
PITTSFIELD TOWNSHIP PLANNING COMMISSION MINUTES

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

Members Absent: Mike Petraszko, Matthew Payne

Others Present: Richard DeHart, Craig Hupy, Sabah Rebiah, Michael Rivet, Brett Lenart, Molly Lloy, Manny Kianicky, Greg Croasdill, Christina Lirones, Benjamin Carlisle, Township Planning Consultant, and Zoe Crowley, Recording Clerk.

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

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

2.0 Pledge of Allegiance

Vice Chairperson Harris led the Pledge of Allegiance.

3.0 Approval of Agenda

Motion to move Item 8.1 to follow 6.1 and approve the agenda as recommended.

Motion by Commissioner Williams, supported by Commissioner Ralph, to move Item 8.1 to follow 6.1 and approve the agenda as recommended.

MOTION CARRIED

4.0 Approval of Prior Minutes

4.1 Regular Minutes of February 6, 2020

Motion by Commissioner Williams, supported by Commissioner Young, to approve the amended Regular Meeting Minutes of February 6, 2020.

MOTION CARRIED

5.0 Public Comment I

None.

6.0 Public Hearings

6.1 RZ 20-02 Ann Arbor Swift Run

Submitted for an Amendment to the approved Swift Run PUD
Southwestern, northwestern and northeastern quarter sections of Section 15
(Ellsworth, Stone School, Platt and Morgan Roads)

Mr. Carlisle summarized his review, explaining the applicant is proposing an amendment to the existing PUD site plan to allow for ground mounted solar photovoltaic systems and their associated electrical subsystems to be located at the Swift Run Service Center. The plan demonstrates 65 acres are proposed for solar array installation within the western and central areas of the facility. Additionally, 12.2 acres of floating arrays are proposed on the existing lake in the northwest portion of the facility. The project narrative states the site was chosen due to its high solar potential, minimal disruption to neighbors, and can help the City of Ann Arbor and Pittsfield Township achieve their goals of powering municipal operations with 100% clean and renewable energy. The entire development is projected to cover around 80 acres – this includes space for the photovoltaic panels and supporting equipment.

The PUD ordinance states that a “change to design layout and building orientation” constitutes a major amendment. The applicant is seeking a major amendment of the approved PUD Area Plan to allow 77 acres of land to accommodate the installation of the solar system facility. We understand that portions of the site that are within the City of Ann Arbor jurisdiction may also have solar arrays. A Planned Unit Development project is viewed as an integrated development concept. As such, a PUD is used to allow flexibility, including the noted lot consolidation deviation above, to provide for improved design, character, and quality of new development.

A PUD is a form of rezoning, where approval rests with the Township Board of Trustees (Board). As such, the Board has the discretion and authority to determine if the standards have been met. Mr. Carlisle addressed a few items regarding the PUD amendment. First, Mr. Carlisle introduced Richard DeHart, who prepared a letter for the Commission to consider regarding screening and other issues.

Secondly, the neighbors on Stone School Road have concerns that Stone School may become significantly dusty. This will become especially prevalent during the construction process. Mr. Carlisle recommended the City of Ann Arbor provide the Township with a maintenance plan for Stone School Road during construction, to ensure the dust is contained. Third, the applicant has located a panel area on the southern end of the property. The Township is requesting an alternative location for these panels. The owner of the adjacent property has requested these panels be relocated. The Township is also requesting a proposal for access roads. In addition, the City of Ann Arbor will need approval from Washtenaw County for access off of Stone School Road.

The applicant, Brett Lenart, on behalf of the City of Ann Arbor, addressed the Commission, explaining the outstanding issues regarding the landscaping buffer. He assured the Commission that he and his team will ensure the site is in full compliance. He stated it is the City’s intention to not install panels on the southern edge of the property. It is dependent on the City’s ability to connect the system through a DTE substation or an ITC substation. If the City is able to

connect the system through DTE, those panels would be shifted. The City of Ann Arbor would like to maintain flexibility in order to meet the capacity of the City's and Township's renewable offsets.

Vice Chairperson Harris opened the Public Hearing.

Richard DeHart, 2250 E. Ellsworth Road, read a letter to the Commission regarding his support of the overall projects and his concerns. He expressed issue with the maintenance strip bordering his property.

Christina Lirones, 151 E. Textile Road, described the original requests of the City of Ann Arbor when the Swift Run Service Center was built. She referenced a salt dome. She expressed her support for Richard DeHart. She requested the Planning Commission require the City of Ann Arbor to implement bike paths and sidewalks along Morgan Road.

Motion by Commissioner Williams, supported by Commissioner Young to close the public hearing for RZ 20-02 Ann Arbor Swift Run

MOTION CARRIED

Craig Hupy, on behalf of the City of Ann Arbor, addressed Christina Lirones' issues. He stated that the paths would be a safety issue, due to the operation of heavy machinery.

Brett Lenart, City of Ann Arbor, stated he would investigate immediately to make sure the site is in compliance. He would like to provide both an immediate response and long-term solutions.

Discussion was held on:

- 1) Vigilance of maintaining the site
- 2) Landscaping
- 3) Proximity of panels to southeast neighboring residents
- 4) Location of transmitters

7.0 Old Business

None.

