

Springfield Township  
Planning Commission Meeting  
Minutes March 20, 2018

Call to Order: Chairperson Baker called the March 20, 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  
Ruth Ann Hines  
Dave Hopper  
George Mansour  
Jason Pliska  
Kevin Sclesky  
Linda Whiting

Commissioners Absent

Consultants Present

Doug Lewan, Carlisle Wortman, Associates

Staff Present

Collin Walls, Supervisor  
Erin Mattice, Planning Administrator

Approval of Agenda:

**Commissioner Whiting moved to approve the agenda as presented. Supported by Commissioner Sclesky. Voted yes: Baker, Hines, Hopper, Mansour, Pliska, Sclesky, Whiting. Voted no: None. Absent: None. Motion Carried.**

Public Comment:

None

Consent Agenda:

**1. Minutes of the February 20, 2018 meeting**

**Commissioner Hines moved to approve the minutes of the February 20, 2018 meeting as presented. Supported by Commissioner Pliska. Voted yes: Baker, Hines, Hopper, Mansour, Pliska, Sclesky, Whiting. Voted no: None. Absent: None. Motion Carried.**

Public Hearing:

**Ordinance Amendments – Section 40-572  
Addressing Nonconforming Properties**

**Public Hearing was opened at 7:33 pm**

No public comment was heard

**Public Hearing was closed at 7:34 pm**

Old Business:

**1. Final Site Plan Review, Progressive Irrigation, 4584 Clawson Tank Drive  
Parcel #07-36-401-010**

Paul Boomer, Creative Land, 105 Crescent Hill Drive, Ortonville, introduced himself to the Commission. He stated that after the last meeting, he and his client came in and met with Supervisor Walls and received comments from him regarding the plan. Supervisor Walls suggested that they move the detention facility off the rear property line because of a stand of white oaks that they could save. Mr. Boomer also changed the grading to allow all of the spoils from the retention facility to be spread on the site. They also looked at the southeast corner to make it drain into the retention pond. They detained enough water to meet the 200 storms in succession requirement, however it is actually almost 400 storms in succession. He explained the current water that pools on the site and the changes that they want to remove the berm to fix this situation. He adjusted the entrance to remove the conflict with the existing water gate valve which addressed one of Mr. Ford's comments. He stated that the OCHD septic permit said 1500 gallon tank and he made this consistent with the site plan. He confirmed that the Commissioners had received the permits for the road and the erosion control. He also provided Mr. Ford with the soils analysis report for the site proving that the detention should function like it is supposed to. He also added leeching basins to make the detention fail-safe. He provided an updated landscape plan which adjusts the trees to allow for optimal growth and retention of the existing oak trees. He pointed out the screen fencing along the back too. He confirmed that the approach would be 9 inch deep asphalt which is what the County requires. He commented that they are asking the Commission for a waiver of paving on the the gravel storage yard which will house small trucks and equipment.

Mr. Lewan provided a summary of his review letter dated March 6, 2018. He confirmed that the Planning Commission are being asked to grant a waiver for the outdoor storage area which is contained in the Design and Construction Standards. He stated that Mr. Boomer addressed one of the engineering comments which was the cross section for the driveway entrance which is now in the plan. The applicant also amended the landscape plan slightly. He did not receive an updated landscape plan and confirmed that the previous landscape plan met ordinance requirements. If there are major changes to the landscape plan, he would like to review those to make sure that they continue to meet

ordinance standards. He is confident that he can review this administratively after approval of the final site plan is given. The plan is in compliance with the Township zoning ordinance and he would recommend Final Site Plan approval.

Commissioner Whiting asked for clarification on the paving waivers.

Mr. Boomer confirmed that they were looking for a paving waiver for the storage area.

Chairperson Baker asked the other Commissioners for their feedback on approving the gravel storage area.

Commissioners agreed with allowing the non-paved surface for the vehicle storage lot.

Commissioner Sclesky asked about the presence of the power lines along Andersonville Road and if they would interfere with the long-term maintenance of the trees that were being planted.

Mr. Boomer replied that all of the landscaping is within the front setback and the power lines are in the road right of way. There will be a gap between the power lines and the trees.

**Commissioner Whiting moved to approve Final Site Plan review for Progressive Irrigation's office, adjoining warehouse, service shop and outdoor storage yard the business of which is lawn irrigation, lawn maintenance, landscaping and snow and ice removal management. The proposed facilities would be located at the northeast corner of Andersonville Road and Clawson Tank Drive, parcel #07-376-401-010. A recommendation for the waiving requirement as long as it is used for outdoor storage. The plan is approved with the following conditions:**

- **Questions about the utilities and the services to the property can be resolved administratively**
- **Administrative review and approval of the Final Landscape Plan by Carlisle Wortman Associates**
- **Recording of the safety path easement**

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

## **2. Ordinance Amendments – Section 40-721(3) Screening Between Land Uses**

Mr. Doug Lewan summarized his memo dated March 8, 2018. He provided ordinance language and graphics depicting the updated screening. The existing ordinance requires an 80% opacity buffer be attained immediately. The changes are proposing a mixture of large trees, medium trees, shrubs and berms to provide a more balanced approach to a buffer. It would require fewer tree plantings at the time of planting and would also provide a fair amount of flexibility for the applicant. The proposed language allows the 80% opacity to be met in three years which allows the plant material to grow and mature. He also included a landscape ordinance comparison between Springfield and other

communities and he reviewed that document. He also explained the drawings showing Buffer 1, Buffer 2, Buffer 3 and Buffer 4. They are not changing this concept, they are changing the amount of plant materials. He summarized the ordinance language changes.

