
PITTSFIELD TOWNSHIP PLANNING COMMISSION MINUTES

Members Present: Stanley Young, Deborah Williams, George Ralph, Matthew Payne, Ann Harris, Yameen Jaffer

Members Absent: Roland Kibler

Others Present: Joseph Maynard, Paul Geddes, Bradford Angelini, William Anderson, Mike Stoinowski, Scott Bowers, Haley Wolfe, Candy Fay, Brad Strader, Angela Kaimal, Andrew Gibbs, Andy Wozniak, Craig Singer, Gary Shapiro, Alan Greene, Allen Schank, Ann Runowski, Anne Fortunato, Christine E Butchart-Bailey, David Kwierant, Janet Knowlton, Kelsie & Ryan McStockard, Mary Schlitt, Sean Zera, Tom Sherony, William Blouse, Patrick Boyd, Mike Hesse, Kelsie and Ryan McStockard, Jay Chavey, Jennifer Schank, Jack & Becky Geddes, Joan Rose, John Geeting, Mike Hesse, Mary Schlitt, Rob Liard, William Anderson, Benjamin Carlisle, Christina Lirones, Anne Fortunato, Township Planning Consultant, and Zoe Crowley, Recording Clerk

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

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

2.0 Pledge of Allegiance

Chairperson Payne led the Pledge of Allegiance.

3.0 Approval of Agenda

Motion to approve the agenda as recommended.

Motion by Commissioner Williams, supported by Commissioner Harris, to move 7.1 before 6.1; 8.1 to follow 6.1; 8.2 to follow 6.2; and to approve agenda as recommended.

MOTION CARRIED

4.0 Approval of Prior Minutes

4.1 Minutes from the December 10th, 2020 Meeting will be available at the January 14th meeting.

5.0 Public Comment I

Peter Smith asked about the format of the meeting.

7.0 Old Business

7.1 CUP 20-07 Anderson-Satwell ADU
Resolution of Conditional Use Approval
6110 Carpenter Road (L -12-26-100-026)

Mr. Carlisle summarized the decision of the previous meeting. No public comments, directed staff to draft resolution of approval.

Motion by Commissioner Williams, supported by Commissioner Jaffer, to approve the Resolution of Approval for CUP 20-07 Anderson-Sawtell ADU.

ROLL CALL

**YES: HARRIS, JAFFER, WILLIAMS,
YOUNG, PAYNE, RALPH,**

NO: None

ABSENT: KIBLER

ABSTAIN: None

MOTION CARRIED

6.0 Public Hearings

6.1 CUP 20-08 and CSPA 20-17 Event Center
Public Hearing for Conditional Use
890 Avis Drive (L-12-20-101-017)

Mr. Carlisle summarized his report, stating the applicant is seeking approval to construct a 9,140 SF single story event center for gatherings of less than 250 people with associated parking, landscaping, and stormwater improvements. The application notes the event center hours of operation will be evenings and weekends. Additional information regarding specific hours of operation and number of employees has been provided on Sheet C03 and states:

Monday through Thursday 7AM to 11PM for the purpose of renting the venue for the potential weekday meetings seminars, fitness classes (yoga, meditation, etc.); brunch and lunch events. Friday through Sunday 1AM through 2:30AM (staff prior to and after) for the purpose of renting the venue for larger events, bridal showers, rehearsal dinners, weddings, holiday parties, etc. One (1) full-time employee along with six (6) part-time employees.

The subject site is located at 890 Avis Drive which is zoned BD, Business District. Conference, meeting and banquet facilities are listed as a conditional use in the BD, Business District.

Scott Bowers added that the maximum height is 30 feet. He complimented Mr. Carlisle's presentation.

Chairperson Payne opened the Public Hearing.

Motion by Commissioner Williams, supported by Commissioner Jaffer, to close the Public Hearing.

