236 Ridgewood Drive, detailed several complaints towards Superior Lawn Care. They described noise violations, work violations, and zoning violations they believe Superior Lawn Care has committed. He mentioned the chemicals utilized on the site. He stated he has to continuously cut down trees in his yard, because they keep dying and falling onto his property. Employees have consistently trespassed on his property and also attempted to dumped weeds in his yard.

Carrie Coon, 3091 Hawks Avenue, expressed her support for Superior Lawn Care. She stated this is an unfair time to impose moving on a landscaping business. She would like to see her Township make right what is not right now.

Rhonda Hardee, Superior Lawn Care employee, addressed the Planning Commission. She noted the revenue she and Superior bring to the Township. She opposed the revocation of the Conditional Use Permit.

Kimberly Vena, Superior Lawn Care employee, has also attempted to get answers from the Township.

Brandon Headley, Superior Lawn Care employee, read a letter he prepared in support of Superior Lawn Care.

Kevin Hayes, Superior Lawn Care employee, strongly opposed the revocation of Superior Lawn Care.

Ray Hunt, Superior Lawn Care employee, would like to see the company grow and make things correct.

Sean Hagen, Superior Lawn Care employee, opposed the revocation of Superior Lawn Care. He commented on the Township's lack of response and lack of information.

Jill Tate, Superior Lawn Care employee, stated her family would suffer if the revocation occurred. She is proud of the company for which she works.

Karol Butcher, Superior Lawn Care customer, read her letter in support of Superior Lawn Care.

Aysha Kasham, on behalf of Superior Lawn Care, stated that the company's objective is to be in full compliance with the Conditional Use Permit. She referenced the Planning Commission meeting of October 17, 2019. She stated she does not understand the Planning Commission's decisions made that evening.

Dan Troyka, counselor on behalf of Superior Lawn Care, explained that the Township's actions are extreme. He stated that extreme remedy requires extreme proof, which the Township does not have. He has not seen this before in his career.

Motion by Commissioner Williams supported by Commissioner Harris, to close the public hearing for CUP 20-04 Revocation of Superior Lawn Care CUP.

Mr. Carlisle addressed Mr. Troyka's and Mr. Kasham's claims. He stated there is no property within the Township that has utilized more resources and time than Superior Lawn Care. He referenced the Court mandates, outlining what is required of Superior Lawn Care to be in compliance with its Conditional Use Permit. He asserted that it has been common practice for Superior Lawn Care to claim ignorance. He stated that the Township informed Superior Lawn Care in writing of what is needed, and to call the Township when it has been complete for an inspection.

Discussion was held on whether or not there are recent photos of Superior Lawn Care. Commissioner Petraszko referenced a correspondence between attorneys Dan Troyka and Jim Fink. He mentioned that Jim Fink stated to Dan Troyka that if the site is currently in compliance, to simply say so. Commissioner Petraszko asked if there was any invitation from Superior Lawn Care to inspect the site, or if there were any photographs.

Mr. Fink, Township Attorney, stated there has not an invitation nor were there photographs indicating compliance. He recommended Superior Lawn Care reference its approved site plan and approved Conditional Use Permit. These

documents should be sufficient to direct Superior Lawn Care how to stay in compliance.

Commissioner Ralph and Young agreed with Mr. Leach. They stated they drove by the site independently and both noted the destroyed berm.

Commissioner Harris stated that the choices have resided with Superior Lawn Care, up until this point.

Commissioner Petraszko inquired if invitations are required to conduct inspections. He expressed concern regarding the Township’s last visit being in August of 2019, as well as the lack of photographs.

Ms. Kinglsey, Zoning Administrator, stated that an invitation is not required; however, she does not feel welcome at Superior Lawn Care. Short of taking a police officer with her, she does not go to the site unless there is a complaint.

Motion by Commissioner Harris, supported by Commissioner Williams, to direct staff to draft resolution of termination for CUP 20-04 Revocation of Superior Lawn Care Conditional Use Permit:

ROLL CALL

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

MOTION CARRIED

Motion by Commissioner Ralph, supported by Commissioner Young for adjournment.

6.3 CUP 20-03 Revocation of Natures Garden CUP (now known as KBK Landscaping)

Submitted for Revocation of CUP 00-07
6400 Michigan Avenue (L-12-27-200-019 and L-12-27-200-020), Section 27

Mr. Carlisle summarized his review, stating, the Township has been working with KBK Landscaping (formerly Nature’s Garden Center) to come into compliance with the Township’s Ordinance requirements. Under new ownership in 2018, the new owner has not complied with the original CUP 00-07 and CUP 10-06 provisions and has expanded their operations in violation of the conditional use and site plan without appropriate Township approvals. The use of the site is limited to the approved site plan (as revised) CSPA 00-27, conditional use permits CUP 00-07 (as revised), CUP 10-06, and a consent judgement (2004). The

Township has been working to bring this site into compliance for over 15 years. Due to the continued violations, complaints and non-compliance with Township and court mandated requirements by the property owner, the Township respectfully requests the Planning Commission consider revocation of CUP 00-07 as revised and CUP 10-06 which allows the operation of the KBK Landscaping business located at 6400 E. Michigan Avenue (L-12-27-200-019 and L-12-27-200-020).

Three (3) CUP approvals, a consent judgement and an approved site plan outline the perimeters for landscape business operations on this site. While KBK is the most recent owner and was not part of the approval of the use on the site, all of these conditions and approvals run with the land and are required to be adhered to by all respective successors or assigns. The original CUP was approved on January 4, 2001 with the following conditions:

1. Conditional use is granted based on preliminary site plan date stamped December 29, 2000.
2. A thirty (30)-foot wide landscape buffer of sufficient height and density along the north and west property lines to screen the business from the neighboring residential uses during all seasons.
3. Limit outdoor storage to live or fresh cut (including Christmas trees) plant material, bulk, and bagged landscape materials with the exception that tools, machinery, or planting containers may be stored outdoors under the roof overhang of the building.
4. Prohibit outside storage in any setback area.
5. Limit sales to live, fresh cut or dried plants, seeds, tubers, bulbs, fertilizers landscape pavers, mulch, humus, fungicides, herbicides, garden stone, garden tools and machinery if less than ten percent (10%) of the total retail floor area, edging, hoses, and other similar accessory home garden products.
6. Retail building shall be limited to 6,000 square feet in area.
7. Signage shall be limited to two signs with a maximum square footage of eighteen (18) square feet each.
8. Water and sewer shall be extended to the north property lines to the satisfaction of the Township Engineer, pursuant to his report of November 1, 2000.

On February 5, 2004, CUP 00-07 was revised as approved by the Planning Commission, and the following conditions resulted:

1. Conditional use is granted based on a final site plan received on and date stamped September 19, 2001.
2. The area depicted for planting stock must be maintained for planting stock. The area of bulk material storage cannot exceed that depicted on the site plan. All bulk and bagged materials stored outdoors must be stored north of the building in the "gravel yard for stock receipt and handling".

3. Provide a thirty (30)-foot wide landscape buffer of sufficient height and density along the north and west property lines to screen the business from the neighboring residential uses during all seasons. The buffers must be maintained at all times and vehicle access paths across the buffers is prohibited.
4. Limit outdoor storage to live or fresh cut (including Christmas trees) plant material, bulk and bagged landscape materials with the exception that tools, machinery or planting containers may be stored outdoors under the roof overhang of the building only if they are completely under the building overhang. Equipment used for the operation of the business, except licensed vehicles, garden furniture, garden or lawn ornaments, and similar items must be stored indoors.
5. Prohibit outside storage in any setback or landscape buffer area including the twenty-five (25)-foot buffer surrounding the detention pond.
6. Limit sales to live fresh cut or dried plants, seeds, tubers, bulbs, fertilizers, landscape pavers, mulch, humus, fungicides, herbicides, garden stone, garden tools and machinery, edging, hoses, and other similar accessory home garden products. Garden tools and machinery must utilize no more than ten percent (10%) of the total retail floor area. The sales of holiday decorations, salt, and items other than those listed above are prohibited.
7. Only one building shall be permitted and it shall be limited to 6,000 square feet in area.
8. Signage shall be limited to two signs with a maximum square footage of eighteen (18) square feet each and no additional banners, inflated figures or temporary signs are permitted.
9. Water and sewer shall be extended to the north property lines to the satisfaction of the Township Engineer, pursuant to his report of November 1, 2000.
10. Comply with all other terms and conditions of the Zoning Ordinance including the prohibition of outdoor special events located in the parking lot or landscape areas as depicted on the approved site plan, and any other business venture such as but not limited to landscape installation or maintenance business without the approval of the Planning Commission.
11. Limit the hours of business, deliveries, and the operation of any outdoor equipment to 7:00am to 10.00pm.

In August of 2004, a consent judgement resulted from violations of the site plan and conditions attached to the revised CUP 00-07 which lists the following additional conditions:

1. Planting stock shall be permanently removed from the front setback along Campbell Road, the twenty-five (25)-foot buffer area around the detention pond, and the rear setback area. The area within the Campbell Road setback shall be maintained as a lawn and with

permanently planted trees. The area within the retention pond buffer as established in the approved site plan shall be maintained as lawn and/or other natural vegetation. Limestone walking areas within the retention pond buffer zone must be removed to facilitate the purpose of the buffer zone to filter pollutants from entering the pond.

2. Bulk storage shall be limited to two (2) bins for mulch and top soil, remove bulk storage bins from the rear yard setback and planting stock areas, and reduce the gravel yard to conform in size to the area depicted on the September 19, 2001 site plan. (This provision of the consent judgement did allow for Planning Commission consideration of an amended site plan and/or revised condition use permit. No amendment was proposed until 2010, see below.)
3. The front of the garden center building shall be limited to landscape plantings as depicted on the approved site plan. There shall be not items stored and/or displayed for sale in front of the building, nor in any area designated for lawn area on the approved site plan.
4. Equipment, tools and machinery must be stored indoors when not in use except as specifically permitted in the approved conditional use permit where such storage is maintained completely under the roof overhang and/or except as specifically allowed by any approved amendment to the conditional use permit. Lawn ornaments and all other items for sale shall not be displayed except within the garden center building, except that garden tools, machinery and planting containers may be displayed for sale so long as such displays are maintained completely under the roof overhang as otherwise permitted in the conditional use permit. Except as noted in this provision, only planting stock displays are permitted outdoors and only in designated areas as shown on the approved site plan.

On November 18, 2010, the Planning Commission approved a third conditional use permit to allow indoor sale of Christmas decorations. Conditions of approval noted in the resolution include:

1. No items being offered for sale shall be permitted outside except for fresh cut Christmas trees as well as fresh cut wreaths and cuttings.
2. All activities, including visits with Santa, the dispensing of refreshments, or any other activity, except for the display and packaging of fresh cut Christmas trees shall be prohibited outside.
3. No additional displays or signage shall be permitted in association with the sale of accessory Christmas decorations.
4. Only one semi-truck for the delivery of fresh cut Christmas trees and one truck for delivery of artificial trees will be permitted.

As noted previously, the current owner, KBK Properties, LLC purchased the site in 2018. Since that time, a number of violations have been cited, as well as continuing neighbor complaints, and expansion of the business operations without proper Township approvals as noted below:

- October 2018 – Property owner cited for earthmoving without a soil erosion permit, sign refaced without a permit, and fence constructed without a permit. After Township staff met with property owner, all applicable permits were obtained.
- October 2019 – A conditional use application and site plan were submitted to the Township for consideration.
- December 2019 – Prior to Township review of the CUP/CSPA applications submitted for the subject site, KBK was cited for the following violations:
 - Vegetation removed from the site without site plan approval.
 - Three (3) storage bins constructed without site plan approval.
 - Grading performed and millings installed without site plan approval.
 - Required stormwater managements, including proper conveyance and detention of stormwater, has not been proposed or constructed.
 - An unapproved driveway has been constructed.
 - Outdoor storage of equipment, supplies (racks and water tank) and materials (mulch) in violation of the site plan.
 - Materials, supplies, and equipment placed in the 50-foot setback along Campbell Road in violation of the site plan/conditional use.
 - March 2020 – Compliant received about work being performed in violation of approved site plan. This compliant was based upon Executive Order restrictions issued by the Governor regarding the Coronavirus pandemic. The owner explained to Township staff that limited employees were working to accept inventory stock that had been ordered. The site was inspected by the Police Department to document work being performed.
- April 2020 – On April 6, 2020, a Township citation was issued for making changes to the property in violation of the approved site plan. On April 15, 2020, A Civil Infraction Citation was issued and filed with the 14A District Court for violation of a site plan. The case is still pending. Also, on that date, a Stop Work Order was issued to KBK requiring all activity At 6400 E. Michigan Avenue and 6300 Campbell immediately stopped while potential improvements being made contrary to the approved site plan can be investigated. The Stop Work Order remains in effect.

Section 10.5.C states *a violation of a requirement, condition, or safeguard will be considered a violation of this ordinance, and grounds for the Planning Commission to terminate and cancel such condition use permit.*

There are no revocation procedures outlined in the Township Ordinances or in the State Zoning Enabling Act. Typically, revocations are undertaken in the same manner the use was approved. In this case, the following procedure shall be conducted in considering the revocation of CUP 14-06:

1. Applicant informed in writing that Township is scheduling a public hearing to revoke the CUP (letter sent to applicant on April 30, 2020).
2. Township schedules public hearing (public notice attached – published in paper and directly noticed to properties within 500 feet of the subject site).

3. Planning Commission holds public hearing.
 - a. Applicant presents case
 - b. Public allowed to speak
4. Planning Commission renders a decision.

Revocation of a permit is a last resort that is generally not pursued by the Township. Unfortunately, after many years of trying to work with the current and former property owners to come into compliance, the Township does not feel this can be accomplished.

Chairperson Payne opened the Public Hearing.

Frederick Lucas, Counsel on behalf of Nature's Garden Center, noted that his client has only had property for the last year. On April 10, 2020, the Michigan Department of Agriculture issued a letter, with regards to the Right to Farm Act, as it pertains to this parcel. The letter stated that the Department of Agriculture concluded the site conforms to farm market GAAMPS (Generally Accepted Agricultural Management Practices). He understands this is disputed by the Township to the extent that it covers exemption from the Conditional Use Permit. He has reached out to Steven Mahoney, from the Michigan Department of Agriculture, to receive further clarification. He invited the Commissioners and staff to inspect the property. He asserted that the conditions of the property have dramatically improved, since his client purchased the property a year ago.

Laura Girbach, Nature's Garden Center and KBK Garden Center General Manager, expressed her support for KBK. She stated that KBK was in full compliance with Governor Whitmer's Executive Stay at Home Order. She also commented on KBK's efforts to be as organic and environmentally conscious as possible. She has a meeting next week with a Michigan Agriculture Assurance representative.

Peter Hammer, neighbor of KBK, referenced his memo to the Planning Commission. He stressed that there are two different sites, one of which borders his property. 6300 Campbell Road is zoned Agriculture. He noted that both this property, and the property on 6400 Michigan Avenue, have expanded dramatically. He asserted that KBK has built concrete bins, dumped debris and dirt, and built walls, without compliance.

Kris Krause, owner of KBK Garden Center, addressed the Planning Commission. He stated that he was aware of site compliance and neighbor issues when he purchased the property. He stated that he had previously met with Belinda Kingsley and formerly Craig Lyon. He asked Township staff to please give him some time to bring the site into compliance and increase curb appeal.

Motion by Commissioner Williams, supported by Commissioner Ralph, to close the public hearing for CUP 20-03 Revocation of Nature's Garden Center (now known as KBK Landscaping) CUP.

Discussion was held on:

1. Wholesale operation
2. Michigan Right to Farm Act
3. Postponing decision until receiving clarification from the State of Michigan.

7.0 Old Business

Item 7.1 of New Business moved to follow Item 5.0 of Public Comment I.

