

PLANNING COMMISSION

MEETING AGENDA

June 19, 2006

CALL TO ORDER: 7:30 P.M.

MINUTES: **May 15th, 2006 Business**

APPROVAL OF AGENDA:

PUBLIC COMMENT: Items Not On Agenda

PUBLIC HEARING: **Amendments to Zoning Ordinance No. 26:**
Article II, Section 2, Definitions; Article III, Section 3.00 – Delete Public Lands District and add; Parks & Recreation District and Public Service District; Article IV, Section 4 amend Resource Conservation District – RC; Article V, Section 5; add Parks and Recreation District – PR; Article V (a) add Public Service District, - PS; Article XVI amend Section 16.06.3 and Section 16.22; Article XXV, Section 25 amend Limiting Height, Bulk, Density and Area to add PR and PS.

UNFINISHED BUSINESS:

1. Schwan's Distribution Center - Addition
2. Zoning Ordinance No. 26 Amendment: Section 2, 18.10 - Condominiums and Site Condominiums

NEW BUSINESS:

1. Proposed Zoning Ordinance No. 26 Amendments
Article II, Section 2, Definitions; Article III, Section 3.00 – Delete Public Lands District and add; Parks & Recreation District and Public Service District; Article IV, Section 4 amend Resource Conservation District – RC; Article V, Section 5; add Parks and Recreation District – PR; Article V (a) add Public Service District, - PS; Article XVI amend Section 16.06.3 and Section 16.22; Article XXV, Section 25, amend Limiting Height, Bulk, Density and Area to add PR and PS.

OTHER BUSINESS:

Miscellaneous

1. Update Priority List

NEXT MEETING DATE: July 17, 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 June 19, 2006**

Call to Order: Chairperson Roger Lamont called the June 19, 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
Paul Rabaut

Commissioner(s) Absent

Staff Present

Leon Genre
Nancy Strole

Consultants Present

Randy Ford
Sally Elmiger

Approval of Minutes: May 15, 2006

- ★ Commissioner Rabaut moved to approve the minutes of May 15, 2006 as presented. Commissioner Leddy supported the motion. Vote on the motion. Yes: Lamont, Steckling, Rabaut, Baker, Hines, Leddy and Champion; No: none. The motion carried by a 7 to 0 vote.

Approval of Agenda:

There was unanimous consent to approve the agenda as published.

Public Comment: None

Public Hearing:

- 1. Amendments to Zoning Ordinance No. 26:**
Article II, Section 2, Definitions; Article III, Section 3.00 – Delete Public Lands District and add; Parks & Recreation District and Public Service District; Article IV, Section 4 amend Resource Conservation District – RC; Article V, Section 5; add Parks and Recreation District – PR; Article V (a) add Public Service District, - PS; Article XVI amend Section 16.06.3 and Section 16.22; Article XXV, Section 25 amend Limiting Height, Bulk, Density and Area to add PR and PS.

Chairperson Lamont opened the Public Hearing at 7:38 p.m.

Clerk Strole commented these changes deal with text changes but have not dealt with any map changes. The result of this is that we could end up with properties on the zoning map in a designated district that no longer exists: specifically, the proposal to change the PL District (Public Lands) to PS (Public Service). Attorney Need indicated that we cannot have a zoning map with designated districts that no longer exist in the zoning ordinance. Therefore, PL as indicated on the zoning map must be dealt with.

Mr. L.C. Scramlin of Oakland County Parks noted on page 6 regarding temporary lighting and the 11:00 p.m. cut-off, he asked the Planning Commission to consider moving the time to 12:00 p.m. because when they have crowds and close at 11:00 p.m., it still takes another hour to clear them out. Mr. Genre stated that the Township understands the safety concerns and would work with the Fair Board on an event by event basis.

There were no further public comments.

Chairperson Lamont closed the Public Hearing at 7:50 p.m.

Unfinished Business: None

1. Schwan's Distribution Center – Addition

Ms. Elmiger of Carlisle/Wortman noted that there is a small wetland on the east side of the property that was cut off from the main wetland and is highly degraded and the parking lot is closer than 20 feet which is the wetland buffer requirement. She suggested that the parking lot is fine but the Planning Commission needs to give the applicant the okay to not have the 20 foot buffer all the way around the wetland. Regarding landscaping, she would like to know what the seeding method and weed control for the native plant seed mix is. One plant on the list is prohibited and an alternate should be suggested. The parking lot fixtures need to be brought down to the limits of the ordinance. Upon addressing of these issues, Carlisle/Wortman recommends final site plan approval.

Mr. Randy Ford of HRC said the issues raised in the previous review have been addressed. Regarding site drainage, the applicant is showing a proposed detention basin to the north of the parking lot which does meet township requirements. However, there is a proposed restricted discharge storm sewer outlet that contains debris that should be cleaned out. The applicant did add a note that this would be resolved. Minor details missing from the drawing are: there is a bar grade that needs to be installed on top of the outflow structure and details must be shown as to how it will be secured. The proposed pipe restriction and installation details must be provided. Mr. Ford said there were some soil borings that they questioned whether an engineered fill would be necessary but the applicant added notes that they would have a technical engineer on site when the sub grade for the pavement is prepared. The applicant is not showing any additional water utilities and there is an existing septic. He did indicate to the applicant that they should not pave over that with the proposed sidewalks.

