
PITTSFIELD TOWNSHIP PLANNING COMMISSION MINUTES

Members Present: Chris Wall, George Ralph, Deborah Williams, Ann Harris.

Members Absent: Amy Longcore, Matthew Payne, and Michael Yi.

Others Present: Sal Pellerito, Asten Ndaw, Jessica Noel, David Brewer, J. Militelb, Breck Wollecutt, Carrie Petro, Stephen Berger, Senior Planner Paul Montagno, and Recording Secretary Marge Burkheiser.

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

Vice-Chairperson Harris called the meeting to order at 6:33 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 by Commissioner Williams, supported by Commissioner Wall, to move item 7.1 of New Business to follow item 5.1 of Public Hearings, as amended.

MOTION CARRIED

4.0 Items from the Floor

None.

5.0 Public Hearings

5.1 CUP #11-07 South Arbor Animal Hospital
[submitted for a conditional use permit]
(4033 Carpenter Road, Section 13)

Planner Montagno reviewed the Planner's report of November 1, 2011 noting that this was for a veterinary clinic located at 4033 Carpenter Road Suite B. He said there would be no exterior building improvements. He reviewed the Findings for the Commissioners.

Janice Noel, applicant, explained that "pocket pets", would be guinea pigs, hamsters and other small types of animals.

Vice-Chairperson Harris asked about a plan for waste disposal.

Ms. Noel said there would be private collection but didn't have it set-up at this time.

Vice-Chairperson Harris asked about animal waste.

Ms. Noel replied that generally residents' dispose of animal waste in their regular trash and since there would not be overnight boarding, and were not expecting a large amount of waste. She also said there is a small parking lot, with a grassy area, in the rear of the building, with limited amount of traffic, where they would walk the animals, if needed and would be cleaning up the area after use.

Commissioner Williams asked about the number of animals that would be on site.

Ms. Noel said they would have seven housing units, but would not have that many animals on site at one time. She also said there are no plans to have staff available on site 24 hours.

Commissioner Williams asked about floor treatment.

Ms. Noel stated cleanliness is important and since she would be there every day the facility would be kept clean.

Vice-Chairperson Harris asked about the hours of operation.

Ms. Noel replied the hours haven't been set yet but 7:00 am would be the earliest and the latest being 8:00 pm.

Commissioner Williams asked if there would be an employee checking the parking lot.

Ms. Noel said yes, [there are no grassy areas in the front parking lot] and that employees would use the rear parking lot [to take the animals out].

Vice-Chairperson Harris opened the public hearing.

There were no comments.

Motion by Commissioner Wall, supported by Commissioner Ralph, to close the Public Hearing.

MOTION CARRIED.

Item 7.1 moved to follow

Vice-Chairperson Harris said she agreed with Planner Montagno that the grounds would need to be checked. She also said the area might be appropriate for veterinary services but not boarding.

The Commissioners discussed with the applicant, Ms. Noel, animal and medical waste disposal, possible hours of operations and limited boarding overnight of animals. A number of conditions were suggested and agreed to by all parties.

Motion by Commissioner Wall, supported by Commissioner Ralph, to postpone action and direct staff to draft a resolution of approval to include conditions discussed at tonight's meeting.

1. **Limitation on boarding.**
2. **Animal waste in regular trash pickup**
3. **Medical [waste] disposal via private contractor**
4. **Regular check of grounds for waste.**
5. **Hours 7am to 8 pm.**

ROLL CALL:

YES: HARRIS, WALL, RALPH, WILLIAMS
NO: NONE
ABSENT: PAYNE, LONGCORE, YI
ABSTAIN: NONE

MOTION CARRIED

6.0 Old Business

- 6.1 CUP #11-06 Astou Ndaw**
[submitted for a conditional use permit for Group Day Care Home]
(4809 Jasmine Court, Section 13)

Planner Montagno said the direction of the Commission from the last meeting was to draft a Resolution of Approval based on discussion from the last meeting.

The Commissioners briefly discussed requiring a fence in the rear yard, agreeing that the fence should be a six (6) foot privacy fence.

The applicant agreed.

Vice-Chairperson Harris read the resolution and reviewed the Findings:

- A. Will be harmonious with, and in accordance with, the general objectives, intent and purposes of this ordinance** because the ordinance allows for this use with proper conditions.

