
PITTSFIELD TOWNSHIP PLANNING COMMISSION MINUTES

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

Members Absent: Yameen Jaffer

Others Present: Todd Simmons, Matthew Golowic, Joe Mayer, Christina Lirones, Benjamin Carlisle, Township Planning Consultant, Jason Dane, 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 6:30p.m. A quorum was present.

2.0 Pledge of Allegiance

Chairperson Payne led the Pledge of Allegiance.

3.0 Approval of Agenda

Motion by Commissioner Williams, supported by Commissioner Harris to approve agenda as written.

MOTION CARRIED

4.0 Approval of Prior Minutes

4.1 Regular Minutes of March 3, 2022

Motion by Commissioner Williams supported by Commissioner Kibler to approve the Regular Meeting Minutes of March 3, 2022.

MOTION CARRIED

5.0 Public Comment

None

6.0 Public Hearings

None

7.0 Old Business

7.1 CSPA 22-05 and CUP 22-01 Pup City

**Consideration of Preliminary Site Plan and Conditional Use
4177 Carpenter Road (L -12-13-200-024)**

Benjamin Carlisle, Township Planner, presented the project. This item was on the last meeting agenda. At that meeting the Planning Commission was in favor of the project, however there were items that needed to be addressed before approval could be finalized. The applicant has addressed most of those concerns. This is being recommended for approval with a few items that are to be added as part of the Final Site Plan.

Motion by Commissioner Williams, supported by Commissioner Young to approve the Resolution of Approval for CUP 22-01 Pup City, and the Preliminary Site Plan for CSPA 22-05 Pup City with the following conditions to be addressed as part of the final site plan:

- 1. Provide garbage truck turning movements in accessing the relocated dumpster enclosure.**
- 2. Provide a landscape plan as part of final site plan.**
- 3. Provide detail of dumpster pad and enclosure as part of final site plan review.**
- 4. Provide elevation details during final site plan.**

ROLL CALL

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

MOTION CARRIED

7.2 CSPA 21-30 and CUP 21-10 Lowes Home Improvement

**Consideration of Preliminary and Final Site Plan and Conditional Use Permit
3900 Carpenter Road (L -12-11-450-027)**

Ben Carlisle, Township Planner, presented the project. Lowe's comes to the Township each year for seasonal approval to do outdoor storage for lawn and garden type products. This is something that is typically granted each year, so it was agreed that this could be done as a more permanent conditional use. Lowe's has slightly expanded the area where they would like to do their operation. There are no concerns with most of the proposed areas for outdoor storage, however there is some concern with two parts. The first area of concern includes the drive-thru pick-up area and how it works, the safety of it and screening. The second concern includes the southern end adjacent to Ellsworth and how that area is going to be screened, height of the mulch stored and the visual impact.

There is concern regarding safety of the southern end turnaround pick-up area and additional screening.

Todd Simmons, Civil Engineer addressed the Planning Commission. Todd explained that the plan remains the same as before. It was their feeling based on previous discussions at the prior Planning Commission meeting that the project was sufficient the way it was.

Commissioner Williams asked the applicant what they typical height the mulch is to be stacked.

Todd Simmons said it is only one pallet high which is usually around 7ft tall approximately.

Chairperson Payne, asked the applicant to explain in more detail how the area in the parking lot to the east is going to look.

Todd Simmons answered that this area will be used to house flowers and plants mostly. The area is typically corralled in by cinder blocks or landscape timbers. Another option is a temporary chain-link fence depending on what the preference would be.

Motion by Commissioner Williams, supported by Commissioner Ralph to direct staff to prepare the required Resolution of Approval for CUP 21-10 and CSPA 21-30 Lowes Home Improvement.

ROLL CALL

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

MOTION CARRIED

8.0 New Business

8.1 CSPA 21-23 Floor and Décor Consideration of Final Site Plan 4110 Carpenter Road (L -12-14-100-008)

Ben Carlisle, Township Planner, presented the project. Planning Commission approved the project back in January of this year with two stipulations. One of those stipulations was to landbank 36 parking spaces shown on revised site plan and incorporate updated design features. Applicant has obtained all requirements and Final Site Plan is being recommended for approval.

Motion by Commissioner Williams, supported by Commissioner Ralph to approve the Final Site Plan for CSPA 21-23 Floor and Decor

ROLL CALL

YES: HARRIS, WILLIAMS, YOUNG, KIBLER, RALPH, PAYNE
NO: None

ABSENT: JAFFER
ABSTAIN: None

MOTION CARRIED

9.0 Planner's Report

Ben Carlisle, Township Planner reminded the Planning Commission that the next meeting will include a public hearing for small revisions to the Marihuana ordinance.

10.0 Chairperson's Report

Matthew Payne, told Commissioners that he sent out some training materials to the group to anyone that feels they could use some extra formal training.

Ben Carlisle, said he would be happy to hold a training for the Planning Commissioners and coordinate that with the group.

11.0 Commissioner's Report

None

11.0 Public Comment II

None

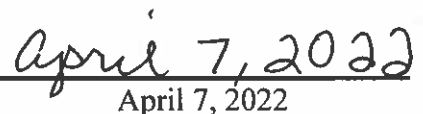
13.0 Adjournment

Motion by Commissioner Harris seconded by Commissioner Kibler to adjourn the meeting.

Chairperson Payne adjourned the meeting at 6:50 p.m.



Deborah Williams, Secretary



April 7, 2022

Please Note: This meeting is being recorded

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