Mr. Bruce Wallis of Midwestern Consulting said he has been able to develop a plan for the native seeding as suggested by Ms. Elmiger. There is a new lighting plan prepared that he could provide to the Commission this evening that does meet township ordinance. Mr. Wallis said with respect to the engineers comments, he can provide a detail for a bolt down cover on the outlet structure and detail regarding the bulk head for the restrictor pipe.

Commissioner Baker said regarding screening, he would be in support of revisiting the issue after the structure is completed. Regarding lighting he would like to view the new proposed plan before final approval is given.

Chairperson Lamont commented that the lighting plan should be reviewed and confirmed that it meets ordinance but he would be willing to accept it if it is satisfactory to the township engineer and Building Director. Commissioner Baker said he would concur with that. Chairperson Lamont said he likes the idea of reviewing screening on site after construction. With the suggestions by the Planner and Engineer he would be willing to support this plan.

*** Commissioner Steckling moved to approve the application for final site plan approval for Schwans Distribution Center, date stamped received by the Township June 8, 2006. This approval of the final site plan is based upon review of the foregoing submissions, as well as the written reviews of the Township planner, engineer, and a determination that the applicant has complied with Section 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 conditions are attached to this approval:**

- 1. The prohibited plant material as pointed out by Carlisle/Wortman will be substituted as presented tonight with the new species recommended by Ms. Elmiger.**
- 2. The light fixtures to be lowered to height standards of 22 feet high and the lighting plan to be reviewed and approved by Carlisle/Wortman and the Planning Director.**
- 3. Bar grade on the outflow structure will be illustrated as well as the method of securing the same.**
- 4. There will be a note on the plan that there will not be any pavement of sidewalk or any other structures over the septic area.**
- 5. A note to be added to the plan regarding the seeding so that it conforms with Carlisle/Wortman's recommendation as far as method and application of herbicide.**
- 6. Screening to be reviewed by Carlisle/Wortman after installation and altered if not adequate.**

Compliance of the foregoing conditions shall be undertaken on an administrative basis, with the applicant working in conjunction with the Planning Director who may consult with others. The applicant shall not be required to provide a 20 foot buffer around the wetland as is required by the ordinance as they have substantially complied as shown on their proposed drawing. Commissioner Hines supported the motion. Vote on the motion. Yes: Lamont, Steckling, Rabaut, Baker, Hines, Leddy and Champion; No: none. The motion carried by a 7 to 0 vote.

2. Zoning Ordinance No. 26 Amendment: Section 2, 18.10 – Condominiums and Site Condominiums

Chairperson Lamont said this amendment would decide who grants final approval for site condominium developments, the Planning Commission or the Township Board.

Clerk Strole commented that at no time, was it ever brought to the Township Board's attention that the consequences of the proposed amendment to 18.07 would be that the Township Board would forego its approval of site condominiums. Nor was this letter from Greg Need dated May 10th ever brought to the attention of the Board as part of its consideration of an amendment to 18.07, that they thought was strictly dealing with the Land Division Act. Clerk Strole said that this would mean that if Greg Need's opinion is correct we would have to go back and amend the proposed amendment to 18.07. Chairperson Lamont also stated it was not his intent as a Township Board member to forego approval of site condominiums, and that he likes the current process.

- * Commissioner Baker moved to table this motion to give opportunity to the Township attorney, Township Clerk and Township Board to discuss this further and if relevant bring it back to this body at a later date. Commissioner Steckling supported the motion. Vote on the motion. Yes: Lamont, Steckling, Rabaut, Baker, Hines, Leddy and Champion; No: none. The motion carried by a 7 to 0 vote.**

New Business:

1. **Amendments to Zoning Ordinance No. 26:**
Article II, Section 2, Definitions; Article III, Section 3.00 – Delete Public Lands District and add; Parks & Recreation District and Public Service District; Article IV, Section 4 amend Resource Conservation District – RC; Article V, Section 5; add Parks and Recreation District – PR; Article V (a) add Public Service District, - PS; Article XVI amend Section 16.06.3 and Section 16.22; Article XXV, Section 25 amend Limiting Height, Bulk, Density and Area to add PR and PS.
- * Commissioner Hines moved that, after review of the proposed amendment for PS, RC and PR that we concur with the language as presented with a minor revision to change “accessibility” throughout to “access” and to ensure that the numbering of the outlined format is accurate and appropriate, that we table this until we have a determination on how to proceed with the changes that need to be taking place on the properties that currently are zoned PL. Commissioner Steckling supported the motion. Vote on the motion. Yes: Lamont, Steckling, Rabaut, Baker, Hines, Leddy and Champion; No: none. The motion carried by a 7 to 0 vote.**

Other Business:

1. Update Priority List

Article IV, Section 4 - Review of PL and RC Districts: Public Hearing complete and amendment is tabled until the earliest possible date. Dixie Highway Corridor Review: set for July 17th. Ordinance Amendments for site condominiums: tabled until further notice. Non-Zoning Ordinance Review: July 17, 2006. Dixie Highway Corridor Review: July 17, 2006. Ordinance #18.10: Tabled and referred to Township Board for clarification.

Adjournment:

Hearing no other business, Chairperson Lamont closed the meeting at 9:20 p.m.

Susan Weaver, Recording Secretary