

---

**PITTSFIELD TOWNSHIP PLANNING COMMISSION MINUTES**

---

**Members Present:** Michael Yi, Deborah Williams, Amy Longcore, Matthew Payne, Ann Harris, George Ralph, Christopher Wall.

**Members Absent:** None

**Others Present:** Ryan Noel, Christina Lirones, Senior Planner Paul Montagno, and Recording Secretary Laura Lundgoot.

**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 by Commissioner Wall, supported by Commissioner Longcore, to approve the agenda.**

**MOTION CARRIED**

**4.0 Election of Chairperson, Vice-Chairperson and Secretary**

Commissioner Harris nominated Matthew Payne, for Chairperson.

Commissioner Ralph seconded this nomination for Chairperson.

Chairperson Payne nominated Ann Harris, for Vice-Chairperson.

Commissioner Williams seconded this nomination for Vice-Chairperson.

Commissioner Longcore nominated Deborah Williams, for Secretary.

Commissioner Harris seconded this nomination for Secretary.

**Motion by Commissioner Longcore, supported by Commissioner Harris, to approve the nominees, as stated: Matthew Payne for Chairperson; Ann Harris for Vice-Chairperson; and Deborah Williams for Secretary.**

**MOTION CARRIED**

**5.0 Items from the Floor**

None.

**6.0 Old Business**

**6.1 CUP #11-07 South Arbor Animal Hospital**  
[submitted for a conditional use permit]

Senior Planner Paul Montagno stated that the Planning Commission previously requested staff draft a resolution of approval for CUP #11-07 South Arbor Animal Hospital.

Chairperson Payne read the Findings of Required Standards and Resolution of Approval.

Chairperson Payne reviewed the Findings listed in the Resolution.

The Planning Commissioners agreed with the findings listed in the resolution.

**Motion by Commissioner Longcore, supported by Commissioner Harris, to adopt Findings of Required Standards and Resolution of Approval for CUP 11-07 South Arbor Animal Hospital. (Attachment #1)**

**ROLL CALL:**

**YES: PAYNE, WILLIAMS, YI, RALPH, LONGCORE,  
WALL, HARRIS**

**NO: NONE**

**ABSENT: NONE**

**ABSTAIN: NONE**

**MOTION CARRIED**

**7.0 New Business**

**7.1 Ann Arbor Charter Township Proposed Master Plan Amendment**

Planner Montagno stated that this proposed change would be to rural areas. He said that they are looking to redo their Master Plan to include these as agricultural preservation areas, to ensure eligibility for certain programs, specifically the State Purchase of Development Rights (PDR) program. He noted that he would pass along any comments from the Planning Commission, to Ann Arbor Township.

Commissioner Longcore questioned if the Township abuts the agricultural zones that Ann Arbor Charter Township is speaking of.

Planner Montagno replied that the only area the Township abuts is along Clark Road near Washtenaw Community College.

## **7.2 City of Ann Arbor Notice of Intent to Plan**

Planner Montagno stated that this is specifically targeting the South State Street area plan, the area around I-94 and Ellsworth Road. He mentioned that one year ago, the Township met with the Planners at the City of Ann Arbor, and spoke about the Township's plan. He said that it has been recognized that this is a key connection between the entrance of the City [of Ann Arbor] and Pittsfield Township. He said that the comment period would be going through February. He mentioned that if the Planning Commissioners have any comments, staff can forward those comments on to the City. He stated that there are many opportunities for coordination. He commented that the Director of the Planning Department for the City is aware of what the Township has done [with our recently adopted plan], and is open to working with the Township and looking at how what they are proposing will affect the Township.

Commissioner Longcore discussed Costco, and stated that one of the traffic mitigation plans for Airport Drive had a Michigan left turn lane. She asked if this would be reflected [in the plan].

Planner Montagno mentioned that this improvement is going forward as part of the Costco plan. He said that the City is looking at the land uses, design regulations, and site layouts. He discussed the Connector Study that was done in the City. He stated that they were looking at the potential of a more robust transit system. He noted that the Township has been pushing to have the terminus of such a system be south of I-94.

Commissioner Williams asked if this is the section east of State and south of I-94.

Planner Montagno stated that the study area goes from Stimson, just south of the Stadium bridge, to Ellsworth Road.

Commissioner Harris stated that the Township's concept was intrinsic for that area, and asked if there is any sense of where the City is going. She noted that it could look bad if the Township is going in one direction, and the City does not have that same concept.