8.0 New Business

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

9.0 Planner's Report

9.1 Sutherland Square Concept Review

Mr. Carlisle summarized his review, stating the applicant has submitted a Planned Unit Development (PUD) rezoning application to develop 242-residential dwelling units and 19,000 square feet of commercial space in a traditional, walkable mixed-use neighborhood containing approximately 21 acres located on the west side of South State Road just south of Textile Road and the Story Pointe senior living facility. Currently, the site is primarily vacant, has been most recently farmed, and portions are encumbered by regulated wetlands and woodlands. The southeast corner is currently developed as a single-family residential lot that will be demolished and incorporated into the development. The applicant is seeking a PUD, to permit a high-density mixed-use development, provide a variety of housing types, commercial space, and flexibility to preserve the site's existing natural features. The applicant is seeking zoning deviations as well as zoning flexibility through the PUD process.

The development will consist of six (6) types of residential products (based on sheet C-4) including:

- Forty-four (44) townhomes - 1,400 square feet in size;
- Eighteen (18) carriage homes - 1,100 square feet in size;
- Twenty-eight (28) cottage homes - 1,100 square feet in size;
- One hundred thirty-seven (137) lofts O & P - 650 square feet in size;
- Twelve (12) lofts Q – 650 square feet in size; and
- Six (6) duplex structures (12 dwelling units) - 1,800 square feet in size.

Staff has asked the applicant to better define the differences in the proposed housing types since several appear to be similar based on the floor areas. A narrative describing each of the proposed housing types would be beneficial for the purposes of this review and for Planning Commission consideration. The development will contain private roads designed at 63-foot and 55-foot private road cross-sections. The site is proposed to be serviced with public sewer and water. Stormwater management is proposed to be addressed through the

construction of two (2) detention basins and underground detention. The site includes a 6.8 acre wetland which will be entirely preserved other than a required road crossing. Overall we support this development. The applicant is proposing a project that offers a layout, mixed use, and housing types that are not offered in the township. While currently unconventional for Pittsfield, the applicant's approach to vary housing products all in a mixed-use community is strongly desired. The housing mix of smaller single-family homes (cottage homes), and stacked flats, are underserved in the Township and strongly desirable. The project provides a housing range from first-time homebuyers and families, to empty nesters and active older adults. Lastly, the applicant has worked closely with the adjacent neighbors and has preserved the sites most valuable natural resources.

Through the PUD process, the applicant is seeking the following zoning deviations:

- Reduction in lot area, setbacks, and impervious surface for all building types proposed on the site. The proposed lot area, setback deviations, and impervious surface deviations are substantial in all areas of the development.
- Increase in density.
- Parking reduction.
- Increase in height for all building types proposed.

Please note that there are additional stormwater and fire access issues that need to be addressed. Site layout, particularly due to potential fire access and circulation, may require significant changes to site layout. However, the applicant wanted to take pause and get comments from the Planning Commission before moving forward. The Planning Commission will need to consider whether the overall site development offered by the developer with respect to preservation of wetland/natural features preservation, parkland dedication, and diversity of housing products is commensurate with the requested density and requested dimensional deviations sought.

Bob Gibbs, applicant, presented a slideshow for the Commission.

Discussion was held on:

- 1) Density
- 2) Garages on cottages
- 3) Four-story buildings

10.0 Chairperson's Report

None.

11.0 Commissioner's Report

None.

12.0 Public Comment II

Christina Lirones, 151 E Textile Rd, thanked the Commission for changing the May 7, 2020 minutes. She loved the way Sutherland Square is saving the wetland. She questioned the zoning of Sutherland Square, and whether it was Industrial. She stated that area of the Township has clearly gone residential. She recommended reopening the Master Plan regarding this area, to changing Avis to office park uses. Lastly, when she was on the Planning Commission, they eliminated Garden and Nursery.

13.0 Adjournment

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

Chairperson Payne adjourned the meeting at 10:49pm

Deborah Williams, Secretary

June 4, 2020

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.

Zippy Auto Wash



Meeting Date:
June 4, 2020

Project:
CSPA 20-05, CUP 20-02, ZBA
20-06

Applicant:
Zippy Auto Wash LLC

Action:
Commercial Site Plan Approval,
Conditional use Permit, Zoning
Board of Appeals

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36



0 400 800 Feet





Pittsfield Charter Township
Department of Utilities & Municipal Services
 6201 West Michigan Avenue, Ann Arbor, MI 48108
 Phone: (734) 822-3130 Fax: (734) 944-1103
 Website: www.pittsfield-mi.gov Email: planning@pittsfield-mi.gov

Commercial Site Plan Approval Application

Applicant Requirement Checklist
<input checked="" type="checkbox"/> Project Fees (must be paid by cash or check when application is submitted) <i>Administrative Fee is non-refundable</i>
<input checked="" type="checkbox"/> Completed Application Form
<input checked="" type="checkbox"/> Ten (10) sets of the proposed site plan. Three (3) full size plan sets, and seven (7) reduced (11x17) plan sets (N/A with Engineering Plan Submittal)
<input checked="" type="checkbox"/> A CD or USB Drive containing the entire plan set

:: OFFICE USE ::
CSPA # <u>20 - 05</u>
ZP App Fee \$ <u>540</u>
Escrow Fee \$ <u>3,500</u>
Total \$ <u>4040.00</u>

Submittal Information	
This application and site plan is being submitted for the following consideration: <input checked="" type="checkbox"/> Preliminary Site Plan <input type="checkbox"/> Combined Preliminary/Final Site Plan <input type="checkbox"/> Administrative Review <input type="checkbox"/> Final Site Plan <input type="checkbox"/> Amendment of Approved Plan <input type="checkbox"/> Engineering Plan	Date of Plan: <u>3/2/20</u> Number of Sheets: <u>6</u>
Name of Proposed Development: <u>Zippy Auto Wash</u>	
Total Number of: <input type="checkbox"/> Lots: _____ <input type="checkbox"/> Units: _____ <input type="checkbox"/> Units/Buildings: _____	
Total Floor Area Proposed (Sq. Ft.): <u>4843</u> Estimated Cost of Site Work: <u>\$229,000</u>	
Estimated Cost of Vertical Building: <u>\$350,000</u> Proposed Date of Construction: <u>7/2020</u>	

Property Information	
General Location of Site _____ Parcel I.D. # <u>12 - 23</u> - <u>110</u> - <u>002</u>	Or <u>3952</u> Bestech Drive Street Number Street Name Gross Acreage of Site: <u>1.75</u> Net Acreage: <u>1.75</u>

Applicant Information	
(Please Print) <u>Zippy Auto Wash LLC</u> Company Name (If Applicable) <u>223 W. Ellsworth Road</u> <u>Ann Arbor</u> Address City <u>(734) 994-6368</u> _____ Contact Number Fax Number	<u>Corey Weaver</u> Applicant's Name <u>MI</u> <u>48108</u> State Zip <u>mrweaver@comcast.net</u> Email Address

Applicant's Compliance Agreement	
The applicant(s) represents that they are the owner(s) of the subject property or are acting on behalf of the above listed owner, and herewith file <u>thirteen (13)</u> copies of the identified drawing of the property or site plan and all supporting material. The applicant also acknowledges that the filing of this application grants permission for Township staff and/or officials to enter the property to determine the accuracy of the submitted information including existing conditions. If the applicant is not the owner, the owner must fill out the owner affidavit.	
<u>[Signature]</u> Applicant's Signature <u>3/9/20</u> Date	<u>Corey Weaver</u> Applicant's Name (Please Print)

:: Office Use ::	Time Stamp
Received By: <u>SS</u> (Initials)	<u>3-11-2020</u>

Escrow Information (To be filled out if different than the applicant information)

(Please Print)

Zippy Auto Wash LLC

Company Name

223 W. Ellsworth Road

Address

Ann Arbor

City

(734) 994-6368

Contact Number

()

Fax Number

Corey Weaver

Contact Name

MI

State

48108

Zip

mrweaver@comcast.net

Email Address

Property Owner Information

(Please Print)

VO Investments LLC

Property Owner's Name

8150 Jackson Rd, Ste. A

Address

Ann Arbor

City

david.hughes@vanston.com

Email Address

Property Owner's Signature

**(734) 424-0661**

Contact Number

MI

State

48103

Zip

(734) 424-0677

Fax Number

3/9/20

Date

Site Planner/Engineer

(Please Print)

Vanston O'Brien Inc

Company Name

8150 Jackson Rd, Ste. A

Address

Ann Arbor

City

(734) 424-0661

Contact Number

(734) 424-0677

Fax Number

Gregory Heim

Contact Name

MI

State

48103

Zip

greg.heim@vanston.com

Email Address

Submittal by the application deadline does not guarantee placement on the agenda for the meeting date indicated on the meeting schedule.



Pittsfield Charter Township
Department of Utilities & Municipal Services
 6201 West Michigan Avenue, Ann Arbor, MI 48108
 Phone: (734) 822-3130 Fax: (734) 944-1103
 Website: www.pittsfield-mi.gov Email: planning@pittsfield-mi.gov

Conditional Use Permit Application

Applicant Requirement Checklist

- Project Fees** (must be paid by cash or check when application is submitted) *Administrative Fee is non-refundable. Application will not be processed until payment is received.*
- Completed **Application Form**
- Four (4) sets of the proposed **site plan**
- Legal description and mortgage survey of the property

:: OFFICE USE ::

CUP # 20 - 02
 ZP App Fee \$ 500
 Escrow Fee \$ 1,146.02
 Total \$ 1,646.02

Submittal Information

Describe in detail the proposed use and nature of the operation. An attachment may be added to this application with this description. The application cannot be processed if sufficient information is not provided.
 SEE ATTACHED

Name of Proposed Development: ZIPPY AUTO WASH
 Section of the Zoning Ordinance under which you are applying: 10.03 & 11.36
 Estimated Date of Construction/Operation: 7/20-12/20 Have you applied for site plan review? Yes No
 Date of Site Plan submitted: 3/2/20 Number of Sheets: 6

Property Information

General Location of Site	Or	<u>3952</u>	<u>Bestech Drive</u>
		Street Number	Street Name
Parcel I.D. # <u>12 - 23</u> - <u>110</u> - <u>002</u>	Zoning District:	<u>I</u>	
Gross Acreage of site: <u>1.75</u>	Net of R.O.W.:	<u>1.75</u>	
Total Number of Dwelling Units: <u>0</u>	Total Floor Area Proposed (Sq. Feet):	<u>4843</u>	
Estimated Cost of Improvements: <u>\$229,000</u>	Estimated Date of Initial Construction:	<u>7/20</u>	

Please Complete Reverse Side →

:: Office Use ::	Time Stamp
Received By: <u>gg</u>	<u>3-11-2020</u>
(Initials)	

Applicant Information			
(Please Print)			
Zippy Auto Wash LLC		Corey Weaver	
Company Name (If Applicable)		Applicant's Name	
223 W. Ellsworth Road	Ann Arbor	MI	48108
Address	City	State	Zip
(734) 994-6368	()	mrweaver@comcast.net	
Contact Number	Fax Number	Email Address	
Applicant's Permit Compliance Agreement			
<p>The applicant(s) represents that they are the owner(s) of the subject property or are acting on behalf of the listed property owner, and herewith file <u>four (4) copies</u> of the identified drawing of the property or site plan and all supporting material. The applicant also acknowledges that the filing of this application grants permission for Pittsfield Charter Township staff and/or officials to enter the property to determine the accuracy of the submitted information, including existing conditions. If the applicant is not the property owner, the owner must fill out the Property Owner Affidavit.</p>			
 Applicant's Signature		3/9/20	
Corey Weaver		Date	
Applicant's Name (Please Print)			

Property Owner Information (To be filled out if the applicant is not the property owner)			
(Please Print)			
VO Investments LLC		(734) 424-0661	
Property Owner's Name		Contact Number	
8150 Jackson Road, Ste. A	Ann Arbor	MI	48103
Address	City	State	Zip
david.hughes@vanston.com		(734) 424-0677	
Email Address		Fax Number	
Property Owner's Permit Compliance Agreement			
<p>I, <u>David Hughes, VO Investments, LLC</u> hereby state that I am the owner of the property described on this application</p> <p>(Print Owner's name)</p> <p>and that I have authorized <u>Corey Weaver, Zippy Auto Wash, LLC</u> to act as my agent for the purpose of obtaining the requested permit and I hereby acknowledge that the filing of this application grants permission for Pittsfield Charter Township staff and/or officials to enter the property to determine the accuracy of the submitted information, including existing conditions.</p>			
 Owner's Signature		3/9/20	
		Date	

Submittal by the application deadline does not guarantee placement on the agenda for the meeting date indicated on the meeting schedule.

Standards for Conditional Use Permit

Please address how the proposed development complies with the following Standards for Conditional Use Approval. Additional information on these standards can be found in Section 10.04 of the Zoning Ordinance.

1. Compatibility with Adjacent Uses: Adjacent uses are retail (Boy Scouts & Sam's Club), light industrial/manufacturing (Ampres) and a contractor (Bolen Flooring). Other current Zippy Auto Wash locations near equal or similar adjacent uses have seen no negative impact on neighboring parcels
2. Compatibility with the Master Plan: Vehicle Wash is and approved conditional use in the I zoning district which is in full compliance with the present master plan.
3. Traffic Impact: All traffic shall enter and exit from Bestech Drive which will reduce any direct impact on Carpenter road. Most customers stop at a wash facility because they are driving by (impulse purchase) or stop in on their way between other destinations that would already take them past the car wash. For these reasons, additional traffic added to Carpenter Road would be minimal
4. Impact on Public Services: There would be no impact on public services.
5. Compliance with Zoning Ordinance Standards: The proposed use would require a greenbelt variance to accommodate the minimum building footprint and required traffic circulation design standards. The requested variance would easily align with other zoning already in place on Carpenter Road. The proposed car wash will meet all other ordinance standards.
6. Impact on the Overall Environment: There will be no impact on the Environment. The proposed site layout plan is designed to orientate the building and pavement to avoid the existing wetland area.
7. Conditional Use Approval Specific Requirements: All washing activities are completed inside of the building Automatic dryers will be used at the wash exit. Heated slabs will be provided at the tunnel entrance and exit to prevent icing.

**FINDINGS OF REQUIRED STANDARDS
AND RESOLUTION OF APPROVAL
ZIPPY CAR WASH
CUP 20-02
June 4, 2020**

WHEREAS an application for a Conditional Use Permit for automobile wash facility on the premises located at 3952 Bestech Drive, Ypsilanti, MI 48197, tax parcel L-12-23-110-002 in Section 23, Pittsfield Charter Township, Washtenaw County, Michigan, was received on March 11, 2020; and

WHEREAS in accordance with Article 10.03 of the Township Zoning Ordinance, the Pittsfield Township Planning Commission held a public hearing on this matter on May 21, 2020, and public comments were received and considered; and

WHEREAS the Pittsfield Township Planning Commission reviewed the Conditional Use Permit application for this use and per the requirements of Article 10.04 of the Township Zoning Ordinance finds the following:

- 1. Compatibility with Adjacent Uses. The conditional use shall be designed and constructed in a manner harmonious with the character of adjacent property and the surrounding area. A conditional use shall be harmonious and not create a significant detrimental impact, as compared to the impact of permitted uses.**

The proposed use is harmonious with adjacent commercial, warehouse and light industrial uses. The proposed use will not create a significant detrimental impact to adjacent properties.

This section of Carpenter Road has a mix of uses including light industrial/warehousing, wholesale, office, contractors yard, and retail. The use of the site as an automobile wash facility is good use of the site and one that is compatible with adjacent uses.

- 2. Compatibility with the Master Plan. The proposed conditional use shall be compatible and in accordance with the goals and objectives of the Master Plan and any associated subarea and corridor plans.**

The use of the site for an automobile wash facility is consistent with the Master Plan and the Industrial zoning designation.

- 3. Traffic Impact. The proposed conditional use shall be located and designed in a manner which will minimize the impact of traffic, taking into consideration: pedestrian access and safety; vehicle trip generation (i.e. volumes); types of traffic, access location and design, circulation, and parking design; street and bridge capacity; and traffic operations at nearby intersections and access points. Efforts shall be made to ensure that multiple transportation modes are safely and effectively accommodated in an effort to provide alternate modes of access and alleviate vehicular traffic congestion. The applicant shall comply with the Township's Complete Street Ordinance.**

Access will be off of Bestech Drive. Any traffic impacts as determined by the Washtenaw County Road Commission will be required to be installed prior to final approvals.