8.0 New Business

8.1 RZ 20-02 Ann Arbor Swift Run

Submitted for an Amendment to the approved Swift Run PUD Southwestern, northwestern and northeastern quarter sections of Section 15 (Ellsworth, Stone School, Platt and Morgan Roads)

Item 8.1 to follow Item 6.1

Motion by Commissioner Williams, supported by Commissioner Young, to approve the Resolution of Findings and Resolution of Approval for RZ 20-02 Ann Arbor Swift Run with the following conditions:

- 1) Remove panels south of residential properties along Stone School Road**
- 2) Provide a maintenance plan for Stone School Road during construction.**
- 3) Provide detail of all proposed access roads.**
- 4) Provide approvals from Washtenaw County Road Commission regarding the additional access from Stone School Road.**
- 5) Incorporate three conditions by resident DeHart:**
 - a. Commit to the upkeep of the trees as described on the site plan.**
 - b. Provide an annual inspection of the condition of the trees in the transition strip to determine whether action is required**
 - c. Take periodic action to maintain a separation between the vegetation and spruce trees. These (b) and (c) can be inspected simultaneously.**

ROLL CALL

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

MOTION CARRIED

8.2 CSPA 20-01 Arbor Oaks Site Condominium
Submitted for Preliminary Site Plan Approval
East side of Platt Road, south of Michigan Avenue, Section 26

Mr. Carlisle summarized his report, explaining that on November 21, 2019 the applicant presented the Arbor Oaks Concept Plan for the Commission’s consideration. At the conclusion of the discussion the Planning Commission recommended to the Township Board relocation of the entrance drive. In addition, that the ranch, ranch-loft, and one and one-half story homes should be 30% lot coverage.

In 2005, a Consent Judgement was granted for the development of a 90-lot single-family development on east side of Platt Road, south of Michigan Avenue. The development was to be developed under an amended R-1A zoning district requirement. The Consent Judgement was amended in 2007 to permit the development in two phases. The approved site plan is included later in our review. Since 2007, 28-acres of open space has been dedicated but the site has not been developed.

The applicant is seeking to amend the Consent Judgement for two purposes:
1. Relocate the entrance drive off Platt Road. The proposed amended site plan relocates the entrance drive further north on Platt to avoid conflicts with the Warner Creek Drive across the street; and

2. Request to increase the maximum lot coverage. The current Consent Judgment restricts lot coverage to 20%. This limitation on lot coverage is appropriate for two story houses, however the applicant desires to construct ranch houses. Arbor Oaks lots are 70 ft wide x 145 ft deep for a lot area of 10,150 sf: 20% of the lot area provides 2,030 sf maximum lot coverage including garage. Subtracting 450 sf for a 2-car garage leaves only a maximum of 1,580 sf living area for a ranch home. Subtracting 650 sf for a 3-car garage would limit the home to only 1,380 sf. The applicant seeks to increase the lot coverage to 30% to construct a ranch home. There are no requested changes to the approved setbacks.

The applicant has not confirmed that they are committing to constructing all 90 home sites as ranches or rather they are seeking the flexibility by amending the lot coverage to offer a ranch in addition to a two-story product.

Discussion was held on:

- 1) Wetlands location
- 2) Shifting from two story to ranch
- 3) Lot size
- 4) Equipping homes for electric cars

The applicant, Manny Kianicky, addressed the change in two story to ranch. He and his team feel there is a need for ranches. He addressed the 20% lot coverage limitations regarding housing size. He explained that tests on drain detention have also been conducted.

Motion by Commissioner Williams, supported by Commissioner Young, to approve CSPA 20-01 Arbor Oaks Site Condominium with the following conditions:

- 1) **ECT review of wetland mitigation plan.**
- 2) **Provide tree mitigation in accordance with Section 14.08.F.**
- 3) **EGLE wetland approval and submission of wetland permit to the Township**
- 4) **Verify landscape plantings on plant list to coincide with plantings on landscape plan.**
- 5) **Provide required landscape calculations based on Section 13.02.**
- 6) **Demonstrate locations where street parking is proposed.**
- 7) **Recommendation that consent judgement be amended:**
 - a) **To relocate driveway; and**
 - b) **To permit lot coverage of up to 30% for individual home sites only for the construction of ranch homes. Individual home sites with two-story home products are restricted to 20% lot coverage.**

ROLL CALL

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

MOTION CARRIED

8.3 Planning Commission Elections

Motion by Commissioner Harris, supported by Commissioner Ralph, to elect Matthew Payne as Chairperson.

MOTION CARRIED

Motion by Commissioner Williams, supported by Commissioner Ralph, to elect Ann Harris as Vice-Chairperson

MOTION CARRIED

Motion by Commissioner Ralph, supported by Commissioner Young to elect Deborah Williams as Secretary

MOTION CARRIED

8.4 Sustainably Workshop and Discussion

Discussion was held on:

- 1) Resource overlay
- 2) Cluster development
- 3) Transfer development rights
- 4) Tree canopy
- 5) Carbon emission study

9.0 Planner's Report

None.

10.0 Chairperson's Report

None.

11.0 Commissioner's Report

None.

12.0 Public Comment II

None.

13.0 Adjournment

Motion by Commissioner Williams, seconded by Commissioner Young, to adjourn the meeting.

Vice Chairperson Harris adjourned the meeting at 7:33pm

Please Note: This meeting is being recorded

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