All the Commissioners agreed.

- 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 the site will maintain a residential look, and all play equipment will be kept within the fenced area.

All the Commissioners agreed.

- 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 adequately served by public services, and it does not appear that any additional burden will be placed on these services if the permit were approved.

All the Commissioners agreed.

- D. Will not be hazardous or disturbing to existing or future neighboring uses,** because a fence has been required to delineate the play area for the children when outside and hours of operation have been set.

All the Commissioners agreed.

- 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.

All the Commissioners agreed.

Discussion:

Commissioners discussed condition #1 and agreed to a six (6) foot privacy fence will be erected in the rear yard.

Motion by Commissioner Williams, supported by Commissioner Ralph, to adopt the Resolution of Approval for CUP #11-06 Astou Ndaw. [see attachment]

ROLL CALL:

YES: WILLIAMS, WALL, HARRIS and RALPH
NO: NONE
ABSENT: PAYNE, LONGCORE, and YI
ABSTAIN: NONE

MOTION CARRIED

6.2 CSPA #11-08 Cayman Chemical-Storage Barn
[submitted for a combined preliminary and final site plan]
(4100 Stone School Road, Section 16)

Planner Montagno said applicant has generally addressed all outstanding items in the most recent submittal. He noted access was from Ellsworth Road which would require a cross access easement and that five (5) parking spaces would be deferred. He noted the primary use was to be a storage facility. He said that the Township Engineer had a few items that could be addressed administratively. He said staff would recommend approval.

Motion by Commissioner Wall, supported by Commissioner Ralph, to approve the combined preliminary and final site plan CSPA #11-08 Cayman Chemical-Storage Barn and direct the applicant to submit revised plans for administrative review that address all outstanding comments on the engineer's review dated November 8, 2011, and the site plan review date November 4, 2011.

ROLL CALL:

YES: HARRIS, WILLIAMS, RALPH and WALL
NO: NONE
ABSENT: PAYNE, LONGCORE, and YI
ABSTAIN: NONE

MOTION CARRIED

7.0 New Business

Item moved to follow item 5.1 of Public Hearings

7.1 CUP #11-07 South Arbor Animal Hospital
[submitted for a conditional use permit]
(4033 Carpenter Road, Section 13)

8.0 Planner's Report

None.

9.0 Chairperson's Report

None

10.0 Commissioner's Report

None

11.0 Approval of Prior Minutes

11.1 Minutes of November 3, 2011

Motion by Commissioner Williams, supported by Commissioner Wall, to approve the minutes of November 3, 2011.

MOTION CARRIED

12.0 Adjournment

Motion by Commissioner Ralph, supported by Commissioner Wall, to adjourn the meeting.

MOTION CARRIED

Vice-Chairperson Harris adjourned the meeting at 7:03 p.m.

s/Amy Longcore, Secretary

January 12, 2012

(Attachment #1)

**FINDINGS OF REQUIRED
STANDARDS AND RESOLUTION
OF APPROVAL
ASTOU NDAW
C. U. P. #11-06
NOVEMBER 17, 2011**

WHEREAS an application for a Conditional Use Permit to permit a group day care home, located at 4809 Jasmine Court, tax parcel L-12-1-13-120-007, Section 13 was received on October 3, 2011; and

WHEREAS the Pittsfield Township Planning Commission held a public hearing on this matter on November 3, 2011, and there were 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 and finds the use:

- A. Will be harmonious with, and in accordance with, the general objectives, intent and purposes of this ordinance** because the ordinance allows for this use with proper conditions.
- 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 the site will maintain a residential look, and all play equipment will be kept within the fenced area.
- 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 adequately served by public services, and it does not appear that any additional burden will be placed on these services if the permit were approved.
- D. Will not be hazardous or disturbing to existing or future neighboring uses,** because a fence has been required to delineate the play area for the children when outside and hours of operation have been set.
- 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 11-06 Astou Ndaw, located at 4809 Jasmine Court, with the following conditions:

1. A six (6) foot privacy fence shall be erected in the rear yard.
2. All play equipment must be kept within the fenced area.
3. Hours of operation shall be from 7:00 am to 7:00 pm