Commissioner Hines asked if the Planning Commission could still make recommendations on reductions and types of landscape material.

Mr. Lewan answered that the Planning Commission can still make recommendations and the changes in the ordinance language does not preclude that.

Mr. Lewan continued with the ordinance language review including language change to large evergreen, medium evergreen, large deciduous and large evergreen shrub. The ultimate height would be determined by the species and other factors. He also removed the word "screen" and replaced it with the word "buffer". He also changed the language to reflect that the "applicant can request waivers." He also revised Table 6 because it is hard to view with the online version but he did not change the content. He also reviewed the change to 2 inch caliper instead of 2 1/2 inch caliper trees because the two inch caliper trees when planted have a better ability to grow faster over time. So, they are proposing to reduce the size of some of the large deciduous trees from 2 1/2 inch caliper to 2 inch caliper due to increased viability and some of the deciduous ornamental trees from 2 inch caliper to 1 1/2 inch caliper.

Commissioner Hopper pointed out an error in the chart.

Mr. Lewan concurred. He continued with the proposed language changes. The proposed buffer zone options would be included in the ordinance.

Chairperson Baker asked about the plant schedule; it is labeled as B (9) in the ordinance language.

Mr. Lewan answered that it is the Table on page 9. He stated that he will look up that reference and correct if needed.

Chairperson Baker asked about the existing Item 1 on page 3, it appears to be a very long sentence and he is not sure of meaning.

Mr. Lewan replied that he will make amendments to that section to make the meaning clear and he confirmed meaning.

Commissioners discussed screening conditions between adjacent properties.

Mr. Lewan clarified that he might not completely eliminate the word "screen" in the ordinance depending on meaning.

Commissioner Hines asked about Buffer #4.

Mr. Lewan replied that this is a heavy industrial use next to a residential use and they would expect the landscaping to be installed at development to provide buffering immediately.

Commissioner Whiting asked how the complicated system came about and if they were making things more difficult for people or if they are ahead of the curve.

Mr. Lewan replied that the Township is ahead of the curve. The ordinance forces developers to think about a mixture of trees, shrubs, etc. and actually meeting the intent of the ordinance.

Commissioner Sclesky agreed with the ordinance changes.

Commissioner Hopper and Commissioner Mansour concurred.

Commissioner Hines asked about the new Fire Station 1 landscaping and the different arrangement of the neighboring properties. How do you design landscaping that will help all adjoining properties given how they are at different positions and elevations?

Mr. Lewan replied that if someone's property is very high, they might not be able to fully screen them. One option is to pull the landscaping off the property line and put it close to the building itself which provides screening for a higher adjoining property.

Commissioner Hopper commented on the landscaping at new Fire Station 3.

Commissioner Mansour commented that when he was developing in the Township, he had to replace many trees because they couldn't last through the transplanting process. He likes this proposal because it makes sense and leads toward the longevity of the installed landscaping.

Commissioner Hopper suggested that keys are added to the Buffer graphics that are being included in the ordinance.

Mr. Lewan agreed; he will add a key. He suggested that the changes suggested were minor and he could have it ready for Public Hearing for the next Commission meeting.

**Commissioner Hines moved to schedule a Public Hearing at the first convenient opportunity for ordinance revisions to Section 40-721 Landscaping/Greenbelts and Buffers and Screening. Supported by Commissioner Sclesky. Voted yes: Baker, Hines, Hopper, Mansour, Pliska, Sclesky, Whiting. Voted no: None. Absent: None. Motion Carried.**

New Business:

**1. Ordinance Amendments – Section 40-572 Addressing Nonconforming Properties**

**Commissioner Hopper moved to recommend to the Township Board ordinance amendments to Springfield Township Code of Ordinances, Section 40-572 as presented. Supported by Commissioner Hines. Voted yes: Baker, Hines, Hopper, Mansour, Pliska, Sclesky, Whiting. Voted no: None. Absent: None. Motion Carried.**

Other Business:

**1. Priority Task List**

Commissioners reviewed and made changes to the Priority Task List. Commissioner Pliska provided an update regarding the recent actions of the Pathway Committee.

Public Comment:

None

Adjournment:

**Commissioner Whiting moved to adjourn the meeting at 8:44 p.m. Supported by Commissioner Hines. Voted yes: Baker, Hines, Hopper, Mansour, Pliska, Sclesky, Whiting. Voted no: None. Absent: None. Motion Carried.**

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Erin A. Mattice, Recording Secretary