



**Call to Order:** Supervisor Moreau called the August 24, 2021, Joint Meeting of the Springfield Township Board and Springfield Township Planning Commission to order at 6:00 p.m. at the Springfield Township Civic Center, 12000 Davisburg Rd, Davisburg, MI 48350.

**Board Members Present**

Laura Moreau	Township Supervisor
Sean Miller	Township Clerk
Jamie Dubre	Township Treasurer
Jason Pliska	Township Trustee
Dave Hopper	Township Trustee
Dennis Vallad	Township Trustee

**Board Member Not Present**

Marc Cooper	Township Trustee
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**Planning Commission Members Present**

Dean Baker	Planning Commissioner Chair
George Mansour	Planning Commissioner Vice-Chair
Jamie Costigan	Commissioner
Ruth Ann Hines	Commissioner
Terry Rusnell	Commissioner
Kevin Sclesky	Commissioner

**Staff Present**

Mike Losey	Natural Resources Manager
Jerry David	Facilities Manager
Chief Dave Feichtner	Fire Department Chief

**Others Present**

Sgt. David Bach	Oakland County Sheriff Department
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Supervisor Moreau commented that we are coming to an end of the goals and priorities for the 2018-2023 Strategic Plan. The Master Plan is also in the process of being updated. Ideally, the Strategic Plan should flow from the Master Plan. So, we should soon be ready to start considering a new Strategic Plan from the Master Plan information.



1. 2020 Census Data – Brief Review

The census data was recently received from SEMCOG. The Township population is up 5.5%. This data is not broken out by age categories other than over or under 18 years of age. Please look carefully at all charts in the community profile. Some charts may be misleading, such as the one on page four regarding home prices.

2. Strategic Plan Review and 2022-2024 Budget Priorities

**a. Public Safety and Welfare**

Chief Feichtner provided an update on the Fire Department. The Fire Department has been staffing a fire station 24/7, building new fire stations, and getting new equipment. Another item on the Strategic Plan has been monitoring Advanced Life Support (ALS) within the community. Star EMS has been a great partner, but because of the shortage of paramedics, the number of ALS services within Oakland County has continued to diminish. The Township has been taking a calculated approach towards ALS to see how services are being provided. As ALS service is reviewed, adjustments can be made as needed. The intent is to go live with the Township's ALS service on November 1.

Supervisor Moreau commented that this is a trial phase starting November 1. The Township needs to determine staffing needs, costs, etc. The Township will need more funding for long term sustainability. A millage will be proposed for August 2022 to ask for the taxpayers' support. The intent is to determine the millage required at the April 2022 Township Board meeting. The goal is full-service ALS by 2023.

Commissioner Hines inquired if the location of Springfield Urgent Care within our community has increased the number of calls.

Chief Feichtner stated that it has increased the number of calls, and sometimes those calls are for serious situations.

Commissioner Sclesky raised a concern for public safety if the Township is not being served adequately.

Chief Feichtner explained that since many surrounding communities are switching to their own ALS services, Star EMS doesn't have as many trucks in this area as it previously had.

Clerk Miller inquired what the response time was for EMS services.



Chief Feichtner replied that the average response time is seventeen minutes. He stated that the Fire Department does call neighboring communities for help when needed.

Supervisor Moreau provided information regarding the current Oakland County Sheriff substation facilities at Colombiere Center. This facility is provided to the Township at no cost, but there are limitations to this space. There are funds budgeted for improvements of the current space. However, there are other options available such as moving the substation to the former Township Hall in downtown Davisburg or creating space in the Civic Center. Supervisor Moreau showed a floor plan of the current space usage in the Civic Center and then one of the space reconfigured for a Sheriff's substation within the Civic Center. She explained how this concept could meet the needs for a substation. There would be a build out cost and a planning cost. One concern regarding using the Civic Center is that during power outages, the generator only supplies power for fire suppression. She is exploring what can be done to address this situation.

Board Member Pliska commented that there is value in exploring this option.

Sgt. Bach stated that this plan should meet the current needs of the substation and will provide a more professional and comfortable space than the current location at Colombiere Center. The Civic Center is an easily accessible location and facility for residents.

Commissioner Hines questioned if this plan would meet the long term needs of the substation.

Sgt. Bach explained that there are too many factors involved to determine what those needs might be at this time.

Supervisor Moreau stated that there is extra space in the Civic Center that could be utilized if needed for future growth.

Commissioner Hines asked if the substation is a staffed facility.

Sgt. Bach stated that he works 8:00 a.m. – 4:00 p.m., and usually there is not anyone else there. Most deputies are on the road during the day. The substation is not fully staffed.



Treasurer Dubre commented that it was never the intention of the Township Board to fully staff a substation. She also commented that the Colombiere facility is not a comfortable or professional space.

Supervisor Moreau commented that the Township is fortunate to have a contract with the Oakland County Sheriff. Some surrounding communities use the services of the State Police.

Commissioner Mansour stated that the Civic Center already has everything needed for a substation facility as long as the generator situation can be addressed.

