
PITTSFIELD TOWNSHIP PLANNING COMMISSION MINUTES

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

Members Absent:

Others Present: Christina Lirones, Steven Schafer, Spencer Schafer, Aaron Schafer, Noah Kaplan, 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 move 8.1 after 6.1, and approve as agenda as amended.

MOTION CARRIED

4.0 Approval of Prior Minutes

4.1 Regular Minutes of May 19, 2022

Motion by Commissioner Williams supported by Commissioner Ralph to approve the Regular Meeting Minutes of May 19, 2022.

MOTION CARRIED

5.0 Public Comment

None

6.0 Public Hearings

6.1 CUP 22-04 Mothfire Brewery
Public Hearing-Conditional Use
715 Ellsworth (L -12-17-100-004)

Benjamin Carlisle, Township Planning Consultant, presented the project. The applicant also owns Leon Speakers on site. The applicant is looking to move Mothfire Brewery from Ann Arbor to this location on Ellsworth. The building is approximately 6,000 square feet. In addition to the Brewery there is a proposed taproom as well. There are no major changes to the site. Façade, parking and landscaping improvements will be done. The taproom will only be open limited hours and will not conflict with the offices nearby. It is found that they do meet all seven required conditional use standards. It is being recommended for approval.

Noah Kaplan, Mothfire Brewing, thanked the Planning Commission for their time and is happy to answer any questions.

Motion to close Public Hearing

8.1 CUP 22-04 and CSPA 22-19 Mothfire Brewery Consideration of a Conditional Use and Preliminary Site Plan 715 W. Ellsworth (L -12-17-100-004)

No additional discussion was held.

Motion to direct staff to draft the necessary Resolution of Approval for CUP 22-02 and CSPA 22-17 Mothfire Brewery with the following conditions:

- 1) Provide detail of CO₂ tank including dimensions and proposed screening in accordance with Section 13.04.B.2. as part of final site plan review.**

ROLL CALL

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

NO: None

ABSENT: None

ABSTAIN: None

MOTION CARRIED

7.0 Old Business

7.1 RZ 20-05 The Walden Consideration of Resolutions of Approval 4533, 4545, 4599 Carpenter (L -12-13-300-019, L -12-13-300-018, L -12-13-300-027)

Benjamin Carlisle, Township presented the project. This project came before the Planning Commission approximately 6 months ago. The Planning Commission directed staff to draft the resolutions of approval at that time. Subsequent to that, the Township received some response from residents in regards to the access to Cloverlane. The applicant has spent a lot of time working with the the Road

Commission and Fire Marshal to ensure safety would not be an issue. As a result, they have come back with a revised site plan, removing access to Cloverlane. With this change, they were able to save a significant number of natural resources. This project is being recommended for approval.

Discussion was held on:

1. Reducing connectivity.
2. Traffic Study.
3. Carpenter Road access point.
4. Traffic Safety.
5. Reducing Wetland impact.

Motion by Commissioner Williams, supported by Commissioner Jaffer to approve the Resolutions of Approval for RZ 20-05 The Walden.

ROLL CALL

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

NO: None

ABSENT: None

ABSTAIN: None

MOTION CARRIED

8.0 New Business

9.0 Planner's Report

10.0 Chairperson's Report

Chairperson Payne, mentioned the lengthy legal issues with a number of businesses in the Township. Chairperson Payne would like to see staff research ways to enhance compliance with CUP's, Site Plans and ordinances. A report on best practices in other areas, dealing with non-compliance, increase in fees, enforcement budget and staffing, and a report form Code Enforcement Officer including enforcement by month over past year and levels of action, types, locations and numbers would be appreciated. Chairperson Payne also would like to see more done with vacant properties.

Commissioner Harris, agreed something should be done with vacant buildings and included thoughts on being more involved with the Road Commission.

Commissioner Ralph, also included thoughts on the Road Commission and looking into traffic in the Township. The development has been improved but the traffic has not been improved.

11.0 Commissioner's Report

12.0 Public Comment II

Cristina Lirones, 151 E Textile, followed up on the discussion about the Road Commission. She had hoped that a speed study would be done on Textile as they were promised when the road was paved and speed limit was changed to 55 mph.

13.0 Adjournment

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

Chairperson Payne adjourned the meeting at **7:12 p.m.**

Deborah Williams, Secretary/s

June 16, 2022

Please Note: This meeting is being recorded

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