- 4. Impact on Public Services.** The proposed conditional use shall be adequately served by essential public facilities and services, such as: streets; pedestrian or bicycle facilities; police and fire protection; drainage systems; refuse disposal; water and sewage facilities; and schools. Such services shall be provided and accommodated without an unreasonable public burden.

Due to the nature of the business, the impact on public services should be no greater than other permitted or conditional uses allowed in the district.

- 5. Compliance with Zoning Ordinance Standards.** The proposed conditional use shall be designed, constructed, operated, and maintained to meet the stated intent of the zoning districts and shall comply with all applicable ordinance standards.

The applicant has revised their application to reduce impact on the sites natural resources. Any impact will be mitigated. The application meets all other applicable ordinance requirements.

- 6. Impact on the Overall Environment.** The proposed conditional use shall not unreasonably impact the quality of natural features and the environment in comparison to the impacts associated with typical permitted uses.

The applicant has revised their application to reduce impact on the sites natural resources. Any impact will be mitigated.

- 7. Conditional Use Approval Specific Requirements.** The general standards and requirement of this section are basic to all uses authorized by conditional use approval. The specific and detailed requirements relating to particular uses and area requirements must also be satisfied for those uses.

There are specific conditions approved the Planning Commission that the applicant must address for the final site plan submittal. Other than those conditions, the application meets all other applicable ordinance requirements.

NOW THEREFORE BE IT RESOLVED, that the Pittsfield Township Planning Commission hereby approves CUP 20-02 Zippy Car Wash

Morgan Road Warehouse



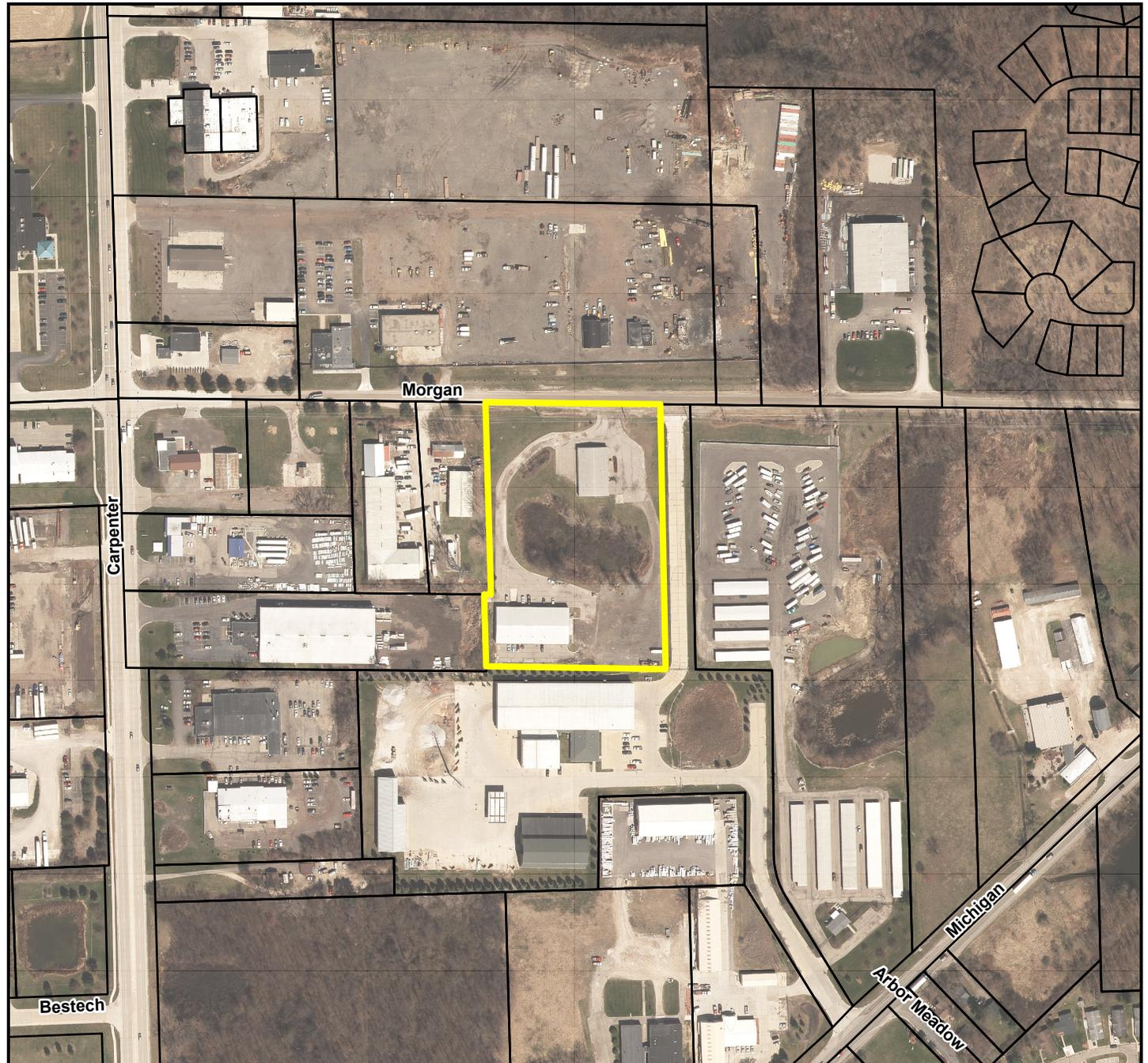
Meeting Date:
June 4, 2020

Project:
CSPA 19-27 & CUP 19-01

Applicant:
MMA Group LLC

Action:
Commercial Site Plan
Approval & Conditional
Use Permit

6	5	4	3	2	1
7	8	9	10	11	12
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19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36



0 400 800 Feet





Pittsfield Charter Township
Department of Utilities & Municipal Services

6201 West Michigan Avenue, Ann Arbor, MI 48108
 Phone: (734) 822-3130 Fax: (734) 944-1103
 Website: www.pittsfield-mi.gov Email: planning@pittsfield-mi.gov

**Commercial Site Plan
 Approval Application**

Applicant Requirement Checklist

Project Fees (must be paid by cash or check when application is submitted)
Administrative Fee is non-refundable

Completed **Application Form**

Ten (10) sets of the proposed **site plan**. Three (3) full size plan sets, and seven (7) reduced (11x17) plan sets (N/A with Engineering Plan Submittal)

A **CD or USB Drive** containing the entire plan set

:: OFFICE USE ::

CSPA # 19 - 27

ZP App Fee \$ 600.

Escrow Fee \$ 2,805

Total \$ 3,405

Submittal Information

This application and site plan is being submitted for the following consideration:

Preliminary Site Plan Combined Preliminary/Final Site Plan Administrative Review

Final Site Plan Amendment of Approved Plan Engineering Plan

Date of Plan: 12/09/19

Number of Sheets: 2

Name of Proposed Development: Morgan Road Warehouse

Total Number of: Lots: _____ Units: _____ Units/Buildings: 2

Total Floor Area Proposed (Sq. Ft.): 0 ^{sf} Estimated Cost of Site Work: _____

Estimated Cost of Vertical Building: \$0 Proposed Date of Construction: _____

Property Information

Carpenter Road and East Morgan Road **Or** 4130 East Morgan Road

General Location of Site Street Number Street Name

Parcel I.D. # 12 - 24 - 200 - 057 Gross Acreage of Site: 5.22 Net Acreage: 4.92

Applicant Information

(Please Print)

MMA Group LLC Michael Drozdowski

Company Name (If Applicable) Applicant's Name

8495 Moon Road Saline MI 48176

Address City State Zip

(734) 961-6943 () mike@madcreativeconcepts.com

Contact Number Fax Number Email Address

Applicant's Compliance Agreement

The applicant(s) represents that they are the owner(s) of the subject property or are acting on behalf of the above listed owner, and herewith file thirteen (13) copies of the identified drawing of the property or site plan and all supporting material. The applicant also acknowledges that the filing of this application grants permission for Township staff and/or officials to enter the property to determine the accuracy of the submitted information including existing conditions. If the applicant is not the owner, the owner must fill out the owner affidavit.

Mike Drozdowski Applicant's Signature Applicant's Name (Please Print)

12/19/2019 Date

:: Office Use ::	Time Stamp
Received By: <u>gs</u>	<u>12/20/19</u>
(Initials)	

Escrow Information (To be filled out if different than the applicant information)			
(Please Print)			
Company Name		Contact Name	
Address	City	State	Zip
()	()		
Contact Number	Fax Number	Email Address	

Property Owner Information			
(Please Print)			
MMA Group LLC - Michael Drozdowski		(734) 961-6943	
Property Owner's Name		Contact Number	
8495 Moon Road	Saline	MI	48176
Address	City	State	Zip
mike@madcreativeconcepts.com		()	
Email Address		Fax Number	
Property Owner's Signature		Date	

Site Planner/Engineer			
(Please Print)			
Midwestern Consulting LLC		Ted Hirsch, PE	
Company Name		Contact Name	
3815 Plaza Drive	Ann Arbor	MI	48108
Address	City	State	Zip
(734) 995-0200	()	tph@midwesternconsulting.com	
Contact Number	Fax Number	Email Address	

Submittal by the application deadline does not guarantee placement on the agenda for the meeting date indicated on the meeting schedule.



Pittsfield Charter Township
Department of Utilities & Municipal Services
 6201 West Michigan Avenue, Ann Arbor, MI 48108
 Phone: (734) 822-3130 Fax: (734) 944-1103
 Website: www.pittsfield-mi.gov Email: planning@pittsfield-mi.gov

Conditional Use Permit Application

Applicant Requirement Checklist

- Project Fees** (must be paid by cash or check when application is submitted) *Administrative Fee is non-refundable. Application will not be processed until payment is received.*
- Completed **Application Form**
- Four (4) sets of the proposed **site plan**
- Legal description and mortgage survey of the property

:: OFFICE USE ::

CUP # 19 - 01

ZP App Fee \$ 1150.00

Escrow Fee \$ 1000.00

Total \$ 2150.00

Submittal Information

Describe in detail the proposed use and nature of the operation. An attachment may be added to this application with this description. The application cannot be processed if sufficient information is not provided.

See Attached Site Plan and Proposal

Name of Proposed Development: _____

Section of the Zoning Ordinance under which you are applying: 4.21

Estimated Date of Construction/Operation: n/a Have you applied for site plan review? Yes No

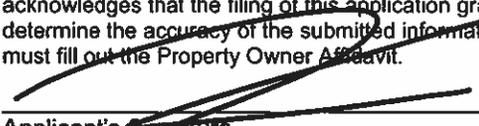
Date of Site Plan submitted: _____ Number of Sheets: _____

Property Information

General Location of Site _____	Or	4130	East Morgan Road
		Street Number	Street Name
Parcel I.D. # <u>12 - 24 - 200 - 057</u>		Zoning District: <u>I-General Industrial</u>	
Gross Acreage of site: <u>5.220</u>		Net of R.O.W.: _____	
Total Number of Dwelling Units: <u>n/a</u>		Total Floor Area Proposed (Sq. Feet): <u>n/a</u>	
Estimated Cost of Improvements: <u>n/a</u>		Estimated Date of Initial Construction: <u>n/a</u>	

Please Complete Reverse Side →

nf 01/14/2019

Applicant Information			
(Please Print)			
MMA Group, LLC		Michael Drozdowski	
Company Name (If Applicable)		Applicant's Name	
4130 E. Morgan Road	Ypsilanti	MI	48197
Address	City	State	Zip
(734) 231-3121	()	mike@madcreativeconcepts.com	
Contact Number	Fax Number	Email Address	
Applicant's Permit Compliance Agreement			
<p>The applicant(s) represents that they are the owner(s) of the subject property or are acting on behalf of the listed property owner, and herewith file <u>four (4) copies</u> of the identified drawing of the property or site plan and all supporting material. The applicant also acknowledges that the filing of this application grants permission for Pittsfield Charter Township staff and/or officials to enter the property to determine the accuracy of the submitted information, including existing conditions. If the applicant is not the property owner, the owner must fill out the Property Owner Affidavit.</p>			
 Applicant's Signature		01/11/2019	
Michael Drozdowski		Date	
Applicant's Name (Please Print)			

Property Owner Information (To be filled out if the applicant is not the property owner)			
(Please Print)			
Property Owner's Name		Contact Number	
Address	City	State	Zip
Email Address	Fax Number		
Property Owner's Permit Compliance Agreement			
<p>I, _____ hereby state that I am the owner of the property described on this application (Print Owner's name)</p> <p>and that I have authorized _____ to act as my agent for the purpose of obtaining the requested permit and I hereby acknowledge that the filing of this application grants permission for Pittsfield Charter Township staff and/or officials to enter the property to determine the accuracy of the submitted information, including existing conditions.</p>			
Owner's Signature		Date	

Submittal by the application deadline does not guarantee placement on the agenda for the meeting date indicated on the meeting schedule.

1. Compatibility with Adjacent Uses: See Attached.

2. Compatibility with the Master Plan: See Attached.

3. Traffic Impact: See Attached.

4. Impact on Public Services: See Attached.

5. Compliance with Zoning Ordinance Standards: See Attached.

6. Impact on the Overall Environment: See Attached.

7. Conditional Use Approval Specific Requirements: See Attached.

MMA GROUP LLC

SECTION 24, T3S, R6E

PITTSFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN CONDITIONAL USE PERMIT APPLICATION

OWNER/APPLICANT

MMA GROUP LLC
8495 MOON ROAD
SALINE, MI 48176
CONTACT: MICHAEL DROZDOWSKI
734-961-6940

ENGINEER/SURVEYOR

MIDWESTERN CONSULTING, LLC
3815 PLAZA DR.
ANN ARBOR, MI 48108
CONTACT: TED HIRSCH
734-995-0200

LEGEND

838	EXIST. CONTOUR		EXIST. GATE VALVE IN BOX
838	PROP. CONTOUR		EXIST. GATE VALVE IN WELL
x836.2	EXIST. SPOT ELEVATION		EXIST. STORM SEWER
36.60x	PROP. SPOT ELEVATION		EXIST. CATCH BASIN OR INLET
U.P.	EXIST. UTILITY POLE		EXIST. SANITARY SEWER
U.P.	EXIST. UTILITY POLE W/ TRANS.		C/L OF DITCH
	GUY WIRE		DRAINAGE DIRECTION
	ELEC. TRANSFORMER		SIGN
OH	EXIST. OVERHEAD UTILITY LINE		SINGLE TREE
*	EXIST. LIGHT POLE		TREE OR BRUSH LIMIT
e	EXIST. ELECTRIC LINE		FENCE
g	EXIST. GAS VALVE		SILT FENCE
w	EXIST. WATER MAIN		LIMITS OF DISTURBANCE
	EXIST. HYDRANT		
⊙	NUMBER OF STANDARD PARKING SPACES IN ROW		
⊕	NUMBER OF BARRIER FREE PARKING SPACES IN ROW		

PROPOSED FOREBAY #3 STORAGE VOLUME

Detention Calculations

The required volume for the re-established Forebay #3 will be a combination of the approximate volume as approved on the plans dated 5/12/2002 plus the 100-year storm volume (calculated per the current WCWRC rules & guidelines) from the gravel drive along the east property line. (see sheet 2 for calculation of 100-year storm volume for eastern gravel drive)

A. Required Detention Volume

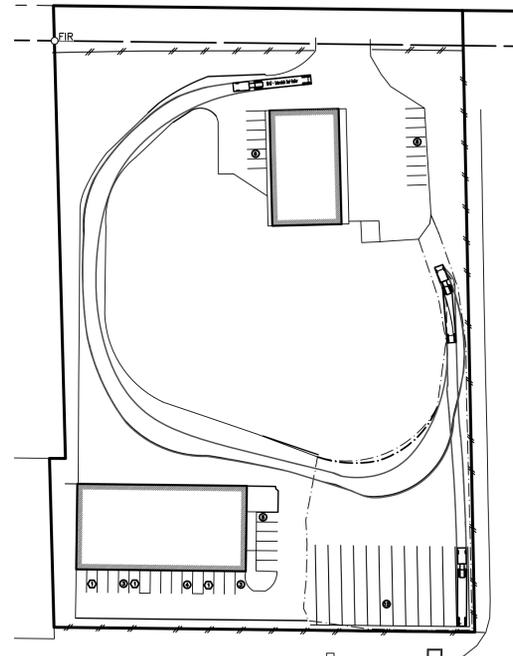
Storm Event	Req'd Vol.	Plus	2002 Approved Vol.	=	Final Volume
100-year + Req'd Penalty	2,239 cft	+	879 cft	=	3,118 cft

