

Springfield Township
Planning Commission Meeting
Minutes January 16, 2018

Call to Order: Chairperson Baker called the January 16, 2018 Business Meeting of the Springfield Township Planning Commission to order at 7:30 p.m. at the Springfield Township Civic Center, 12000 Davisburg Road, Davisburg, MI 48350.

Attendance:

Commissioners Present:

Dean Baker
Dave Hopper
Jason Pliska
Kevin Sclesky
Linda Whiting

Commissioners Absent

Ruth Ann Hines
George Mansour

Consultants Present

Doug Lewan, Carlisle Wortman, Associates
Randy Ford, Hubbell, Roth, Clarke, Inc.

Staff Present

Laura Moreau, Clerk
Denny Vallad, Township Trustee
Judy Hensler, Township Trustee
Erin Mattice, Planning Administrator

Approval of Agenda:

Commissioner Hopper moved to approve the agenda as amended, moving New Business after Old Business, #2. Supported by Commissioner Sclesky. Voted yes: Baker, Hopper, Pliska, Sclesky, Whiting. Voted no: None. Absent: Hines, Mansour. Motion Carried.

Public Comment:

None

Consent Agenda:

1. Minutes of the December 19, 2017 Planning Commission Meeting

Commissioner Whiting moved to approve the minutes of the December 19, 2017 meeting as presented. Supported by Commissioner Sclesky. Voted yes: Baker, Hopper, Pliska, Sclesky, Whiting. Voted no: None. Absent: Hines, Mansour. Motion Carried.

Public Hearing:
None

Old Business:

**1. Conceptual Site Plan Review and Special Land Use– General RV Center,
8665 Dixie Highway, Parcel #07-24-101-005**

Craig Macdonell, Architect, introduced himself to the Commission. He provided a brief overview of the project and all changes that have been made since they last appeared before the Commission. He stated that the changes that were made were intended to bring them closer to compliance with the Dixie Highway Design Guidelines. They were able to make adjustments to save some of the trees along Dixie Highway. He stated that there was an error in the original calculations for parking and he explained the error. He stated that 45 spaces are needed based on the one for 250 showroom square footage. They are over by 13 spaces but would like to keep those spaces to accommodate potential sales events. He stated that they also made some engineering changes to get closer to the Best Management Practices required on the site based on the soil structure information that they now have.

Doug Lewan summarized his review dated January 4, 2018. He explained that the Commission is charged with determining if the site plan meets the criteria contained in Section 40-145 of the Springfield Township Code of Ordinances and he summarized those criteria and how the site plan addresses those criteria. He stated that they would like to see some additional infiltration basins or some way to break up the pavement behind the building. If this was done, perhaps the edges of the development could be brought in to minimize clearing. The narrative that was provided last week shows that they will be putting some infiltration basins within the parking lot. The property is zoned commercial and it is in an area where they anticipate commercial use within Springfield Township. The concern is with the close proximity to adjacent properties, especially the residential development. He stated that with landscaping, a lot of the negative impacts can be mitigated with the addition of trees, etc. The Planning Commission must decide if the Special Land Use criteria have been met to their satisfaction and it can be moved on to the Township Board.

Mr. Lewan continued with the summary of his review outlining some details that need to be addressed. He stated that he was pleased with the meeting that they had after the last Planning Commission meeting and impressed that the applicant was willing to work with the Township to meet the intent of the ordinance and the Dixie Highway Design Guidelines. The applicant is now proposing Best Management Practices for storm water and these are infiltration basins. He stated that he provided a detailed review of the landscaping because the applicant provided it and because it is so important to the buffering issue. There will be a waiver necessary for a reduced number of trees along the eastern part of the site. Some additional parking lot landscape trees are needed. He stated that the review contains a list of items needed for Final Site Plan approval.

Mr. Randy Ford, Township Engineer, provided a summary of his review letter. He stated that storm water management is the most significant issue with regard to development of the site. Onsite detention or retention must be provided to accommodate the increase in impervious areas. They are now proposing to retain the drainage and it is depicted in the back of the site. He has not yet completed the calculations which would come at Final Site Plan. The basin proposed has the forebay which helps capture the first flush of storm water. He stated that soils are generally favorable to onsite percolation and the addition of some of the upland features will go a long way in capturing some of the run off from the parking lot. He stated that he has also suggested perforated pipes and leeching basin structures. There is a water quality device being depicted to be installed before it discharges to the forebay. If they are going to retain, there is a need to assess an overflow situation and this will still need to be addressed and the applicant's engineer is aware of this. He summarized the items needed for Final Site Plan.

