

Final
PLANNING COMMISSION
BUSINESS MEETING AGENDA

April 17, 2006

CALL TO ORDER: 7:30 P.M.

MINUTES:

APPROVAL OF AGENDA:

PUBLIC COMMENT: Items Not On Agenda

PUBLIC HEARING:

UNFINISHED BUSINESS:

1.

NEW BUSINESS:

1. Holly/Tindall Regulator Station
2. Holly Greens Storage

OTHER BUSINESS: Miscellaneous

1.

NEXT MEETING DATE: May 15, 2006

ADJOURNMENT:

The Mission of the Springfield Township Planning Commission is to guide and promote the efficient, coordinated development of the Township in a manner that will best promote the health, safety, and welfare of its people.

**Springfield Township
Planning Commission – Business Meeting
Minutes of April 17, 2006**

Call to Order: Chairperson Roger Lamont called the April 17, 2006 Business Meeting of the Springfield Township Planning Commission to order at 7:30 p.m. at the Springfield Township Civic Center, 12000 Davisburg Rd., Davisburg, MI 48350.

Attendance:

Commissioners Present

Roger Lamont
John Steckling
Bill Leddy
Dean Baker
Bill Champion
Ruth Ann Hines

Commissioner(s) Absent

Paul Rabaut

Consultants Present

Randy Ford
Sally Elmiger

Staff Present

Leon Genre

Approval of Minutes: None

Approval of Agenda:

There was unanimous consent to approve the agenda as published.

Public Comment: None

Public Hearing: None

Unfinished Business: None

New Business:

1. Holly/Tindall Regulator Station

Mr. Cliff Janz of Consumer's Engineering explained that they are proposing relocating an existing facility that is currently on the corner of E. Holly Rd. and Tindall Rd. The relocation is necessary because the applicant has been under pressure for some time to install a gas regulation facility due to growth in the northwest corner of this area.

Ms. Sally Elmiger of Carlisle/Wortman commented that she is curious about the type and size of trucks that will be using the drive and also there is a proposed guardrail but is not shown on the plans. She asked if there would be any type of protection for the aluminum enclosure and also requested that the applicant provide a copy of the easement agreement to the Township. Mr. Genre said that has been received.

Mr. Randy Ford of HRC said in regard to the proposed paved approach at Tindall, the Road Commission permit has been received but he questions that there is not a real defined ditch in that area and the county typically requires that a culvert be installed. He would like assurance that there is positive drainage and suggested that the applicant could do some minor swaling along the south property line, although this will not generate much runoff.

Ms. Elmiger said she is happy with the proposed landscaping as asked by Commissioner Steckling.

Commissioner Baker said he would abstain from this vote as he is employed by Consumers Energy.

- * Commissioner Steckling moved to approve the final site plan as submitted by Consumers Energy pursuant to the plans date stamped March 14, 2006 for the Holly & Tindall Regulator Station. Approval based upon the review of the foregoing submission as well as written reviews of the Township planner and engineer and a determination that the applicant has complied with Sections 18.07.2 and all other applicable provisions of the Springfield Township Zoning Ordinance, the Design and Construction Standards and all other applicable ordinance, policies and standards. The following initial findings of fact are relevant to this application: this is a relocation of an existing facility and its primary purpose is to serve the residents of Springfield Township. The following conditions are, resolution of the drainage issue raised by the Township engineer and compliance with that would be undertaken on an administrative basis with the applicant working in conjunction with the Planning Director who may consult with others. Commissioner Champion supported the motion. Vote on the motion. Yes: Lamont, Steckling, Champion, Hines and Leddy; No: none; Abstain: Baker; Absent: Rabaut. The motion carried by a 5 to 0 vote.**

2. Holly Greens Storage

Commissioner Steckling said he would abstain from the discussion and vote since it is his property.

Ms. Elmiger said there was a discrepancy between the length of the building on the architectural plans and the length on the site plan; she asked which was correct. Mr. Steckling said the site plan is correct, it is 130 feet.

Mr. Ford noted that the site has been all set up for the expansion and the storm sewer has already been installed. He ask that the applicant verify that the base is there but he suspects it is. Mr. Ford said he has no issues with the plan.

- * Commissioner Hines moved to approve the site plan as submitted date stamped April 10, 2006; this approval based on the review of the site plan by the Township engineer and planner and determination that the applicant has complied with Section 18.07.2 and other applicable provisions of the zoning ordinance and the Design and Construction Standards and all other ordinances and standards; that the building meet the Design and Construction Standard requirements unless he is able to obtain Zoning Board of Appeals approval for the steel construction as intended. Commissioner Leddy supported the motion. Vote on the motion. Yes: Lamont, Baker, Leddy, Hines and Champion; No: none; Abstain: Steckling; Absent: Rabaut. The motion carried by a 5 to 0 vote.**

Other Business:

Adjournment:

Hearing no other business, Chairperson Lamont closed the meeting at 8:20 p.m.

Susan Weaver, Recording Secretary