Approved Forebay Volume (Approx. per Site Plan dated 5/12/02)

Elevation	Area (sft)	Depth (ft)	Volume (cft)	Cum. Volume (cft)
829.0	233	0	0	0
830.0	1,762	1	879	879
			Total Volume =	879

Proposed Re-Established Forebay Volume

Elevation	Area (sft)	Depth (ft)	Volume (cft)	Cum. Volume (cft)
827.00	797	0	0	0
828.00	1,642	1	1,194	1,194
829.00	2,696	1	1,653	1,653
829.89	3,757	0.89	2,859	4,512
			Total Volume =	4,512

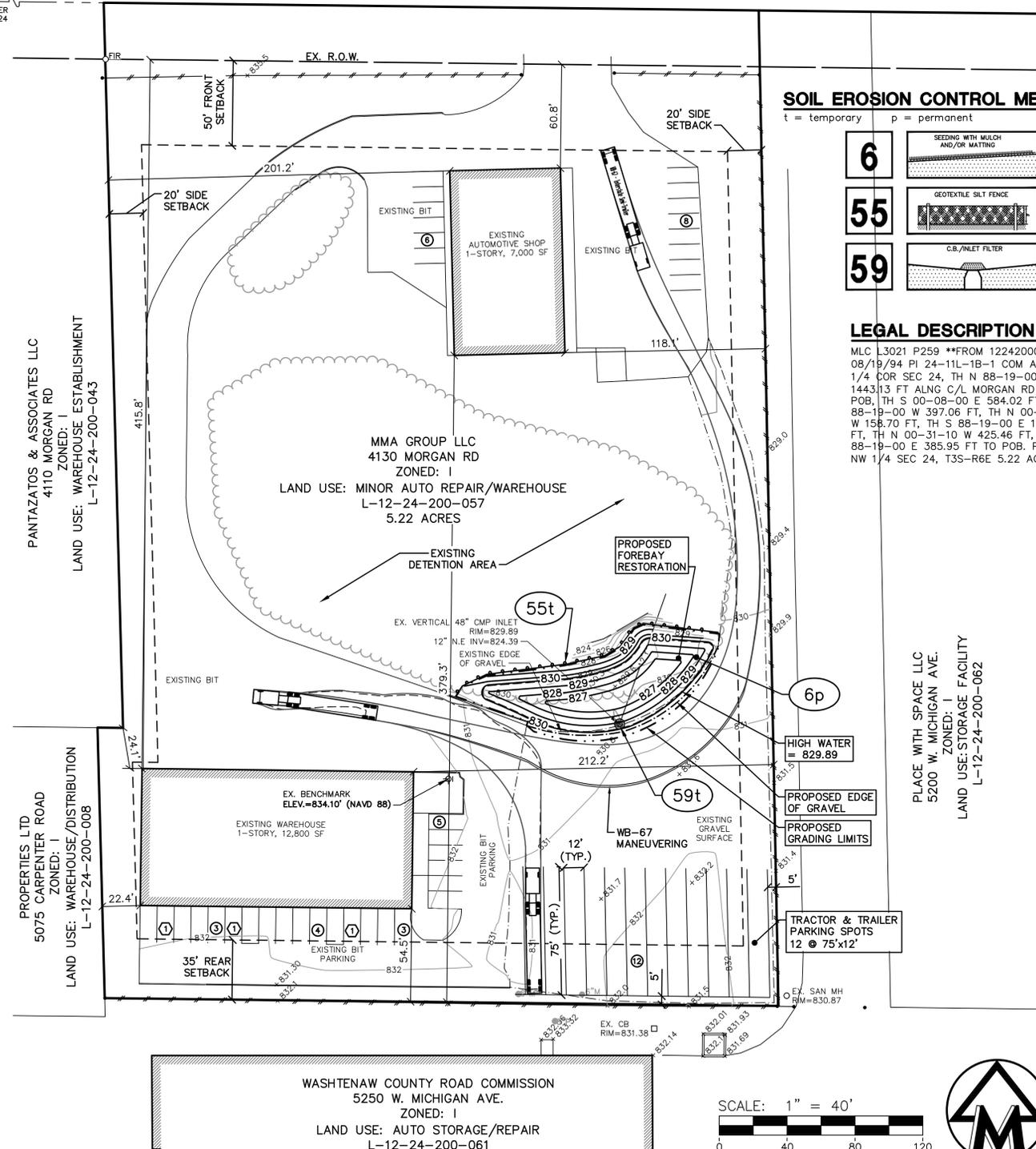


ALTERNATE WB-67 MANEUVERING

SCALE: 1" = 80'

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

E. MORGAN ROAD (66' WIDE)



SOIL EROSION CONTROL MEASURES

t = temporary p = permanent

6	
55	
59	

LEGAL DESCRIPTION

MLC 13021 P259 **FROM 1224200054 08/19/94 PI 24-11L-1B-1 COM AT N 1/4 COR SEC 24, TH N 88-19-00 W 144313 FT ALNG C/L MORGAN RD TO POB, TH S 00-08-00 E 584.02 FT, TH N 88-19-00 W 397.06 FT, TH N 00-31-10 W 158.70 FT, TH S 88-19-00 E 15.05 FT, TH N 00-31-10 W 425.46 FT, TH S 88-19-00 E 385.95 FT TO POB. PT OF NW 1/4 SEC 24, T3S-R6E 5.22 AC.

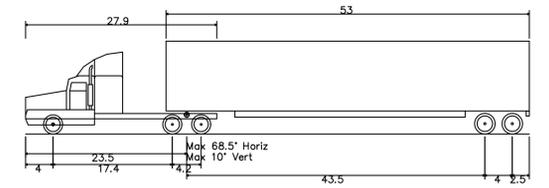
PROJECT NARRATIVE

THE PROPERTY LOCATED AT 4130 MORGAN ROAD CURRENTLY OPERATES WITH EXISTING LAND USES INCLUDING A MINOR VEHICLE REPAIR SHOP (APPROVED EXISTING CONDITIONAL USE) AND A WAREHOUSE FOR LIGHT MANUFACTURING (APPROVED BY-RIGHT USE). A CONDITIONAL USE PERMIT IS BEING REQUESTED TO ALLOW FOR THE SHORT TERM STORAGE/PARKING OF TRUCKS AT THE SOUTHEAST CORNER OF THE PROPERTY.

A VARIANCE FROM THE REQUIREMENTS OF SECTION 12.05.K. OF THE PITTSFIELD TOWNSHIP ZONING ORDINANCE IS ALSO BEING REQUESTED. ITEM 2 OF SECTION 12.05.K. STATES THAT "ALL DRIVEWAYS AND PARKING LOTS SHALL BE HARD SURFACED WITH CONCRETE OR ASPHALT AND SHALL HAVE CONCRETE CURBING ON ALL SIDES...". THE APPLICANT PROPOSES TO USE THE EXISTING GRAVEL SURFACE AT THE SOUTHEAST CORNER OF THE SITE FOR TRUCK PARKING/STORAGE.

THE APPLICANT HAD PREVIOUSLY BEEN APPROVED TO CONSTRUCT A SECOND WAREHOUSE IN THE SOUTHEAST CORNER OF THE PROPERTY PER APPROVED SITE PLANS FOR C.S.P.A. 00-35, REVISED ON MAY 12, 2002 AND APPROVED ON MAY 20, 2002. THIS SECOND WAREHOUSE WAS NEVER CONSTRUCTED. AS PART OF THE APPROVED SITE PLANS, A FOREBAY WAS TO BE CONSTRUCTED AT THE SOUTHEAST CORNER OF THE STORMWATER DETENTION AREA. THIS FOREBAY NO LONGER HAS A VOLUME CAPACITY CONSISTENT WITH THE APPROVED PLANS. THE APPLICANT IS PROPOSING TO RE-ESTABLISH THIS FOREBAY TO PROVIDE AN EQUAL OR GREATER VOLUME AS COMPARED TO THE ORIGINALLY APPROVED PLANS.

	EXISTING REQUIRED/ PERMITTED	PROPOSED
ZONING	I- General Industrial	I- General Industrial
AREA (ac)	1 AC MIN.	5.2 AC
GROSS PROVIDED (ac)	5.2 AC	5.2 AC
NET LOT AREA (ac)	4.9 AC	4.9 AC
USE	MINOR AUTO WAREHOUSE	MINOR AUTO WAREHOUSE
GROUND FLOOR AREA (SF)	19,800 SF	19,800 SF
TOTAL FLOOR AREA (SF)	19,800SF	19,800 SF
LOT COVERAGE	30% MAX GROSS	8%
IMPERVIOUS SURFACE (SF)		106,606SF
	BITUMINOUS	56,477SF
	GRAVEL	30,329SF
	BUILDING	19,800SF
IMPERVIOUS SURFACE COVERAGE	60% MAX	47%
LOT WIDTH	150' MIN	385.95'
SETBACKS	FRONT (NORTH) 50'	50'
	SIDE (EAST & WEST) 20' MIN/40' TOTAL	20'/40'
	REAR (SOUTH) 35'	35'
BUILDINGS	HEIGHT 45' / 2 STORY	<45' / 1 STORY
FLOOR AREA RATIO	60%	8%
PARKING SPACES		43
	CAR SPACES	33
	TRUCK SPACES	12

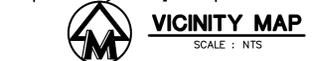


WB-67 - Interstate Semi-Trailer
Overall Length 73.50ft
Overall Width 8.50ft
Overall Body Height 13.50ft
Min Body Ground Clearance 1.334ft
Max Track Width 8.50ft
Lock-to-lock time 6.00s
Max Steering Angle (Virtual) 28.40°

WB-67 TRUCK DETAIL

SCALE: NTS

SCALE: 1" = 40'



MIDWESTERN CONSULTING
3815 Plaza Drive Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

CLIENT
MMA GROUP LLC
8495 MOON ROAD
SALINE, MI 48176
ATTN: MICHAEL DROZDOWSKI

MMA GROUP LLC
CONDITIONAL USE PERMIT APPLICATION
CIRCULATION, GRADING, & SESC PLAN

01

DATE: 12/19/2019
SHEET 1 OF 2
REV. DATE: 05/17/20
CADD: MRB, TPH
ENG: TPH
PK: TPH
TECH: TPH
19259P1

JOB No. 19259

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W1 - Determining Post-Development Cover Types, Areas, Curve Numbers, and Runoff Coefficients

Rational Method Variables					
Cover Type	Soil Type	Area (sft)	Area (ac)	Runoff Coeff. (C)	(C) x (Area)
Building/Pavement		0	0.00	0.95	0.00
Gravel		5,572	0.13	0.85	0.11
Grass	D	0	0.00	0.45	0.00
Total		5,572	0.13		0.11
Weighted C = (Sum(Cx(Area)))/(Area Total) =				0.85	

NRCS Variables (Pervious)					
Cover Type	Soil Type	Area (sft)	Area (ac)	Curve Number	(CN) x (Area)
Grass	D	0	0.00	84	0.00
Total		0	0.00		0.00
Weighted CN = (Sum(CN)x(Area)))/(Area Total) =				84	

NRCS Variables (Impervious)					
Cover Type	Soil Type	Area (sft)	Area (ac)	Curve Number	(CN) x (Area)
Gravel		5,572	0.13	91	0.12
Total		5,572	0.13		0.12
Weighted CN = (Sum(CN)x(Area)))/(Area Total) =				91	

W2 - W2 - First Flush Runoff Calculations (Vff)

A. $V_{ff} = 1" \times 1/12" \times 43560 \text{ sft/ac} \times A \times C$ where $A = 0.13$ and where $C = 0.85$

$V_{ff} = 1" \times 1/12" \times 43560 \text{ sft/ac} \times 0.13 \times 0.85 = 395 \text{ cft}$

W3 - W3 - Pre-Development Bankfull Runoff Calculations (Vbf-pre)

A. 2 year / 24 hour storm event: $P = 2.35 \text{ in}$

B. Pre-Development CN: $CN = 79$

C. $S = (1000 / CN) - 10$: $S = 2,658 \text{ in}$

D. $Q = [(P-0.2S)^2] / [P+0.8S]$: $Q = 0.739 \text{ in}$

E. Total Site Area excluding "Self-Crediting" BMPs: $5,572 \text{ sft}$

F. $V_{bf-pre} = Q \times (1/12) \times \text{Area}$: $V_{bf-pre} = 343 \text{ cft}$

W4 - Pervious Cover Post-Development Bankfull Runoff Calculations (Vbf-per-post)

A. 2 year / 24 hour storm event: $P = 2.35 \text{ in}$

B. Pervious Cover CN From Worksheet 1: $CN = 84$

C. $S = (1000 / CN) - 10$: $S = 1,905 \text{ in}$

D. $Q = [(P-0.2S)^2] / [P+0.8S]$: $Q = 1,001 \text{ in}$

E. Pervious Cover Area from Worksheet 1: 0 sft

F. $V_{bf-per-post} = Q \times (1/12) \times \text{Area}$: $V_{bf-per-post} = 0 \text{ cft}$

W5 - W5 - Impervious Cover Post-Development Bankfull Runoff Calculations (Vbf-imp-post)

A. 2 year / 24 hour storm event: $P = 2.35 \text{ in}$

B. Impervious Cover CN From Worksheet 1: $CN = 91$

C. $S = (1000 / CN) - 10$: $S = 0,989 \text{ in}$

D. $Q = [(P-0.2S)^2] / [P+0.8S]$: $Q = 1,475 \text{ in}$

E. Impervious Cover Area from Worksheet 1: $5,572 \text{ sft}$

F. $V_{bf-imp-post} = Q \times (1/12) \times \text{Area}$: $V_{bf-imp-post} = 685 \text{ cft}$

W6 - W6 - Pervious Cover Post-Development 100-Year Runoff Calculations (V100-per-post)

A. 100 year / 24 hour storm event: $P = 5.11 \text{ in}$

B. Pervious Cover CN From Worksheet 1: $CN = 84$

C. $S = (1000 / CN) - 10$: $S = 1,905 \text{ in}$

D. $Q = [(P-0.2S)^2] / [P+0.8S]$: $Q = 3,371 \text{ in}$

E. Pervious Cover Area from Worksheet 1: 0 sft

F. $V_{100-per-post} = Q \times (1/12) \times \text{Area}$: $V_{100-per-post} = 0 \text{ cft}$

W7 - W7 - Impervious Cover Post-Development 100-Year Runoff Calculations (V100-imp-post)

A. 100 year / 24 hour storm event: $P = 5.11 \text{ in}$

B. Impervious Cover CN From Worksheet 1: $CN = 91$

C. $S = (1000 / CN) - 10$: $S = 0,989 \text{ in}$

D. $Q = [(P-0.2S)^2] / [P+0.8S]$: $Q = 4,089 \text{ in}$

E. Impervious Cover Area from Worksheet 1: $5,572 \text{ sft}$

F. $V_{100-imp-post} = Q \times (1/12) \times \text{Area}$: $V_{100-imp-post} = 1,899 \text{ cft}$

W8 - Time of Concentration (Tc-hrs)

A. Assume 15-minute minimum time of concentration: $T_c = 0.25 \text{ hr}$

W9 - Runoff Summary & On-Site Infiltration Requirement

A. Summary from Previous Worksheets		
First Flush Volume (Vff)		395 cft
Pre-Development Bankfull Runoff Volume (Vbf-pre)		343 cft
Pervious Cover Post-Development Bankfull Volume (Vbf-per-post)		0 cft
Impervious Cover Post-Development Bankfull Volume (Vbf-imp-post)		685 cft
Total BF Volume (Vbf-post)		685 cft
Pervious Cover Post-Development 100-Year Volume (V100-per-post)		0 cft
Impervious Cover Post-Development 100-Year Volume (V100-imp-post)		1,899 cft
Total 100-Year Volume (V100)		1,899 cft
B. Determine Onsite Infiltration Requirement		
Subtract the Pre-Development Bankfull from the Post-Development Bankfull Volume		685 cft
Total Post-Development Bankfull Volume (Vbf-post)		343 cft
Pre-Development Bankfull Runoff Volume (Vbf-pre)		343 cft
Bankfull Volume Difference		342 cft
Infiltration Requirement (Vinf)		395 cft

W10 - Detention/Retention Requirement

A. $Q_p = 238.6 T_c^{-0.82}$: $743.63 \text{ cfs/(in x sq. mi)}$

B. Total Site Area excluding "Self-Crediting" BMPs: 0.13 ac

C. $Q_{100} = Q_{100-per} + Q_{100-imp}$ (from W6 and W7, respectively): 1.11 cfs

D. Peak Flow (PF) = $Q_p \times Q_{100} \times \text{Area} / 640$: 1.09 cfs

E. Delta = $PF - 0.15 \times \text{Area (ac)}$: 0.02 cfs

F. $V_{det} = \text{Delta} / PF \times V_{100}$: $1,866 \text{ cft}$

Required Detention not including infiltration credit or penalty: 95 cft

Sediment Forebay Volume Required (5% of V100): 95 cft

Retention

A. $V_{ret} = 2 \times V_{100}$: $3,797 \text{ cft}$

W11 - Determine Applicable BMPs and Associated Volume Credits

Infiltration test pits were not performed as no new infiltration BMP is being proposed.