Planner Montagno stated that those comments could be forwarded on to the City. He asked that the Planning Commissioners provide comments, and staff can forward the comments to the City.

Commissioner Yi asked Planner Montagno if there are any big changes [proposed] that he is aware of.

Planner Montagno replied, there are no specific plans yet. He said that the City is interested in coordinating with the Township. He said that he is hoping to see similar types of development regulations or policies in that area. He stated that they would be taking the public input first.

Commissioner Yi asked when the round-a-bout would be installed at State and Ellsworth.

Planner Montagno stated that they are looking at construction before 2014.

Commissioner Longcore asked if the Commissioners could find copies of the proposed plan on the City of Ann Arbor's website, and then forward comments to staff.

Planner Montagno stated that the City has provided the Township with their Intent to Plan. He noted that a proposed plan would not be on the website, at this time.

Commissioner Wall suggested that the Township provide the City of Ann Arbor with copies of the Master Plan.

Planner Montagno stated that those ideas were presented to the City last year. He said that any comments the Commissioners have could be submitted to the City.

## **8.0 Planner's Report**

Planner Montagno stated that the Township has been working on the Zoning Ordinance update. He said that the general sections would be ready for review within the next few weeks. He noted that the use districts would take a little longer.

Planner Montagno stated that the County was awarded a HUD grant for three (3) million dollars that would be focused primarily on the Washtenaw corridor. He said that they are in the process of programming those funds.

Chairperson Payne mentioned potential grants for Ann Arbor-Saline Road, and resurfacing that road.

## **9.0 Chairperson's Report**

None.

## **10.0 Commissioner's Report**

None.

**11.0 Approval of Prior Minutes**

**11.1 Minutes of November 17, 2011**

**Motion by Commissioner Longcore, supported by Commissioner Wall, to approve the minutes of November 17, 2011, as noted.**

**MOTION CARRIED**

**12.0 Adjournment**

**Motion by Commissioner Williams, supported by Commissioner Ralph, to adjourn the meeting.**

**MOTION CARRIED**

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

---

**s/Deborah Williams, Secretary**

**February 16, 2012**

(Attachment #1)

**FINDINGS OF REQUIRED  
STANDARDS AND RESOLUTION  
OF APPROVAL  
South Arbor Animal Hospital  
C. U. P. #11-07  
January 12, 2012**

**WHEREAS** an application for a Conditional Use Permit to permit a veterinary clinic, located at 4033 Carpenter Road, tax parcel L-12-13-200-030, Section 13 was received on October 18, 2011; and

**WHEREAS** the Pittsfield Township Planning Commission held a public hearing on this matter on November 17, 2011, and there were no public comments; and

**WHEREAS** the Pittsfield Township Planning Commission reviewed the Conditional Use Permit application for this use and per the requirements of Section 50.06 of the Township Zoning Ordinance finds the use:

- A. Will be harmonious with, and in accordance with, the general objectives, intent and purposes of this ordinance** because the intent of the C-2 District is to provide for an area of general retail, service and repair business activities which serve the entire Township and the surrounding area. The proposed veterinary office will be located in an existing shopping center, and will provide services to household pets. We consider this activity to be compatible with the adjoining commercial uses. In addition, there are a number of residential developments to the east of this property which could use the veterinary services proposed.
- B. Will be designed, constructed, operated, maintained and managed so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity** because all veterinary services will be provided inside the building. No animals will be boarded on a regular basis, and only a few animals may stay overnight for treatment.
- C. Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage structures, refuse disposal or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service** because the site is currently served by public utilities, roadways, and police and fire protection.
- D. Will not be hazardous or disturbing to existing or future neighboring uses** because the applicant is not proposing to board animals, the potential effects of barking will be limited to the veterinarian's hours of operation.

**E. Will not create excessive additional requirements at public cost for public facilities or services** because the use is not expected to create excessive additional requirements at public cost for public facilities or services.

**NOW THEREFORE BE IT RESOLVED**, that the Pittsfield Township Planning Commission hereby approves CUP 11-07 South Arbor Animal Hospital, located at 4033 Carpenter Road, with the following conditions:

1. Boarding shall be limited to animals that are in for treatment.
2. Animals that are admitted for treatment shall be walked in the rear of the building.
3. Proprietor shall check the grounds for waste regularly.
4. Animal waste shall be disposed of in the regular trash pickup.
5. A private contractor must be used for medical waste disposal.
6. Hours of operation are from 7:00 a.m. to 8:00 p.m.