Board Member Pliska stated that we are already maintaining this space in the Civic Center and would not have to duplicate services for an extra substation facility.

Commissioner Sclesky commented that this is a great vision.

Commissioner Mansour asked if the sheriff's vehicles are parked out in the open.

Sgt. Bach replied that they are. There are four patrol vehicles that are rotated between the two deputies on patrol.

Supervisor Moreau stated that the Township is repaving the Civic Center parking lot and will add eight more parking spaces for the lower level. This should allow for the extra sheriff's vehicles.

Commissioner Costigan questioned if there would be growth with the Township needing more office space in the future.

Supervisor Moreau stated that there would still be open office space available in the Civic Center. With proper planning the space could be utilized fully.

Supervisor Moreau also commented that there is an additional safety factor for the Township offices and library to have the sheriff's substation in the same building. The intent is to put this proposal on the agenda for the Township Board's September meeting.

The consensus of the Township Board and Planning Commission was to pursue this option.



Supervisor Moreau addressed the intersection of Broadway, Eaton, and Andersonville Roads. She showed pictures of the current intersection conditions. The drainage is poor, there are no lane markings, the stop sign on Eaton is too far back, and there is no clarity on where the road and property lines are. Engineers from the Road Commission of Oakland County walked the site and Supervisor Moreau proposed a plan to RCOC. RCOC put together the engineering for the plan and offered a proposal to address this intersection. This plan would add sidewalks, curb and gutter, ADA ramps, approaches to the rear of the 700 Garage and the rear of 650 Broadway, and pave part of Eaton Road. The cost estimate for this project is \$182,000 with the cost to the Township of \$91,000 when it is split 50/50.

Commissioner Sclesky asked if the sidewalk in front of the 700 Garage would be part of the pathway plan to connect the Civic Center with Mill Pond Park.

Supervisor Moreau stated that this was correct. That part of the pathway would be on the north side of Davisburg and then go under the culvert to Mill Pond Park.

The timing and budgeting for this project would likely be in 2023. The RCOC has plans to resurface Davisburg Road from east of Eaton to Bridge Lake Road in 2023, assuming the Township goes forward with the dam removal project and the roadway improvements happening in late summer of 2022. The Broadway/Eaton/Andersonville intersection could be addressed along with the repaving of Davisburg Road.

Supervisor Moreau inquired if the board and commissioners supported proceeding with this project.

The consensus was to proceed.

Supervisor Moreau provided an updated rendering of the proposed Davisburg Road safety improvements for the Tri-Party project of the Mill Pond dam removal. The RCOC required additional adjustments to the road. The pathway on the east end of Rotary Park will be removed and will be redirected under the road. The Tri-Party funds from 2020-2022 have been reserved for improvements to the roadway. The available funds will be approximately \$293,000. The Township pays one third of this - \$98,000. The balance the Township will have to pay is \$130,000, for a total cost to the Township of approximately \$228,000.



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**b. Rural Character and Community Identity**

Supervisor Moreau displayed a map of the Dixie Overlay District boundaries. The map also included the Natural Resources Protection Overlay District. The Dixie Highway Design Guidelines apply to this district. She asked whether or not the overlay district should be extended to north of Davisburg Road to the Township's north boundary. The Dixie Highway Design Guidelines have made a difference in the style of buildings businesses have constructed along the Dixie Corridor. She showed examples of the proposals of the Feldman Jeep dealership and of the General RV dealership and of the improved final designs of both businesses. Supervisor Moreau asked whether the full architectural and site design requirements of the Dixie Highway Design Guidelines should be applied to the north part of Dixie Highway or if just some of the streetscape elements should be kept. There are many things happening in Groveland Township with the ORV Park and other activity. This may impact our township.

Treasurer Dubre commented that perhaps there should be transitional guidelines that are not as restrictive to the north of Davisburg Road.

Board Member Pliska asked what the disadvantages might be of applying the full Dixie Highway Design Guidelines to the north. What Groveland Township allows may influence what is developed in that area. Springfield should be proactive in setting guidelines.

Commissioner Baker stated that more restrictive guidelines in this area than what are already in place may have a negative impact. Business owners may make choices influenced on what is allowed within the Township and choose an area with fewer restrictions.

Supervisor Moreau commented that the Dixie Highway Design Guidelines consider the natural resources of the area. There are not the same natural resources priorities north of Davisburg Road. Perhaps requirements could include the same streetscape elements such as signage, streetlights, landscaping, etc. as the guidelines but allow for more flexibility.

Treasurer Dubre commented that there were benefits to having guidelines that represent the themes and elements of the Township for this north end.

Board Member Hopper stated that the Dixie Highway Design Guidelines do give flexibility, while allowing for the themes of the Township to be expressed.



Commissioner Sclesky stated that the Township must address properties on the north part of the Dixie Highway.

Board Member Pliska commented that even the two sides of the Dixie Highway are different in how they look.

Commissioner Mansour stated that having similar elements on both ends of the corridor does make the Township look better.