Commissioner Whiting noted the presence of two driveways and asked how the west drive would be used.

Mr. McDonnell stated that this drive has a secured gate and could be accessed if they had to bring a unit in or out. It is not to be used by the general public.

Commissioner Whiting asked how far the ornamental fencing will extend along the front.

Mr. McDonnell replied that it is in the front and will wrap around the corner. It is present anywhere that is readily visible from Dixie Highway.

Commissioner Hopper commented that the plan is over by 13 parking spaces. He asked what the justification is for these spaces.

Mr. McDonnell replied that it would be parking for special events, sales events or an open house. To put in 13 spaces later would be difficult. These 13 spaces are in the employee area and they may need these spaces for additional growth.

Commissioner Hopper asked about the dimming plan for the lights. He asked what the dimming level would be in the rear parking area during the off hours.

Mr. McDonnell replied fifty percent.

Commissioner Hopper stated that he likes the idea that the back is completely secure. He is trying to avoid issues with the adjacent property owners.

Mr. Robert Baidas, business owner, stated that after hours it is all security lighting. He stated that it is different from a car dealership because they do not stay open at night because they cannot show RV's when it is dark.

Commissioner Hopper stated that the applicant will need to specify the type of lighting for Final Site Plan and how much the lights would reduce at night.

Mr. Lewan stated that the Commission can make the lighting one of the conditions of the conditional approval if they so choose.

Commissioner Hopper stated that the Fire Department will have to have access to all of the property if the business is closed. This would have to be included in Final Site Plan.

Mr. McDonnell replied that they have access to all of their facilities; he concurred with Commissioner Hopper's comment.

Commissioner Hopper stated that he appreciated the changes that were made. It is in line with the Dixie Highway Design Guidelines and he commented on the items added. He appreciates the look of the fence in the front. He suggested natural fieldstone for the pillars of the split rail fence and ground sign.

Mr. McDonnell replied that the product that they selected looks like real stone and they can provide a sample.

Commissioner Hopper suggested they use real stone.

Mr. McDonnell stated that the stone product would be used on all applicable parts of the building so it would all be tied together.

Commissioner Sclesky stated that he appreciates all of the work and effort that has been done to move the plan forward to this point. A lot of items that have been brought up are attainable and can be addressed at Final Site Plan. He commented on the Special Land Use standards that Mr. Lewan had mentioned. He stated that he is in favor of supporting this plan.

Commissioner Whiting asked about the eastern screening waiver requested and where this area is.

Commissioner Hopper stated that it was the property line adjacent to the church because the church property is a different zoning.

Chairperson Baker asked the applicant to clarify the extent of the ornamental fencing along the front of the site.

Mr. McDonnell showed the area on the site plan that contains the fence.

Chairperson Baker clarified that the Dixie Highway Design Guidelines require natural stone for the fence detail. This is a step towards bringing all ornamental features to a consistency of design.

Mr. McDonnell stated that if their project picks one stone and the next business picks another stone, there is no consistency.

Chairperson Baker reiterated that it is natural stone.

Commissioner Whiting asked if the density planned for the new trees would meet the ordinance required 80% opacity required between adjacent land uses.

Mr. Lewan replied that the applicant is using many existing trees to meet this standard.

Commissioner Hopper moved to recommend to the Township Board to authorized Special Land Use approval to General RV for property located at 8665 Dixie Highway, Parcel #07-24-101-005. The proposal is allowed as a Special Land Use in the C-2 Zoning District as recommended by the Springfield Township Board of Appeals at their September 20, 2017 meeting. The plan as submitted addresses Section 40-145 of the Springfield Township Zoning Ordinance specifically:

- a.) The bulk of the RV storage parking will be secured and not accessible to the public and only nighttime dimming security lighting will be used employing motion sensing technology reducing lighting levels to a minimum of 50%. The proposal shall be in harmony with the zoning district and will not be detrimental to adjoining districts**
- b.) No new curb cuts are proposed to access the proposed development and the load proposed customer count and with the proposed safety path, the traffic will not be hazardous or inconvenient to the neighborhood**
- c.) The proposed density and open space requirements have been made in the submittal**
- d.) The public service and facilities will be capable of handling the increase service and facility load with this land use**
- e.) With the use of Best Management Practices which will be reviewed in more detail at Final Site Plan review including the addition of in-lot infiltration basins, the natural environment can be protected. Further, the applicant is proposing to protect a sizeable amount of trees and replace many trees removed by the construction of the storm facilities**
- f.) The proposal can be compatible with adjacent uses of land with the preservation of over one hundred trees in the west and the installation of eighty-four new trees, screening will be substantially provided to separate this use from the residential multiple use to the west which would probably meet the screening requirements for this area. The installation of thirty-two canopy and five evergreen trees to the east with the preservation of existing vegetation outlined in the plan will provide adequate screening to the east. The Planning Commission recommends a waiver of the strict interpretation of the required screening to the east, i.e. the church used property**
- g.) The Planning Commission finds the foregoing standards are substantially addressed by the applicant in their submittal.**

Supported by Commissioner Pliska. Voted yes: Baker, Hopper, Pliska, Sclesky, Whiting. Voted no: None. Absent: Hines, Mansour. Motion Carried.

Commissioners clarified that at Final Site Plan the applicant would need to show Fire Department access and fire truck templates through the site.

Applicant concurred.

2. Discussion/Review – Ordinance Amendments – Addressing Nonconforming Properties

Mr. Lewan summarized his memo dated January 5, 2018 and reviewed suggested ordinance language. He stated that he added OS and C-2 to the ordinance revisions. He is suggesting using a ratio of the difference between required lot width and actual lot width. He provided examples using actual Township properties. He stated that he also added minimums to the nonconforming property setbacks; minimum 20 feet for front, minimum side yard of 10 feet and minimum rear yard of 15 feet. If this revision was adopted, when on a nonconforming lot, the building official would apply the ratios for setbacks. Now, all residents in this scenario are referred to the Zoning Board of Appeals. If this was adopted, those setbacks on nonconforming lots would become administrative.

Commissioner Sclesky stated that this would be for a vacant lot or if there was a total loss due to fire.

Mr. Lewan concurred and added that this would also be used if someone was building an addition. He stated that to use these new provisions, it would have to be a preexisting nonconforming lot.

Commissioner Whiting stated that she likes the idea of a simple formula and setting a minimum.

Chairperson Baker stated that he likes the logic of the approach and the minimum makes sense for access.

Commissioner Whiting stated on lake front lots, the lake side is generally considered to be the front.

Mr. Lewan confirmed that the setback from a lake to a structure is 50 feet. He stated that this has no effect on septic setbacks or well setbacks and the floor area coverage still applies.

Chairperson Baker confirmed that these setback variance requests on nonconforming lots represent a high volume of the Zoning Board of Appeals requests. He stated that this would eliminate a lot of the requests that are coming to them.

Commissioner Whiting moved to set a Public Hearing to consider changes to Section 40-277 and Section 40-572 of Springfield Township Code of Ordinances in discussion of the required setbacks based on the new formula required. Supported by Commissioner Sclesky. Voted yes: Baker, Hopper, Pliska, Sclesky, Whiting. Voted no: None. Absent: Hines, Mansour. Motion Carried.

New Business:

- 1. Reconsideration of Motion made on July 18, 2017 regarding Final Site Plan approval, Outdoor Expressions, 8190 Old White Lake Road, Parcel #07-36-451-031**

Commissioners discussed Supervisor Walls memo regarding this request to reconsider the motion made on July 18, 2017.

Commissioner Hopper moved to reconsider a motion from July 18, 2017 for Outdoor Expressions located at 8190 Old White Lake Road, Final Site Plan Approval motion. Supported by Commissioner Whiting. Voted yes: Baker, Hopper, Pliska, Sclesky, Whiting. Voted no: None. Absent: Hines, Mansour. Motion Carried.

Commissioner Hopper moved to remove the condition of cash to the Township for a safety path as neither a path nor cash are required at this location according to Springfield Township Code of Ordinances Section 40-851; the balance of the motion remains in full force and effect. Supported by Commissioner Sclesky. Voted yes: Baker, Hopper, Pliska, Sclesky, Whiting. Voted no: None. Absent: Hines, Mansour. Motion Carried.

Other Business:

- 1. Priority Task List**

Commissioners reviewed and made changes to the Priority Task List.

Public Comment: None

Adjournment:

Commissioner Whiting moved to adjourn the meeting at 8:47 p.m. Supported by Commissioner Pliska. Voted yes: Baker, Hopper, Pliska, Sclesky, Whiting. Voted no: None. Absent: Hines, Mansour. Motion Carried.

Erin A. Mattice, Recording Secretary