Proposed BMP	Area (sft)	Storage Volume (cft)	Design Infiltr. Rate (in/hr)	Infiltr. Volume in 6-hr Drawdown (cft)	Total Volume Reduction (cft)
		Surface	In Soil		
Total Volume Reduction Credit by Proposed Structural BMPs (cft)					0
Runoff Volume Infiltration Requirement (Vinf) from W9 (cft)					395
Runoff Volume Credit (cft)					0

W12 - Natural Features Inventory

Existing Natural Resources	Mapped	Total Area	Protected Area
	(Yes, No, N/A)	(ac)	(ac)
Wetlands	No	0.0	0.0
Total Existing		0.00	0.00

W13 - Site Summary of Infiltration & Detention

A. Stormwater Management Summary	
Min Infiltration Requirement (Vinf)	395 cft
Designed/Provided Infiltration Volume	0 cft
% Minimum Required Infiltration Provided	0 %
Total Calculated Detention Volume, Vdet	1,866 cft
Net Required Detention Volume (Vdet - Designed/Provided Infiltration Volume)	1,866 cft
B. Detention Volume Increase for sites where the required infiltration volume cannot be achieved.	
% Required Infiltration NOT Provided (100% - % Minimum Required Infiltration Provided)	100.0 %
Net % Penalty (20% x % Required Infiltration NOT Provided)	20.0 %
Total Required Detention Volume, including penalty	2,239 cft
[[100% + Net % Penalty] x Net Required Detention Volume]	

Detention Calculations

The required volume for the re-established Forebay #3 will be a combination of the approximate volume as approved on the plans dated 5/12/2002 plus the 100-year storm volume (calculated per the current WCVRC rules & guidelines) from the gravel drive along the east property line. (see sheet 2 for calculation of 100-year storm volume for eastern gravel drive)

A. Required Detention Volume

Storm Event	Req'd Vol.	Plus	2002 Approved Vol.	=	Final Volume
100-year + Req'd Penalty	2,239 cft	+	879 cft	=	3,118 cft

Approved Forebay Volume (Approx. per Site Plan dated 5/12/02)

Elevation	Area (sft)	Depth (ft)	Volume (cft)	Cum. Volume (cft)
829.0	233	0	0	0
830.0	1,762	1	879	879
			Total Volume =	879

Proposed Re-Established Forebay Volume

Elevation	Area (sft)	Depth (ft)	Volume (cft)	Cum. Volume (cft)
827.00	797	0	0	0
828.00	1,642	1	1,194	1,194
829.00	2,696	1	1,653	1,653
829.89	3,757	0.89	2,859	4,512
			Total Volume =	4,512

SESC CONSTRUCTION NOTES

- ALL SOIL EROSION CONTROL MEASURES SHALL COMPLY WITH THE PITTSFIELD TOWNSHIP ORDINANCES, STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND STATE OF MICHIGAN "SOIL EROSION AND SEDIMENTATION CONTROL ACT" (ACT #347).
- PRIOR TO COMMENCING EARTHMOVING OPERATIONS, THE GRADING CONTRACTOR SHALL INSTALL THE SILT FENCE AND TEMPORARY INLET FILTERS SHOWN ON THE PLANS.
- BOTH INTERNAL AND EXTERNAL STREETS WILL BE CLEANED OF ANY MUD IMMEDIATELY FOLLOWING EACH MUD TRACKING OCCURRENCE.
- ALL EXPOSED EARTH SHALL BE STABILIZED WITH SEED AND MULCH WITHIN 5 DAYS OF FINAL GRADE.
- DITCHES, SWALES, AND OTHER AREAS THAT WILL CHANNEL CONCENTRATED RUNOFF MUST BE STABILIZED WITHIN 15 DAYS OF CONSTRUCTION.
- AREAS OF EARTH CHANGE THAT ARE DISTURBED BEYOND THE FALL SEEDING DEADLINE (NOV. 1) MUST BE TEMPORARILY STABILIZED WITH A MINIMUM OF STRAW MULCH SECURELY CRIMPED TO THE GROUND.
- ESTIMATED 75 CY OF EXCAVATION; 0 CY OF FILL
- ESTIMATED COST OF SESC MEASURES DURING CONSTRUCTION: \$500
- ESTIMATED COST OF PROTECTING EXPOSED SOIL SURFACES SHOULD CONSTRUCTION DISCONTINUE: \$2,000
- PROJECT SCOPE DOES NOT INCLUDE THE REMOVAL OR ADDITIONAL OF ANY IMPERVIOUS SURFACES.

PROGRAM PROPOSAL

THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPLACEMENT, IF NECESSARY, OF ANY AND ALL OF THE PERMANENT SOIL EROSION CONTROL FEATURES ASSOCIATED WITH SEDIMENT AND SOIL EROSION CONTROL WITHIN THE DEVELOPMENT. THE FINANCIAL IMPLICATION OF SAID MAINTENANCE WILL BE THE RESPONSIBILITY OF THE OWNER.

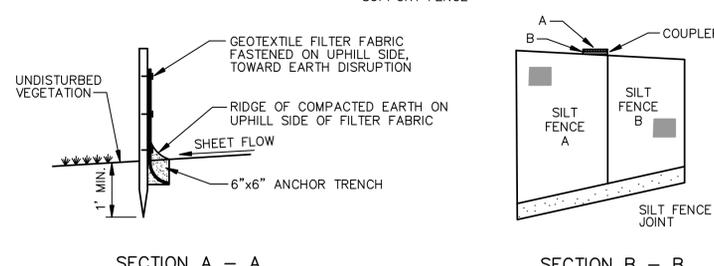
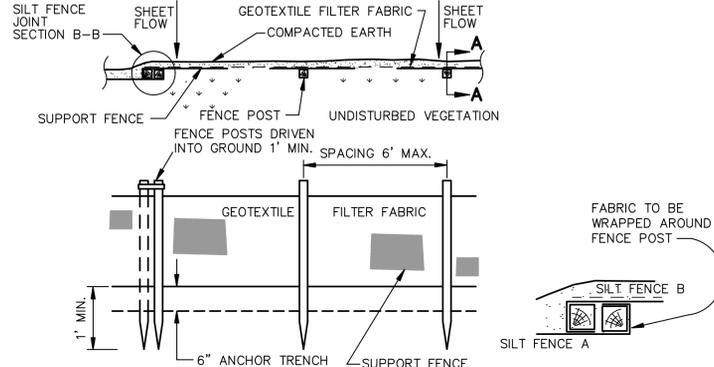
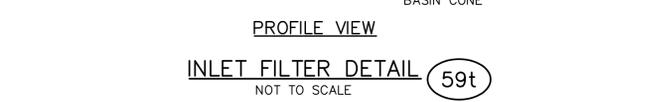
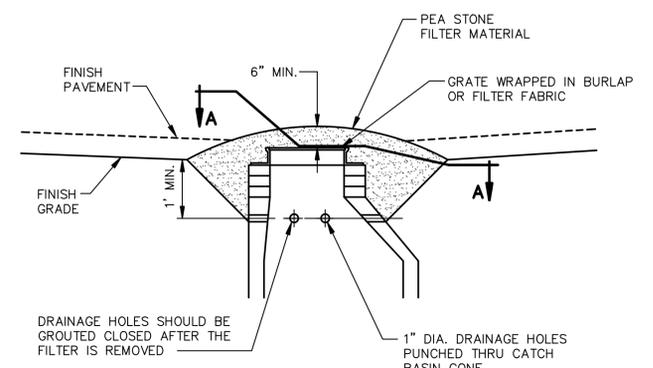
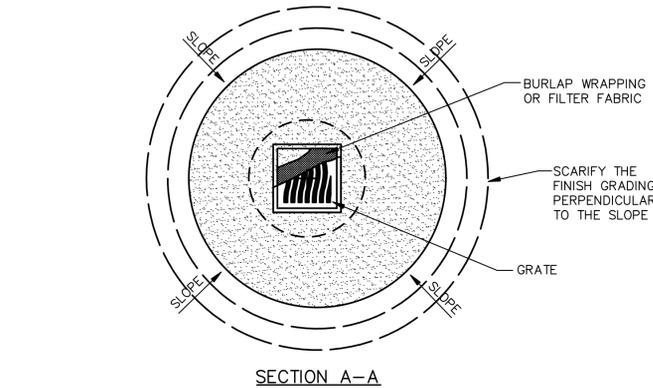
Maintenance Plan Budget

Annual inspection for sediment accumulation	\$100.00
Removal of sediment accumulation every 2 years as needed	\$500.00
Inspect for floatables and debris annually and after major storms	\$100.00
Removal of floatables and debris annually and after major storms	\$150.00
Inspect system for erosion annually and after major storms	\$100.00
Re-establish permanent vegetation on eroded slopes as needed	\$350.00
Inspect structural elements during wet weather every 2 years	\$150.00
Make structural adjustments or replacements as determined by inspection as needed	\$400.00
Have a professional engineer carry out emergency inspections upon identification of severe problems	\$200.00
Total Annual Budget	\$2,050.00

PERMANENT MAINTENANCE TASKS AND SCHEDULE

	Components						Schedule
	Pavement	Storm Sewer System	Catch Basin Surps	Catch Basin Inlet Castings	Swales/Ditches	Sediment Forebay	
Inspect for sediment accumulation		X	X		X	X	annually
Removal of sediment accumulation		X	X		X	X	every 2 years, as needed
Inspect for floatables and debris		X	X	X	X	X	annually
Cleaning of floatables and debris		X	X	X	X	X	annually, as needed
Inspection for erosion					X	X	annually
Re-establish permanent vegetation on eroded slopes					X	X	as needed
Clean pavement	X						semi-annually

CONSTRUCTION SEQUENCE	OPERATION TIME SCHEDULE - BEGINNING JUNE 2020							
	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.
INSTALL AND MAINTAIN SOIL EROSION CONTROL MEASURES AS REQUIRED						■		
STRIP AND GRADE FOREBAY AREA						■		
PLACE SOIL EROSION CONTROL MATTING						■		
SEEDING						■		
CLEANUP SITE						■		





Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: January 10, 2020
May 26, 2020

Conditional Use Permit and Site Plan Review For Pittsfield Township, Michigan

File No.:	CUP 19-01 / CSPA 19-27
Applicant:	MMA Group, LLC / Michael Drozdowski
Project Name:	MMA Truck Terminal
Location:	4130 E. Morgan
Zoning:	I – General Industrial
Action Requested:	Conditional Use and Site Plan approval for Truck Terminal

PROJECT DESCRIPTION

The applicant is requesting a Conditional Use to allow a truck terminal at 4130 E. Morgan Road. The applicant is proposing to provide twelve (12) tractor and trailer parking spaces. The property currently operates a minor vehicle repair shop (previously approved conditional use) and a warehouse for light manufacturing (permitted use). The conditional use permit is being requested to allow for the short-term storage/parking of trucks at the southeast corner of the property. Truck terminals are a conditional use in the General Industrial zoning district.

LOCATION

The site is located at 4130 E. Morgan.



PLANNING COMMISSION AND ZONING BOARD OF APPEALS

On February 6, 2020, the Planning Commission held a public hearing to consider the truck terminal use. There was lengthy discussion on access, stormwater maintenance, and pavement. Fundamentally the Planning Commission was not opposed to the use of facility in part as a truck terminal facility; however the applicant was required to obtain a variance to not have to pave the site. The Planning Commission postponed action to allow the applicant to be considered by the Zoning Board of Appeals. In addition, the Planning Commission requested that the applicant replace the removed stormwater forebay and prove the satisfaction that stormwater management on the site is sufficient.

On April 27, 2020, the Zoning Board of Appeals held a public hearing. At the same meeting, the Zoning Board of Appeals granted a variance to provide relief for the applicant to not have to pave the portion of the site with the proposed truck terminal use.

SITE IMPROVEMENTS

Other than the forebay reinstallation there are no other site improvements proposed. The Township Engineer has preliminarily reviewed the forebay and finds it sufficient.

Items to be Addressed: None

FIRE ACCESS AND CIRCULATION

Fire access and circulation has been reviewed and is sufficient.

Items to be Addressed: None.

FINDINGS

Section 10.04 of the Zoning Ordinance requires the Planning Commission to review the particular circumstances and facts of each proposed use in terms of the following standards and required findings, and shall find and record adequate data, information and evidence showing that such a use on the proposed site:

- 1. Compatibility with Adjacent Uses.**

Industrial uses surround the site on all sides. Properties surrounding the site also contain areas of outdoor storage and truck terminal parking. The use of the facility in part for a truck terminal would not be inconsistent with uses in the surrounding area.

- 2. Compatibility with the Master Plan.**

This site is designated in the Master Plan as Industrial which coincides with the existing General Industrial zoning district. The existing General Industrial zoning of the property allows truck terminals as a conditional use which is being considered.

3. Traffic Impact.

The number of spaces is limited. Existing traffic on both Morgan and Carpenter will not be impacted.

4. Impact on Public Services.

The proposed truck terminal use on this site shall not impact existing public facilities and services.

5. Compliance with Zoning Ordinance Standards.

The proposed accessory terminal is proposed to be located in the gravel parking area in the southeastern portion of the site within the required 35- foot rear yard setback (south) and the required 20-foot side yard setback (east).

6. Impact on the Overall Environment.

The truck terminal will not impact the overall environment.

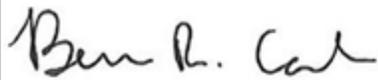
7. Conditional Use Approval Specific Requirements.

The general standards and requirements of this Section are basic to all uses authorized by Conditional Use Approval.

Items to be Addressed: None

RECOMMENDATION

We recommend that the Planning Commission approve the Resolution of Approval and approve the site plan.



CARLISLE/WORTMAN ASSOC., INC.
Benjamin R. Carlisle, AICP, LEED AP
Principal



CARLISLE/WORTMAN ASSOC., INC.
Laura K. Kreps, AICP
Senior Associate

**FINDINGS OF REQUIRED STANDARDS
AND RESOLUTION OF APPROVAL
MMA GROUP LLC
CUP 19-01
June 4, 2020**

WHEREAS an application for a Conditional Use Permit for a truck terminal facility on the premises located at 4130 E. Morgan Road, Ypsilanti, MI 48197, tax parcel L-12-24-200-057 in Section 24, Pittsfield Charter Township, Washtenaw County, Michigan, was received on January 14, 2019; and

WHEREAS in accordance with Article 10.03 of the Township Zoning Ordinance, the Pittsfield Township Planning Commission held a public hearing on this matter on February 6, 2020, and public comments were received and considered; and

WHEREAS the Pittsfield Township Planning Commission reviewed the Conditional Use Permit application for this use and per the requirements of Article 10.04 of the Township Zoning Ordinance finds the following:

- 1. Compatibility with Adjacent Uses. The conditional use shall be designed and constructed in a manner harmonious with the character of adjacent property and the surrounding area. A conditional use shall be harmonious and not create a significant detrimental impact, as compared to the impact of permitted uses.**

The proposed use is harmonious with adjacent commercial, warehouse and light industrial uses. The proposed use will not create a significant detrimental impact to adjacent properties.