There was agreement to revisit standards for north of Davisburg Road along the Dixie Highway.

Supervisor Moreau addressed the issue of streetscape at the Dixie Highway and Davisburg Road intersection, particularly on the northwest corner. This item has been on the strategic plan since 2018 but has never moved forward. She showed pictures of proposed plans which were determined to be too expensive and too large in scope. There were also many other detrimental factors to these proposals. She wanted to know if the Dixie Strategic Planning Committee should keep looking at this area or no longer make it a priority.

Commissioner Hines inquired if all four corners would be involved with some streetscape element.

Supervisor Moreau stated that all four corners would be addressed.

Board Member Pliska stated that he did not see this as an urgent priority. He wondered if it might be possible to implement a phased approach for this.

The Board Members and Commissioners decided to wait and see what factors might push along an implementation of this plan.

Supervisor Moreau commented next on the pathway connection. The pathway from McDonald's to Kingston is mostly completed with some restoration items left to address. She displayed a map of the current pathways planning map throughout the Township. This map shows the strategic five-year pathways and future pathway zones. By completing small sections of the project, the pathway opens up to more residential neighborhoods. Additional pathways to be considered are the Dixie/Davisburg intersection or one connecting to Pebble Creek or Harbortowne. The next logical focus is connecting the Civic Center to Mill Pond Park. This pathway will serve more people.



Board Member Pliska agreed with proceeding with this plan of connecting the Civic Center to Mill Pond Park. He said that residents have been asking about such a connection.

Commissioner Costigan stated that this is a great long-term vision.

Board Member Pliska stated that there would be a cost benefit to working on the Civic Center/Mill Pond Park pathway in conjunction with the Mill Pond dam project.

Supervisor Moreau confirmed that the planning would occur around the Mill Pond dam project. Once that project is underway and the water level is lowered, the location of the paths will be determined. The path placement through town will also be determined by wells and septic systems along the route. Retaining walls will be needed to address the slopes and make the pathway ADA compliant.

The consensus was to go forward with this section of the pathways project and keep it in the Strategic Plan.

Supervisor Moreau questioned whether the Board would like to add to the Master Plan a review of residential land use provisions and standards. There have been many inquiries regarding land splits. There are some limitations with our current provisions. Supervisor Moreau expressed concern that some people are getting priced out of buying a home in the community. She would like to see more flexibility while still maintaining the characteristics of the Township.

Board Member Hopper commented that the Township should explore this, although he is not sure how much can be done, especially with limitations put forth by the state in the Land Division Act.

Treasurer Dubre also agreed that the Township should investigate this.

Commissioner Mansour stated that currently, higher density housing with smaller lots and homes under \$200,000 is not possible. The lack of a sewer system is also a problem for developers.

Supervisor Moreau commented that it may be possible to connect to the Clinton/Oakland sewer system to service the south end of the Dixie Corridor. She will investigate this.





The Planning Commission will see what can be done regarding higher density, more affordable housing as they review the Master Plan and go through the process of updating it.

**c. Municipal Services and Administration**

Supervisor Moreau stated that in June 2020, the Township Board decided that the facility at 700 Broadway would be used as a maintenance building. It has been painted outside and work continues with refurbishing the interior. The Parks and Recreation and the Natural Resources Departments also utilize this facility.

Facilities Manager David stated that a snow removal contract has been approved with All-N-One, the company that currently provides lawn services to the Township. There will be less burden on the staff by outsourcing this service. The Township still has equipment to touch up areas during the winter when needed.

**d. Natural Resources**

Natural Resources Manager Mike Losey commented on the restoration and clean-up of the Hartman property. There will soon be access across the railroad tracks and the stream. This will connect the entire Shiawassee Basin with the Civic Center. Grant money has been used for purchasing land for this project and for the restoration. The Township is working with Canadian National Railway on getting pedestrian access to cross the tracks. The Township is working with a contractor to construct a pedestrian footbridge across the stream. Many trails have been established which will be maintained even during the winter.

Supervisor Moreau stated that this is gorgeous property and is a short walk from the Civic Center.

Supervisor Moreau explained that there is a public meeting on Tuesday, August 31, regarding the Mill Pond Dam project. The conclusion of the preliminary engineering and conceptual park planning will be presented. In 2019, a feasibility study was completed. That is when options for the dam were explored. Public input has also been gathered. This is a public outreach meeting with reporting on the engineering proposal. From this point the project goes back to the Township Board and Oakland County Parks and Recreation Commission to determine if they are satisfied with the engineering. The next phase will be to move to the construction engineering and bid documents.



Mike Losey reported that forty-eight percent of the project has been funded by grants, which is around \$800,000. There is much support statewide for these kinds of projects and some grant funding has been received from national organizations.

- 3. Public Comment  
None

**Adjournment:**

Hearing no other business, Supervisor Moreau adjourned the joint meeting at 8:34 p.m.

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Laura Moreau, Supervisor

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Sean R. Miller, Clerk