Item 8.1 moved to Item 6.1 of the Public Hearing

8.0
8.1 New Business
CUP 20-08 and CSPA 20-17 Event Center
Conditional Use and Site Plan Review
890 Avis Drive (L-12-20-101-017)

Discussion was held on:
1) Location
2) Unique business

Motion by Commissioner Williams, supported by Commissioner Young, to direct Staff to draft the required Resolution of Approval for Conditional Use Permit 20-08 Event Center

ROLL CALL
YES: PAYNE, WILLIAMS, HARRIS, JAFFER, YOUNG, RALPH
NO: None
ABSENT: KIBLER
ABSTAIN: None

MOTION CARRIED

6.2 RZ 20-01 Geddes Vista
Public Hearing for Planned Unit Development (PUD)
5174 Geddes (L-12-22-100-001 and 002)

Mr. Carlisle summarized his memo, stating the applicant has submitted a Planned Unit Development (PUD) rezoning application to develop 206 single-family site condominium lots on the 80-acre subject site. The development proposes two (2) lot types – The Cove and The Crossing. The Cove encompasses 54 single-family

lots (70 feet by 143 feet or 10,000 square feet) in the southern portion of the development site. The 10,000 sq/ft lot size is consistent with the R-1B, Single Family Suburban Residential District. The R-1B district is the densest (i.e, smallest lot width and lot size) single-family district in the Township. The Crossing encompasses 152 single-family lots (45 feet by 120 feet or 5,400 square feet) in the northern portion of the development site. There is no similar single-family district in the Zoning Ordinance. This lot size can only be achieved through the Planned Unit Development process.

Gary Shapiro, applicant, introduced himself. He would like to develop and be collaborative. He believes the project coincides with the Master Plan.

Brad Strader, presented a powerpoint outlining the changes from the previous concept plan, along with Jacob Shapiro.

Chairperson Payne opened the Public Hearing.

John Wilkinson, 3048 Bridgefield, commented the property should be zoned R1B.

Anne Fortunato, 4817 Sandstone Pass, Park Commissioner, expressed she did not support the proposed project. She stated that the Township should acquire more farmland for residential farming. This project is not in alignment with those goals. The project deviates from the 2020 Master Plan.

Angela Kaimal, 3272 Crimson Court, is opposed to density, traffic volume and noise. She is also concerned about wetlands and drainage issues. She referred to Ben Carlisle's presentation

Tom Sherony 3242 Bridgefield, stated he is concerned about wetlands and the sewer system.

David Kwierant, resident, stated he is opposed to development because the Township doesn't have infrastructure for this.

David and Ann Runowski, referred to his emails concerned about density and traffic backs up half a mile to a mile. Wildlife is diminished by Pittsfield Glen. No more animals left.

Patrick Boyd, 3043 Rosfield Drive, agreed with all points stated. He noted the drainage easement near him is always wet.

Allen Schank, 3064 Bridgefield Drive, is also opposed. He stated the project is not keeping with green space and not compliant with Master Plan and Sustainable Vision

Sean Zera, 5635 Thomas Road, stated the project is inconsistent with the Master Plan. He commented on wildlife not being able to live in pocketed open spaces.

Paul Geddes, owner, 5174 Platt Road, stated no one wants to farm the land. This would be an equitable way is to distribute proceeds to grandchildren.

Janet Knowlton, 3150 E Morgan Road, believe Master Plan is well thought out.

Mary Schlitt, resident, asked the Township to deny the request. Green space preservation gives value to property and life.

Christina Lirones, 151 E Textile Road, requested Planning Commission not change Master Plan and deny rezoning request.

Lara Hudson 3196 Crimson Ct, opposes the rezoning. She is concerned about the environmental impacts, traffic, and safety concerns.

Motion by Commissioner Williams, supported by Commissioner Jaffer, to close the Public Hearing.

MOTION CARRIED

8.2 RZ 20-01 Geddes Vista

Public Hearing for Planned Unit Development (PUD)
5174 Platt (L-12-22-100-001 and 002)

Discussion was held on:

- 1) Fundamental issues
- 2) Changing Master Plan
- 3) Location

Motion by Commissioner Harris, supported by Commissioner Young, to direct Staff to draft the required Resolution of Denial for RZ 20-01 Geddes Vista.