Industrial uses surround the site on all sides. Properties surrounding the site also contain areas of outdoor storage and truck terminal parking. The use of the facility in part for a truck terminal would not be inconsistent with uses in the surrounding area.

- 2. Compatibility with the Master Plan. The proposed conditional use shall be compatible and in accordance with the goals and objectives of the Master Plan and any associated subarea and corridor plans.**

This site is designated in the Master Plan as Industrial which coincides with the existing General Industrial zoning district. The existing General Industrial zoning of the property allows truck terminals as a conditional use which is being considered.

- 3. Traffic Impact. The proposed conditional use shall be located and designed in a manner which will minimize the impact of traffic, taking into consideration: pedestrian access and safety; vehicle trip generation (i.e. volumes); types of traffic, access location and design, circulation, and parking design; street and bridge capacity; and traffic operations at nearby intersections and access points. Efforts shall be made to ensure that multiple transportation modes are safely and effectively accommodated in an effort to provide alternate modes of access and alleviate vehicular traffic congestion. The applicant shall comply with the Township's Complete Street Ordinance.**

The number of spaces is limited. Existing traffic on both Morgan and Carpenter will not be impacted.

- 4. Impact on Public Services.** The proposed conditional use shall be adequately served by essential public facilities and services, such as: streets; pedestrian or bicycle facilities; police and fire protection; drainage systems; refuse disposal; water and sewage facilities; and schools. Such services shall be provided and accommodated without an unreasonable public burden.

The proposed truck terminal use on this site shall not impact existing public facilities and services.

- 5. Compliance with Zoning Ordinance Standards.** The proposed conditional use shall be designed, constructed, operated, and maintained to meet the stated intent of the zoning districts and shall comply with all applicable ordinance standards.

The proposed accessory terminal is proposed to be located in the gravel parking area in the southeastern portion of the site within the required 35-foot rear yard setback (south) and the required 20-foot side yard setback (east).

- 6. Impact on the Overall Environment.** The proposed conditional use shall not unreasonably impact the quality of natural features and the environment in comparison to the impacts associated with typical permitted uses.

The truck terminal will not impact the overall environment.

- 7. Conditional Use Approval Specific Requirements.** The general standards and requirement of this section are basic to all uses authorized by conditional use approval. The specific and detailed requirements relating to particular uses and area requirements must also be satisfied for those uses.

The general standards and requirements of this Section are basic to all uses authorized by Conditional Use Approval.

NOW THEREFORE BE IT RESOLVED, that the Pittsfield Township Planning Commission hereby approves CUP 19-01 MMA Group LLC

Royal Granite



Meeting Date:
June 4, 2020

Project:
CSPA 19-11 & CUP 19-05

Applicant:
Royal Granite

Action:
Commercial Site Plan
Approval & Conditional
Use Permit

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36



0 400 800 Feet





Pittsfield Charter Township
Department of Utilities & Municipal Services
 6201 West Michigan Avenue, Ann Arbor, MI 48108
 Phone: (734) 822-3130 Fax: (734) 944-1103
 Website: www.pittsfield-mi.gov Email: planning@pittsfield-mi.gov

Conditional Use Permit Application

See CSPA

Applicant Requirement Checklist
<input type="checkbox"/> Project Fees (must be paid by cash or check when application is submitted) <i>Administrative Fee is non-refundable. Application will not be processed until payment is received.</i>
<input type="checkbox"/> Completed Application Form
<input type="checkbox"/> Four (4) sets of the proposed site plan
<input type="checkbox"/> Legal description and mortgage survey of the property

:: OFFICE USE ::	
CUP #	19-05
ZP App Fee \$	1120.00
Escrow Fee \$	0
Total \$	1120.00

Submittal Information
Describe in detail the proposed use and nature of the operation. An attachment may be added to this application with this description. The application cannot be processed if sufficient information is not provided.
<u>Parking IMA TROCK</u>
Name of Proposed Development: <u>Royal Granite</u>
Section of the Zoning Ordinance under which you are applying: _____
Estimated Date of Construction/Operation: <u>currently</u> Have you applied for site plan review? <input type="checkbox"/> Yes <input type="checkbox"/> No
Date of Site Plan submitted: <u>5-15-2019</u> Number of Sheets: _____

Property Information	
General Location of Site _____ Or <u>4995</u> Street Number <u>Carpenter Rd. Ypsilanti MI</u> Street Name	
Parcel I.D. # 12 - _____ - _____ - _____	Zoning District: _____
Gross Acreage of site: _____	Net of R.O.W.: _____
Total Number of Dwelling Units: _____	Total Floor Area Proposed (Sq. Feet): _____
Estimated Cost of Improvements: _____	Estimated Date of Initial Construction: _____

Please Complete Reverse Side →

XD per Laura small business owner

:: Office Use ::	Time Stamp
Received By <u>[Signature]</u>	5/31/2019
(Initials)	

Applicant Information			
(Please Print)			
Adrian Cipleu		Applicant's Name	
Company Name (If Applicable) Royal Granite		City Ypsilanti	
Address 4995 Carpenter Rd		State MI	
Contact Number		Zip 48197	
Fax Number 734-260-1723		Email Address sales@royalgranite.com	
Applicant's Permit Compliance Agreement			
<p>The applicant(s) represents that they are the owner(s) of the subject property or are acting on behalf of the listed property owner, and herewith file <u>four (4) copies</u> of the identified drawing of the property or site plan and all supporting material. The applicant also acknowledges that the filing of this application grants permission for Pittsfield Charter Township staff and/or officials to enter the property to determine the accuracy of the submitted information, including existing conditions. If the applicant is not the property owner, the owner must fill out the Property Owner Affidavit.</p>			
Applicant's Signature Adrian Cipleu		Date	
Applicant's Name (Please Print)			

Property Owner Information (To be filled out if the applicant is not the property owner)			
(Please Print)			
Property Owner's Name		Contact Number	
Address		State	
City		Zip	
Email Address		Fax Number	
Property Owner's Permit Compliance Agreement			
<p>I, _____ hereby state that I am the owner of the property described on this application (Print Owner's name)</p> <p>and that I have authorized _____ to act as my agent for the purpose of obtaining the requested permit and I hereby acknowledge that the filing of this application grants permission for Pittsfield Charter Township staff and/or officials to enter the property to determine the accuracy of the submitted information, including existing conditions.</p>			
Owner's Signature		Date	

Submittal by the application deadline does not guarantee placement on the agenda for the meeting date indicated on the meeting schedule.

Standards for Conditional Use Permit

Please address how the proposed development complies with the following Standards for Conditional Use Approval. Additional information on these standards can be found in Section 10.04 of the Zoning Ordinance.

1. Compatibility with Adjacent Uses: SAME Like order

2. Compatibility with the Master Plan: _____

3. Traffic Impact: No main Road (Horgan Rd)

4. Impact on Public Services: _____

5. Compliance with Zoning Ordinance Standards: _____

6. Impact on the Overall Environment: _____

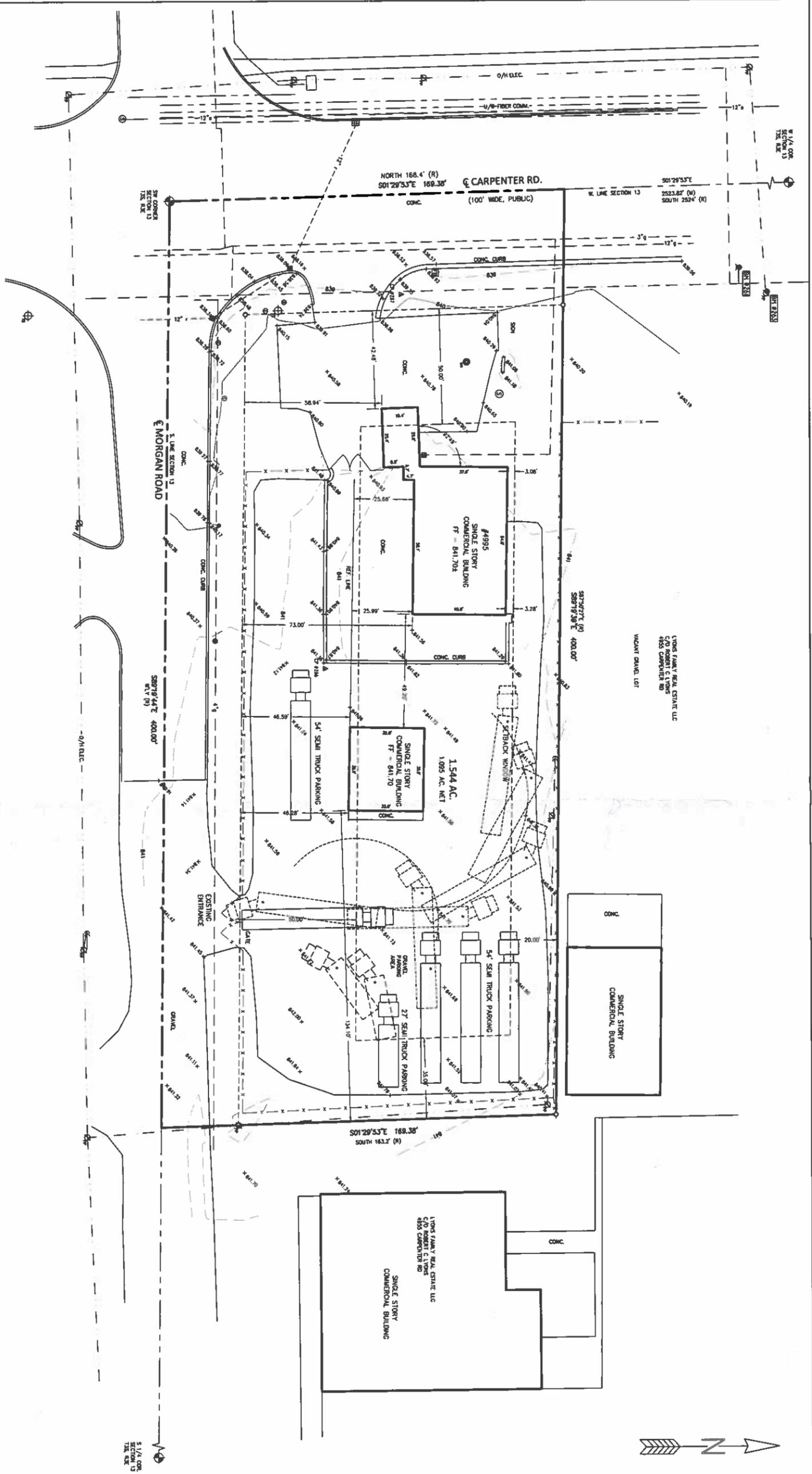
7. Conditional Use Approval Specific Requirements: _____

LEGAL DESCRIPTION:
 OLD SW - 1 1/4 COR. SECTION 13, T35N, R6E, 132 AC. BEING PART OF W 1/2 OF SW 1/4 SEC. 13 T35N-R6E 132 AC.

BENCHMARKS:
 BM 7251
 ARROW ON FIRE HYDRANT ON E SIDE OF CARPENTER RD. ELEV. - 842.14 NAVD83
 BM 7253
 ROUND SIGN IN POWER POLE ELEV. - 841.01 NAVD83

SITE INFO:
 OWNER: OPLEU ADRIAN & LEONINA
 ADDRESS: 4995 CARPENTER RD
 PARCEL ID: L-12-13-300-009
 ZONING: L-1 INDUSTRIAL

CUP 19-05 & CSPA 19-11
 Royal Granite
 Rec'd 2019-09-04



UTILITY NOTE:
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRESPOND TO THE ACTUAL UTILITIES EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

811
 Know what's below. Call before you dig.

- | | | |
|--|---|--|
| <ul style="list-style-type: none"> ○ SECTION CORNER ○ FOUND IRON PIPE ○ FOUND IRON ROD ○ SET IRON PIPE ○ SET MAG NAIL ○ FOUND MAG NAIL ○ SET WOOD LATH △ CONTROL POINT MEASURED DIMENSION (M) MEASURED DIMENSION (R) RECORDED DIMENSION — SURFACE FLOW | <ul style="list-style-type: none"> ○ WATER MANHOLE ○ FIRE HYDRANT ○ GATE VALVE ○ BEEHIVE CATCH BASIN ○ CURB CATCH BASIN ○ STORM MANHOLE ○ CULVERT/END SECTION ○ SANITARY MANHOLE ○ LIGHT POLE ○ UTILITY POLE ○ TELEPHONE RISER ○ GAS MAIN RISER | <ul style="list-style-type: none"> — 0/H ELEC. — ELECTRIC LINE — 8" G. — GAS MAIN — 8" W. — WATER MAIN — 18" S. — STORM LINE — 6" S. — SANITARY LINE — 0/H CATV — CABLE TV LINE — U/G COMM. — PHONE LINE ○ CHAIN LINK FENCE ○ WOOD FENCE — X — X — BARBED WIRE FENCE |
|--|---|--|

CLIENT: OPLEU
TOPOGRAPHIC SURVEY
 OF A PARCEL OF LAND IN THE
 SW 1/4 OF SECTION 13, T35, R6E,
 PITTSFIELD TOWNSHIP,
 WASHTENAW COUNTY, MICHIGAN

Scale 1 INCH = 20 FEET
 SHEET 1 OF 1



Arbor Land Consultants, Inc.
 Professional Land Surveyors

2924 S. Madrona
 Ann Arbor, MI 48103
 (734) 649-2960
 Fax 649-2961
 www.arborlandinc.com

DATE: 3-7-2019
 REVISION: 8-19-2019



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: June 12, 2019
Revised: September 18, 2019
October 30, 2019
May 27, 2020

Conditional Use Permit and Site Plan Review For Pittsfield Township, Michigan

File No.: CUP 19-05 / CSPA 19-11

Applicant: Adrian Cipleu – Royal Granite

Project Name: Royal Granite Truck Terminal

Location: 4995 Carpenter Road

Zoning: I – General Industrial

Action Requested: Conditional Use and Site Plan approval for Truck Terminal

PROJECT DESCRIPTION

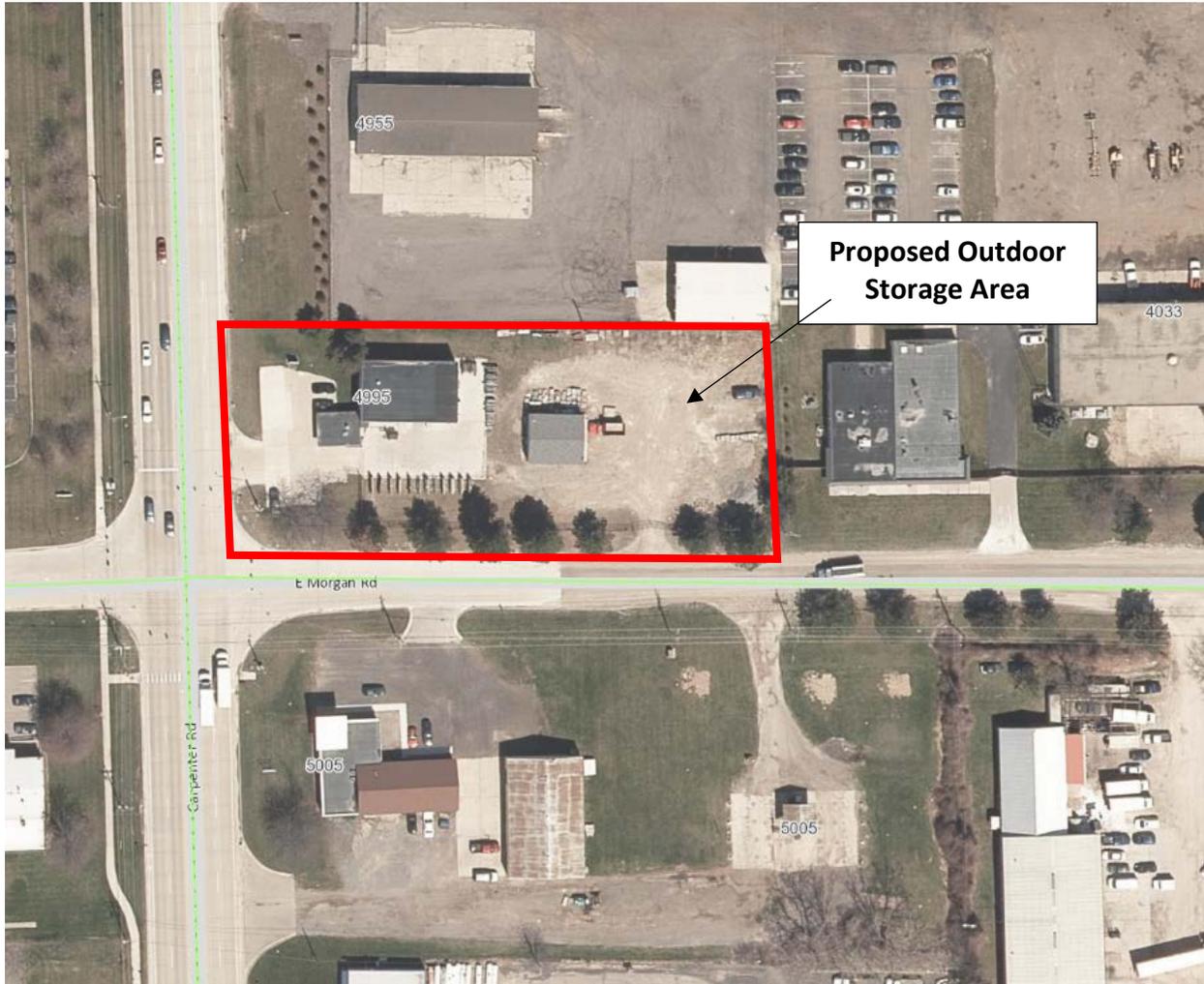
The applicant is requesting a Conditional Use to allow a truck terminal at 4995 Carpenter Road. The applicant is proposing outdoor parking for five (5) semi-trucks on-site (4 - 54-foot spaces and 1 – 27-foot space). Additional site modifications include replacement of fencing along east property line, the addition of an electrical outlet station to allow for trucks to plug in to keep engines warm, and removal of all barbed wire from the existing fencing on the property.

On February 24, 2020, the Zoning Board of Appeals granted a variance to not require the applicant to pave the site rather allowing the gravel surface to remain.

Truck terminals are a conditional use in the General Industrial zoning district. The building on site is used for a granite store.

LOCATION

The site is located at 4995 Carpenter Road.



SITE IMPROVEMENTS

Exterior modifications to the site include replacing fence along the east property line, installation of an electrical charging station, removal of all barbed wire from the existing fencing on the site. The location of the electrical outlet station will need to be noted on the plan. In accordance with Township standards, all parking and drive areas must be paved unless a waiver is obtained by the Township Engineer or shall seek a variance from the Zoning Board of Appeals. On February 24, 2020, the Zoning Board of Appeals approved the hard-surface pavement waiver.

There is a small storage building on the property. We originally noted, the location of the storage building appears to hinder internal traffic movement; however, the applicant has provided turning radii movements for the proposed truck parking spaces.

Items to be Addressed: None.

FIRE ACCESS AND CIRCULATION

The Township Fire Department has reviewed the site plan and confirms fire access is sufficient. They note that existing trucks run an extension cord from the storage building to the truck storage area for various uses such as heating blocks, etc. This is a violation of code. The applicant is required to install the electrical outlet station to allow for hearing blocks. The location of the electrical outlet station will need to be demonstrated on the plan.

Items to be Addressed: Demonstrate location of electrical outlet station.

FINDINGS

Section 10.04 of the Zoning Ordinance requires the Planning Commission to review the particular circumstances and facts of each proposed use in terms of the following standards and required findings, and shall find and record adequate data, information and evidence showing that such a use on the proposed site:

1. Compatibility with Adjacent Uses.

Industrial uses surround the site on all sides. Properties surrounding the site also contain areas of outdoor storage and truck terminal parking.

2. Compatibility with the Master Plan.

This site is designated in the Master Plan as Industrial which coincides with the existing General Industrial zoning district. The existing General Industrial zoning of the property allows truck terminals as a conditional use which is being considered.

3. Traffic Impact.

The applicant noted during the Zoning Board of Appeals public hearing that the frequency of truck traffic will be limited to one (1) day a week for three (3) of the trucks and twice per month for the car-hauler trucks that use the site. The only time all five (5) trucks would be stored on-site at the same time is holidays.

4. Impact on Public Services.

The proposed truck terminal use on this site shall not impact existing public facilities and services.

5. Compliance with Zoning Ordinance Standards.

The proposed accessory terminal is proposed to be located in the gravel parking area in the eastern portion of the lot within the required 35-foot rear yard setback (east), the required 20-foot side yard setback (north), and the required 50-foot front yard setback (south – Morgan Road).

6. Impact on the Overall Environment.

The truck terminal will not impact the overall environment.

7. Conditional Use Approval Specific Requirements.

The general standards and requirements of this Section are basic to all uses authorized by Conditional Use Approval.

Items to be Addressed: None.

RECOMMENDATION

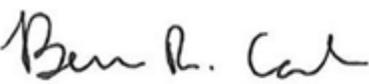
We find the use of truck storage to be an appropriate use for this site provided adequate circulation can be provided. The applicant has received a variance for the hard-surface pavement requirement from the Zoning Board of Appeals and noted improvements to the site associated with the addition of the truck parking spaces.

By Ordinance requirements any site plan or CUP that requires a variance shall proceed in the following steps:

- Step 1: Consideration by the Planning Commission, including holding public hearing. No action can be taken by the Planning Commission until action is taken by the ZBA. (This occurred on November 7, 2019)
- Step 2: ZBA considers variance. Either grants approval or denies. (ZBA granted variance on February 24, 2020)
- Step 3: Planning Commission takes action on site plan and CUP. (Current step)

The application is at Step 3. We recommend the Planning Commission approve the Resolution of Approval with the following item to be submitted with the necessary electrical building permit:

1. Demonstrate location of electrical outlet station.

	
CARLISLE/WORTMAN ASSOC., INC. Benjamin R. Carlisle, AICP, LEED AP Principal	CARLISLE/WORTMAN ASSOC., INC. Laura K. Kreps, AICP Senior Associate

**FINDINGS OF REQUIRED STANDARDS
AND RESOLUTION OF APPROVAL
ROYAL GRANITE TRUCK TERMINAL
CUP 19-05
June 4, 2020**

WHEREAS an application for a Conditional Use Permit for a truck terminal facility on the premises located at 4995 Carpenter Road, Ypsilanti, MI 48197, tax parcel L-12-13-300-009 in Section 13, Pittsfield Charter Township, Washtenaw County, Michigan, was received on May 31, 2019; and

WHEREAS in accordance with Article 10.03 of the Township Zoning Ordinance, the Pittsfield Township Planning Commission held a public hearing on this matter on November 7, 2019, and public comments were received and considered; and

WHEREAS the Pittsfield Township Planning Commission reviewed the Conditional Use Permit application for this use and per the requirements of Article 10.04 of the Township Zoning Ordinance finds the following:

- 1. Compatibility with Adjacent Uses. The conditional use shall be designed and constructed in a manner harmonious with the character of adjacent property and the surrounding area. A conditional use shall be harmonious and not create a significant detrimental impact, as compared to the impact of permitted uses.**

The proposed use is harmonious with adjacent commercial, warehouse and light industrial uses. The proposed use will not create a significant detrimental impact to adjacent properties.

Industrial uses surround the site on all sides. Properties surrounding the site also contain areas of outdoor storage and truck terminal parking. The use of the facility in part for a truck terminal would not be inconsistent with uses in the surrounding area.

- 2. Compatibility with the Master Plan. The proposed conditional use shall be compatible and in accordance with the goals and objectives of the Master Plan and any associated subarea and corridor plans.**

This site is designated in the Master Plan as Industrial which coincides with the existing General Industrial zoning district. The existing General Industrial zoning of the property allows truck terminals as a conditional use which is being considered.

- 3. Traffic Impact. The proposed conditional use shall be located and designed in a manner which will minimize the impact of traffic, taking into consideration: pedestrian access and safety; vehicle trip generation (i.e. volumes); types of traffic, access location and design, circulation, and parking design; street and bridge capacity; and traffic operations at nearby intersections and access points. Efforts shall be made to ensure that multiple transportation modes are safely and effectively accommodated in an effort to provide alternate modes of access and alleviate vehicular traffic congestion. The applicant shall comply with the Township's Complete Street Ordinance.**

The applicant noted during the Zoning Board of Appeals public hearing that the frequency of truck traffic will be limited to one (1) day a week for three (3) of the trucks and twice per

month for the car-hauler trucks that use the site. The only time all five (5) trucks would be stored on-site at the same time is holidays.

The number of spaces is limited. Existing traffic on both Morgan and Carpenter will not be impacted.

- 4. Impact on Public Services.** The proposed conditional use shall be adequately served by essential public facilities and services, such as: streets; pedestrian or bicycle facilities; police and fire protection; drainage systems; refuse disposal; water and sewage facilities; and schools. Such services shall be provided and accommodated without an unreasonable public burden.

The proposed truck terminal use on this site shall not impact existing public facilities and services.

- 5. Compliance with Zoning Ordinance Standards.** The proposed conditional use shall be designed, constructed, operated, and maintained to meet the stated intent of the zoning districts and shall comply with all applicable ordinance standards.

The proposed accessory terminal is proposed to be located in the gravel parking area in the eastern portion of the lot within the required 35-foot rear yard setback (east), the required 20-foot side yard setback (north), and the required 50-foot front yard setback (south – Morgan Road).

- 6. Impact on the Overall Environment.** The proposed conditional use shall not unreasonably impact the quality of natural features and the environment in comparison to the impacts associated with typical permitted uses.

The truck terminal will not impact the overall environment.

- 7. Conditional Use Approval Specific Requirements.** The general standards and requirement of this section are basic to all uses authorized by conditional use approval. The specific and detailed requirements relating to particular uses and area requirements must also be satisfied for those uses.

The general standards and requirements of this Section are basic to all uses authorized by Conditional Use Approval.

NOW THEREFORE BE IT RESOLVED, that the Pittsfield Township Planning Commission hereby approves CUP 19-05 Royal Granite Truck Terminal



Pittsfield Charter Township
Department of Utilities & Municipal Services

6201 West Michigan Avenue, Ann Arbor, MI 48108
Phone: (734) 822-3101 • Fax: (734) 944-1103
Website: www.pittsfield-mi.gov

Mandy Grewal, Supervisor

MEMORANDUM

TO: Pittsfield Township Planning Commissioners

FROM: Ben Carlisle, AICP
Laura Kreps, AICP

DATE: May 28, 2020

SUBJECT: Revised Open Space Preservation Development Option (OSPDO) Ordinance

The Planning Commission continues to review ordinances to strength the township's regulations regarding sustainability. The first revised ordinance to review is the Open Space Preservation Development Option (OSPDO). Attached is a revised OSPDO ordinance with track changes.

Significant changes include:

- Require that an OSPDO maintain a minimum of thirty percent (30%) of the gross area of the site as dedicated open space held in common ownership. Open space between 30 to 49% would require a conditional use. Open space 50% and over would be a permitted use.
- Permitting OSPDO for multiple family development. Currently the ordinance doesn't permit OSPDO developments for multiple family (R-2, and R-3) districts. There may be opportunities to require/encourage OSPDO developments for multiple family developments.
- Reducing minimum lot area from 5 acres to 1 acre. Requiring 5 acres is a high burden. Reducing the minimum size of a site may encourage smaller, infill OSPDOs in more urban portions of the township.
- Eliminate requirement that OSPDO has to be in non-urban service areas. Currently OSPDO developments are only permitted in the rural, non-utility portions of the township. By removing this requirement, OSPDO can be developed in all portions of the township.
- To establish density for OSPDO in urban areas, the applicant shall provide a "parallel" plan. A parallel plan is a plan showing the number of dwelling units developable in the zoning district in which the proposed development is located, developed with a conventional layout and all applicable ordinances and laws observed. The parallel plan will establish the base density for the OSPDO.
- Giving authority to the Planning Commission to waiver dimensional requirements (setbacks, lot coverage, etc) if applicants can demonstrate innovative and creative site and building

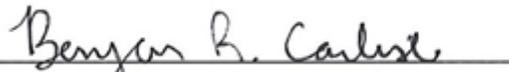
designs and solutions, which would otherwise be unfeasible or unlikely to be achieved absent this provision.

Questions for the Planning Commission to consider:

1. Is allowing OPSDO development in urban service areas appropriate?
2. Is allowing OPSDO development for multiple family residential uses appropriate?
3. Is providing a 20% density bonus appropriate to encourage the use of the Open Space Preservation Development Option?
4. Does the Planning Commission want the authority to allow for deviations from dimensional (setbacks, lot coverage, etc) requirements?

We look forward to discussing this item with the Planning Commission on June 4, 2020.

Sincerely,



CARLISLE/WORTMAN ASSOC., INC.

Benjamin R. Carlisle, AICP, LEED AP

Principal

ARTICLE 7.02

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SECTION 7.02 OPEN SPACE PRESERVATION DEVELOPMENT OPTION (OSPDO)

A. **Purpose.** This section is intended to carry out the provisions of Act 177, PA 2001, as amended (now MCL 125.286h) to include an open space preservation development option in the Pittsfield Township Zoning Ordinance. This Section proposes to accomplish this purpose by allowing the owner of certain parcels of land the option to develop that land in a manner that groups dwelling units on portions of the land that are most suitable for residential development while requiring the remaining portions of land most suitable for open space use to be perpetually preserved as undeveloped open space. The regulations in this Section are also intended to accomplish the following non-exclusive list of purposes.

1. Preserve natural drainage systems, open space, farmlands, rural character, woodlands and wetlands, natural topography, and environmentally sensitive areas.
2. Achieve a higher quality of residential development than could otherwise be achieved under conventional zoning.
3. Permit development that is consistent with the Township's adopted Master Plan and any other applicable adopted plans.
4. Preserve natural vegetation to the extent feasible.
5. Preserve open space.
6. Facilitate the construction and maintenance of streets, utilities, and public services in a more economical and efficient manner to reduce capital costs of development.
7. Limit soil erosion potential by reducing the amount of clearing and grading needed for development.
8. Encourage a less sprawling form of development, thus preserving open space as undeveloped land.
- 7.9. Allow for design innovation to provide flexibility for land development where the normal development approach would otherwise be unnecessarily restrictive or contrary to other Township goals.

Commented [BC1]: Added a few additional purpose statement to clarify purpose of the ordinance

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B. **Review Authority.** The Pittsfield Township Planning Commission shall have authority to approve or deny applications for an OSPDO that is to be developed as a site condominium or a metes and bounds land division. The Township Board shall have authority to approve or deny an application for an OSPDO that is to be developed as a subdivision, after recommendation by the Planning Commission. The Township Board shall have final

authority to approve or reject the conservation easement and master deed or restrictive covenants for a development under this Section.

C. *Eligible Property.*

1. A parcel of land, which parcel shall be the parent lot for the purposes of this Section, is eligible for an OSPDO if all the following requirements are met.

- a. The parent lot is zoned AG, R-1A, ~~or R-1B, R-2, or R-3~~
- b. The parent lot has an area of at least ~~five~~ one (15) acres of contiguous land, not divided by a road.
- c. The parent lot is under single ownership control such that a single person or entity has proprietary responsibility for completing and maintaining the development. An applicant applying for an OSPDO under this Section shall provide documentation of such ownership or control in the form of agreements, contracts, deeds, or other such evidence as is acceptable by the approving authority to assure that the applicant has sufficient ownership interest in the parcel to bind the land and assure that the development will be completed in its entirety as approved and that the land will continue to be in compliance and maintained in accordance with the final site plan, preliminary plat as finally approved, and the approved maintenance plan under this Section.