ROLL CALL

**YES: WILLIAMS, HARRIS, RALPH,
YOUNG, PAYNE, JAFFER**

NO: KIBLER

ABSENT: None

ABSTAIN: None

MOTION CARRIED

8.3 CSPA 17-17 Fountain Blue

Submitted for Amended Final Site Plan
3253 Lohr Road (L-12-08-250-006)

Mr. Carlisle summarized his report, stating, on April 19, 2018 the Planning Commission approved the final site dated March 29, 2018 for Fountain Blue with the following conditions:

1. The Photometric Plan to be approved as part of the final engineering review;
2. The Building Department to confirm the following architectural requirements have been met as part of building permit review:
 - a. All units to have full depth brick on all sides as indicated
 - b. Siding to be done in Hardy Board, cement board, or equivalent material (no vinyl siding allowed)
 - c. Building must meet minimum building energy standards
 - d. Hot water systems will be high efficiency meeting or exceeding energy code
 - e. All windows will be double pane and meet or exceed energy code
 - f. All HVAC systems to be high efficiency to meet or exceed energy code
 - g. All windows and doors shall meet or exceed energy code
 - h. All units to have 2 x 6 exterior walls with full insulation

Recently, the Township put a “stop work order” on the Fountain Blue development based on a number of observed violations including site plan, building plan, and soil erosion and grading.

Discussion was held on:

- 1) Grading
- 2) Siding

Motion by Commissioner Williams, supported by Commissioner Jaffer, to approve the final site plan amendment for CSPA 17-17 Fountain Blue with the following conditions:

- 1) Applicant pay the required amount into the Tree Fund.**
- 2) Maintain approved all brick on side elevations.**
- 3) Maintain hardi board siding on rear and side elevations. Do not permit the use of E.I.F.s.**

ROLL CALL

**YES: PAYNE, WILLIAMS, HARRIS,
YOUNG, PAYNE, JAFFER, RALPH**

NO: KIBLER
ABSENT: None
ABSTAIN: None

9.0 Planner's Report

9.1 Inglewood Park West

A Conceptual PUD plan has been submitted by Pulte Homes regarding the potential development of the property located at the intersection of Lavender and Avis Drive west and north of the Inglewood Park development under construction at the northwest corner of State and Textile.

The current zoning is BD, Business. Potential by-right uses under BD, Business zoning includes:

- Medical Clinics
- Medical Laboratories
- Offices, General
- Professional and Medical Offices
- Veterinary Clinics and Hospitals
- Light Manufacturing
- Technology Centers/Office Research
- Basic Research, Design, and Pilot or Experimental Product Development
- Data Processing and Computing Centers
- Manufacturing and Assembly
- Warehouse Establishments

The BD, Business zoning district does not allow for residential development hence the applicant's desire for a PUD zoning designation.

The conceptual Planned Unit Development plan provides for two (2) commercial/office structures in the northeast corner of the site fronting Lavender Lane containing 60,000 square feet of space.

The bulk of the property is proposed for two types of multiple family residential. The applicant proposes 40 duplex (80-units), similar to those constructed on the Inglewood PUD on the corner of Textile and State. The other proposed multiple family is 121 attached units, consisting of units clusters of 3 to 5 units each.

The applicant proposes to preserve a much of the southern portion of the site, adjacent to Textile, as natural and woodland preservation area, park, and detention pond. Access will be off both Textile and Lavender Lane.

In review of this development, there are two (2) significant policy questions the Planning Commission and Township Board need to consider: 1). compliance with the Master Plan, and 2). rezoning of the property. Evaluation of each of these questions is outlined below for your consideration and discussion.

Spencer Schaffer and William Anderson, applicant, gave a presentation to the Planning commission regarding the location and timeline of development.

Discussion was held on:

- 1) Occupancy for duplexes and single-family homes
- 2) Elevations
- 3) Density

- 4) Green space
- 5) Office space
- 6) Railroad track buffer

10.0 Chairperson's Report

None.

11.0 Commissioner's Report

None.

12.0 Public Comment II

Sean Zera, commented on Pulte signs around the Township right of ways.

Christina Lirones reiterated her point about not deviating from the Master Plan regarding Geddes Vista.

13.0 Adjournment

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

Chairperson Payne adjourned the meeting at 9:31 pm.

s/Deborah Williams, Secretary

January 14, 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.