~~d. Neither the parent lot nor any individual parcel or condominium unit within a proposed OSPDO is dependent upon the extension of public water or sanitary sewer services.~~

2. A OSPDO development shall maintain a minimum of thirty percent (30%) of the gross area of the site as dedicated open space held in common ownership.

~~2.3.~~ Open space preservation developments achieving at least fifty percent (50%) dedicated open space and meeting the provisions of Section 7.02. ~~1-K~~ shall be treated as a permitted land use. Open space preservation developments with between thirty percent (30%) and less than fifty percent (50%) dedicated open space but otherwise meeting the provisions of Section 7.02. ~~1-K~~ shall be treated as a conditional land use.

D. *Permitted Uses.* The following uses are permitted within an OSPDO:

- 1. **AG District.** In an AG Zoning District, the land may be used for single family detached dwelling units and accessory buildings or structures on an approved lot or condominium unit. All other uses listed in Section 4.20 shall be permitted in the dedicated open space, except that intensive livestock or poultry raising operations, such as poultry houses, hog hotels, etc., shall not be permitted.

Commented [BC2]: Currently the ordinance doesn't permit cluster developments for multiple family (R-2, and R-3) districts. There may be opportunities to require/encourage cluster developments for multiple family developments

Commented [BC3]: Requiring 5 acres is a high burden. Reducing the minimum size of a site may encourage smaller, infill clusters in more urban portions of the township.

Commented [BC4]: Currently cluster developments are only permitted in the rural, non-utility portions of the township. By removing this requirement, clusters can be developed in all portions of the township.

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2. ~~R-1A or R-1B, R-2, or R-3~~ District. All residential uses and types uses permitted in Section 4.20 in a R-1A, ~~or R-1B, R-2, and R-3~~ ~~Zoning~~ Districts, are permitted in an OSPDO under this Section.

Commented [BC5]: Added R-2 and R-3 districts

E. Density Regulations. The number of lots or site condominium units permitted on a parcel of land under an OSPDO shall be calculated as follows:

~~3.~~ For sites not served by public utilities, the number of units shall not exceed the area of the parent lot, in acres, multiplied by:

Commented [BC6]: Density shall be based upon sites with utilities and those without. The biggest restriction to lot size and density in the non-utility is the county requirement for ¼ or 1 acre for well and septic.

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1.

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a. Thirty-five one-hundredths (0.35) for land zoned AG.

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a.

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b. ~~Eighty one~~Eighty ~~one~~ hundredths (0.80) for land zoned AG that is designated for rural residential, low density use in the Township's adopted Comprehensive Plan.

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b.

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c. ~~Eighty one hundredths~~One (1.0) ~~0.80~~

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d. One point two-five (1.25) for land zoned R-1B.

Commented [BC7]: R-1A requires 1 acre per unit. Multiplying the total area by 0.8 is actually penalizing clusters by requiring a density that is only 4/5 of what the development could achieve by not doing a cluster.

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e. The minimum area of each lot or site condominium unit in an OSPDO shall not be less than the minimum area required by Washtenaw County for well and septic tank/drainfield permits

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~~4.2.~~ For lots served by public utilities, the number of dwelling units permitted shall not exceed the number of dwelling units customarily developable in the zoning district in which the proposed development is located, developed with a conventional layout and all applicable ordinances and laws observed. In order to calculate density with a conventional subdivision or site condominium layout, the applicant shall submit a concept site plan of the property with a conventional layout. The plan shall indicate the topography of the site at two (2) foot contour intervals and the limits of all floodplains, water bodies, wetlands, easements, and other areas which would be set aside and preserved due to impracticality, economic unfeasibility, contractual prohibition, or based upon applicable law or ordinance. In addition, the concept plan with the conventional layout shall include the general street pattern and lot configurations. In general, the plan shall be drawn with sufficient detail to permit the Planning Commission to determine the density that would be achieved by conventional development.

Commented [BC8]: Same comment as above. R-1B requires 10,000 sq/ft lots. Multiplying by 1.5 is more in line with R-1B requirements.

Again the overall density and minimum lot areas will be dictated by the county's minimum lot size.

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~~3.~~ Maximum lot coverage shall be twenty percent (20%). Maximum impervious surface coverage shall be twenty five percent (25%). Maximum floor area ratio shall be twenty percent (20%). The area of the parent lot shall be as defined in the definition of lot area in Article 2, herein. Fractions shall be rounded down to the nearest whole number.

Commented [BC9]: The intent of this section is to provide a "parallel" plan which sets the base density for the project

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4.4. If all requirements 7.02.I are met, the underlying density established by 7.04.E.1 and 2 may be increased by up to twenty percent (20%).

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E. ~~Minimum Lot Area.~~ The minimum area of each lot or site condominium unit in an OSPDO shall not be less than the minimum area required by Washtenaw County for well and septic tank/drainfield permits.

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F. Minimum Required Yards.

F.1. Each lot or site condominium unit in an OSPDO shall provide the following minimum required yards. If property lines do not exist between houses, the setbacks shall be measured to an imaginary line of equal distance between the houses. A duplex shall be treated as a single-detached residence for the purpose of determining required setbacks.

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Table 7.02.G-1
Open Space Required Yards

AG District	Front	Thirty-five (35) feet
	Side	Twenty (20) feet
	Rear	Thirty-five (35) feet
R-1A or R-1B District	Front	Thirty (30) feet
	Side	Ten (10) feet
	Rear	Thirty (30) feet
R-2 District	Front	Ten (10) feet
	Side	Ten (10) feet
	Rear	Fifteen (15) feet
R-3 District	Front	Forty (40) feet
	Side	Fifteen (15) feet
	Rear	Forty (40) feet

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Commented [BC10]: Added building setbacks for R-2 and R-3 Districts

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2. Perimeter Setback: The perimeter setback for principal structures from all of the borders of the development shall be equal to the rear yard setback requirement for the underlying zoning district of the property directly adjacent to each border. The

required open space areas may be located partially or completely within the perimeter setback.

G. **Minimum Lot Width.** Each lot or site condominium unit in an OSPDO shall have the following minimum widths, provided that the length to width ratio of any lot or unit shall not exceed 4:1:

1. ~~AG District and R1-A District: one hundred (100) feet; seventy-five (75) feet.~~

2. ~~R-1A or R-1B District: one fifty hundred (5100) feet.~~

2.3. R-2 and R-3 District: no minimum lot width.

H. **Regulatory Flexibility.** The Planning Commission, may waive the lot coverage; impervious surface percentage; floor area ratio; front, side, rear, perimeter setback; and minimum lot width requirements provided that the applicant has demonstrated innovative and creative site and building designs and solutions, which would otherwise be unfeasible or unlikely to be achieved absent this provision.

H.1. **Dedicated Open Space Requirements.**

1. A OSPDO development shall maintain a minimum of thirty percent (30%) of the gross area of the site as dedicated open space held in common ownership.

1.2. Open space preservation developments achieving at least fifty percent (50%) dedicated open space and meeting the provisions of Section 7.02.I shall be treated as a permitted land use. Open space preservation developments with between thirty percent (30%) and less than fifty percent (50%) dedicated open space but otherwise meeting the provisions of Section 7.02.I. shall be treated as a conditional land use. At least fifty percent (50%) of the parent lot area shall be in dedicated open space, except where an applicant is seeking approval for an OSPDO as a conditional land use. The definition of lot area shall be as defined in Article 2 herein.

2.3. The open space area within a proposed OSPDO shall be located so that it preserves significant natural resources and/or connects open spaces throughout the development and with adjacent open space.

3.4. The open space shall be connected with existing or potential open space and/or adjacent public land where feasible.

4.5. An accessory structure(s) for permitted uses may be erected in the open space in accordance with the approved site plan or plat.

5.6. Except in a case where the applicant proposes agricultural use in the open space area that is independent from the proposed residential uses in the development, all owners of lots or site condominium units in an OSPDO shall be permitted access

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Commented [BC11]: Grant Planning Commission flexibility to review and grant deviations.

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to the dedicated open space. Use of dedicated open space may be restricted to property owners in the development.

~~6.7.~~ The applicant shall submit an open space management plan for maintaining the dedicated open space with the application for the OSPDO.

~~7.8.~~ An owner's association shall be created for a development under this section which shall own and be responsible for maintaining the dedicated open space. Each property owner shall be a member of the association.

~~8.9.~~ Where a development under this Section is proposed in phases, the Township may require that all land to be dedicated as open space shall be included in the first phase of the development.

H.J. *Guarantee of Dedicated Open Space.*

1. The applicant for an OSPDO shall set aside the dedicated open space through an irrevocable conveyance that guarantees the dedicated open space will remain perpetually open and will be maintained in the manner approved by the Township Board. This conveyance shall be in the form of a permanent conservation easement.
2. The purpose of the conservation easement shall be to ensure that dedicated open space will be:
 - a. Protected from all forms of development and limited to the uses and structures as approved;
 - b. Shown on an approved site plan or plat; and
 - c. Never changed to another use.
3. The conservation easement shall contain, at a minimum, the following provisions that:
 - a. Describe the permitted use(s) within the dedicated open space.
 - b. Prohibit the storing and/or dumping of refuse and any hazardous materials or refuse on the dedicated open space.
 - c. Prohibit any activity that might cause risk of soil erosion on the dedicated open space except for accepted agricultural practices.
 - d. Prohibit the use of motorized vehicles and or motorized watercraft on the dedicated open space.

- e. Prohibit all cutting, filling, or removal of vegetation from wetland or wooded areas in dedicated open space, except for invasive species and as otherwise needed for acceptable resource management practices.
 - f. Prohibit the use of pesticides, herbicides, or fertilizers within or adjacent to wetlands in a dedicated open space.
 - g. Require that the owner's association maintain the dedicated open space in accordance with the approved management plan.
 - h. Provide for maintenance of the dedicated open space to be undertaken by the Township Board, and the costs thereof assessed against the person or entities responsible for maintaining the dedicated open space, if:
 - i. There is a failure to adequately maintain the open space in accordance with the approved maintenance plan; or
 - ii. The Township Board determines that the dedicated open space is a public nuisance.
 - i. Require that the conservation easement runs with and is binding upon the land and shall be recorded with the deeds to all parcels created and proposed as part of a development under this Section.
 - j. Provide that, if the owners association, or any land trust or conservancy holding the conservation easement, ceases to exist, the easement shall revert to Pittsfield Township.
4. At the option of the applicant, the conservation easement may be dedicated to and held by the Township or a recognized land trust or conservancy approved by the Township Board. The easement shall be in a form acceptable to the Township and shall be duly recorded in the Washtenaw County Register of Deeds office. This provision does not prohibit a transfer of ownership or control, provided such transfer or control has prior approval of the Township Board and the property in the OSPDO continues in compliance with the Township's original approval.

4.K. **Review Procedures.** An application for an OSPDO shall be reviewed as follows:

1. **Subdivisions.** If an OSPDO is for a subdivision, review of the preliminary and final plats shall proceed as provided in the Pittsfield Township Subdivision Ordinance and the Township's adopted Land Development Standards.
2. **Site Condominiums.** If an OSPDO is for a site condominium, review shall proceed as provided in Section 7.01 and Article 9.0 of the Zoning Ordinance and the Township's adopted Land Development Standards.

~~3. *Metes and Bounds Divisions.* If an OSPDO is for land division by metes and bounds descriptions, the review shall proceed as provided for preliminary and final site plans in Article 9.0 of the Zoning Ordinance and the Township's adopted Engineering Standards.~~

K.L. *Review Standards.* A proposed OSPDO shall meet all the following standards for approval. The Planning Commission shall make the necessary findings for compliance with this Section upon its review of the final site plans for site condominiums and metes and bounds land divisions under this Section. It shall be the responsibility of the Township Board to make such findings for subdivisions developed under this Section after review and recommendation by the Planning Commission. All findings shall be in writing and shall be recorded in the minutes of the meeting at which the decision is made.

1. The proposed OSPDO must be consistent with the Township's adopted Master Plan and any other applicable adopted plan.
2. The proposed OSPDO must not adversely affect existing or future uses or the value of adjacent properties.
3. A site plan shall meet all requirements and standards for preliminary and final site plans as provided in Article 9.0 of the Zoning Ordinance and all requirements and standards of the Township's Land Development Standards. A subdivision plat shall meet all requirements and standards for preliminary and final plats in the Township's Subdivision Control Ordinance and the Township's Land Development Standards.
4. The proposed OSPDO must meet all requirements and standards in this Section and all other applicable provisions of the Zoning Ordinance.
5. The proposed OSPDO must comply with all applicable Federal, State, and local rules and regulations.
6. *Design Standards.*
 - a. The OSPDO shall be designed to promote preservation of natural features. Lots or site condominium units, roads, storm water management facilities, and other improvements shall be designed and situated to minimize alteration of or intrusion into the natural environment.
 - b. Lots or site condominium units shall be located on soils that are most suitable for drainfields.
 - c. Dwelling units shall be located away from environmentally sensitive areas. They shall not be located in areas most suitable for open space. Dwelling units shall be located as far as possible from agricultural areas.

- d. Placement of wells, septic tanks, and drainfields shall comply with all requirements of Washtenaw County.
- e. Each lot or site condominium unit shall have access to and frontage on an approved street.
- f. Pedestrian access shall be provided within a development between lots or site condominium units and non-agricultural open space, between open space areas, and to appropriate on and off-site uses.
- g. The Planning Commission or Township Board, whichever applies, may require that structures of historic, cultural, or architectural significance on the site of an OSPDO be retained, if suitable for rehabilitation. Adaptive reuse for a permitted use may be permitted.

L.M. ***Conditions of Approval.*** The Planning Commission or Township Board, whichever applies, may impose reasonable conditions for approval of an OSPDO that will assure that the development and all elements of the proposed OSPDO will be consistent with the intent and purpose of requirements in this Section, the Zoning Ordinance, Subdivision Control Ordinance and the Township's Land Development Standards.

M.N. ***Recording of Action.***

1. Upon approval of a final site plan by the Planning Commission, or final approval of a preliminary plat by the Township Board, the applicant shall record an affidavit with the Washtenaw County Register of Deeds that contains the full legal description of the property in the OSPDO, specifies the date of Township approval, states the conditions the Planning Commission or Township Board imposed, and declares that all improvements will be carried out pursuant to the approved OSPDO plan or plat, unless an amendment is endorsed by the Planning Commission or Township Board, whichever applies. The deed restrictions and conservation easement shall be duly filed with the Washtenaw County Register of Deeds. The applicant shall promptly submit copies of the recorded documents to the Township Clerk.
2. Upon approval of a final site plan by the Planning Commission, or final approval of preliminary plat by the Township Board, the Township Zoning Administrator shall promptly record the approval of the OSPDO on the Township's official zoning map, which entry shall be signed by the Township Supervisor and attested to by the Township Clerk.

N.O. ***Time Limits.***

1. An approved OSPDO shall expire and be of no effect if construction does not commence within twelve (12) months after approval unless the Planning Commission or Township Board, whichever gave the approval, approves an

extension. If the applicant does not comply with the conditions specified in the approval, the approving authority or Township Zoning Administrator shall issue a stop work order and no further work shall be done until such time as the conditions are met to the satisfaction of the approving authority.

2. Each phase of a development shall be commenced within twelve (12) months of the schedule set forth in the approval. If construction of any phase is not timely commenced as provided herein, the approval of the OSPDO shall become null and void and no further work may be conducted on the site until such time as adequate assurances to the satisfaction of the approving authority are made that the development will be completed as approved by a date certain as determined by the approving authority.
3. The applicant may apply in writing to the approving body for an extension of time in which to commence and/or complete construction. The application for extension must include an explanation of reasons justifying the requested extension. The body granting the original approval may grant a requested extension not exceeding twelve (12) months for good cause. Not more than one extension may be approved.

Θ-P. *Continuing Compliance.*

1. An applicant who fails to comply with the approved final site plan or the preliminary plat as finally approved, whichever applies, shall be deemed in violation of the Zoning Ordinance, and subject to enforcement and penalties as provided in Section 3.07 of the Zoning Ordinance.
2. A development agreement and performance guarantee shall be required as a condition of final site plan and preliminary plat approval. The guarantee and agreement shall be in a form approved by the Township Board and shall ensure completion of a proposed OSPDO as approved.

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