

Minutes of  
**PLANNING COMMISSION  
REGULAR MEETING  
April 25, 2023**



**Call to Order:** Chairperson Baker called the April 25, 2023, Regular Meeting of the Springfield Township Planning Commission to order at 7:06 p.m. at the Springfield Township Civic Center, 12000 Davisburg Rd., Davisburg, MI 48350.

**Commissioners**

**in Attendance:** Dean Baker, Chair  
Jamie Costigan  
Ruth Ann Hines  
Dave Hopper  
George Mansour  
Chris Moore

**Absent:** Kevin Sclesky

**Consultants Present:**

Julia Upfal, Giffels Webster  
Mike Smith, AEW

**Staff Present:**

Laura Moreau, Supervisor  
Joan Rusch, Planning Administrator

**Approval of Agenda:**

**Commissioner Hines moved to proceed with the agenda as presented. Supported by Commissioner Hopper. Vote: Yes: Baker, Costigan, Hines, Hopper, Mansour, Moore. No: None. Absent: Sclesky. Motion approved.**

**Public Comment:** None

**Approval of Consent Agenda:**

**Commissioner Hines moved to approve the consent agenda as presented. Supported by Commissioner Hopper. Vote: Yes: Baker, Costigan, Hines, Hopper, Mansour, Moore. No: None. Absent: Sclesky. Motion approved.**

**1) Approve minutes of March 28, 2023, Special Workshop Meeting**

**2) Approve minutes of March 28, 2023, Regular Meeting**

**Public Hearing:**

1. Amendments to the Code of Ordinances – Accessory and Nonconforming Uses  
Section 40-2 – Definitions  
Section 40-649 – Accessory Buildings and Structures and Uses

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Section 40-931 – Nonconforming Uses of Land; Nonconforming Structures; Nonconforming Uses of Structures and Premises

Section 40-932 – Setbacks for Nonconforming Lots

**Hearing Opened at 7:08 p.m.**

**Comments:** None

**Hearing Closed at 7:09 p.m.**

**New Business:**

**1. Final Site Plan Review - Pavement Supplies, 8354 White Lake Road, P.I.# 07-36-451-021**

Mr. Leach, project engineer, Kieft Engineering, stated that this project came before the Planning Commission two months ago for a preliminary site plan review. After that meeting, there were a few items to finalize. The stormwater issues were resolved with the Township Engineer. Landscape items were addressed. There are still some minor items to be adjusted, but there appear to be no major sticking points. So, this project is asking for a conditional final site plan approval.

Ms. Upfal reviewed the site details and background. She stated that the waivers discussed at the preliminary review must be included in the motion. These waivers include: excess parking – 15 spaces required with 27 proposed, alternative surface material of asphalt millings instead of pavement in the truck turn around area, off street loading to accommodate once a week deliveries and secondary driveway to remain as emergency access, one parking lot tree instead of the five required along with additional trees around the perimeter, and roof pitch of 1:6 instead of 1:3. Ms. Upfal noted that outdoor storage screening is proposed with additional trees surrounding it which will be designated on the plans, but this does not require a waiver. A picnic table at the southeast corner of the site has been proposed instead of the bike rack. The building mounted lighting cannot be solely for attracting attention to the building. It can be for pedestrians, the entrance to the site, safety, loading, and so forth. She would better like to understand the reason for the building mounted lighting.

Mr. Leach explained that the building mounted lighting is only trying to meet the ordinance. The lighting is not trying to draw attention to the building. The lights will turn off when the business closes. He understands that there are a few items on the photometric plan to be addressed.

Chairperson Baker noted that the parking requirements differ on the planner's review and on the applicant's project proposal. He asked for clarification on these parking requirements.

Ms. Upfal explained that she didn't count the double length spaces the same way the applicant did. They both have the same understanding of parking requirements but broke it down differently. So, the waiver should indicate 12 excess spaces.

Chairperson Baker stated that the second access to the site would require a waiver. He asked for clarification that this second access drive would be used only for emergencies.

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Mr. Leach stated that the applicant does not intend to use this exit. The lock for the gate could be easily accessible for a fire emergency or could be a breakthrough gate if necessary.

Mr. Smith commented that the driveway is already approved by the Road Commission for Oakland County and no upgrades are necessary.

Chairperson Baker asked if a waiver was needed for metallic building materials.

Ms. Upfal stated that the materials shown are not metallic and more of a stone gray, so no waiver is required.

Chairperson Baker reviewed that the waivers for the motion should include a second driveway access, asphalt millings in truck turn around area, extra parking, one tree in parking lot instead of five, and roof pitch ratio of 1:6.

Commissioner Hopper stated that a waiver was also needed for the tree inventory, since there are no trees on the site.

Ms. Upfal stated that the Commission should attach conditions for the administrative items noted in her review.

Mr. Smith stated that most of his comments from the preliminary site plan review were addressed. The engineering plan review will address most comments noted in his review. He summarized that a permit from RCOC will be required for all improvements within the road right of way. A waiver from the Planning Commission is required to leave the existing emergency drive in place, and he has no issues with this. A waiver is required to permit the asphalt milling surface for the truck maneuvering area. AEW will make sure an appropriate thickness of asphalt millings is provided. The dumpster area includes a concrete pad. The stormwater management comments have been addressed. An agreement with the neighboring parcel was provided which allows water from this site to discharge to the adjacent parcel with no restrictions. An easement is in place for this. A Stormwater Management Operations and Maintenance Agreement will be required prior to engineering plan approval. EGLE should also be contacted to determine if a permit is required to discharge to the retention basin. The site will be serviced by well and septic systems and will require approval from the Oakland County Health Department. AEW will make sure these permits are in place before final engineering approval is given.

Mr. Leach stated that the proposed plan is very close to meeting the requirements and is requesting a conditional approval.

Chairperson Baker stated that the Fire Chief submitted comments, and the response by Kieft indicates that these concerns will be addressed.

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Sean R. Miller, Clerk



Commissioner Hopper moved that, based upon the information received from the applicant, and reflected in the minutes of this meeting, the Planning Commission finds that the final site plan for Pavement Supplies, 8354 White Lake Road, PI #07-36-451-021, meets the required standards and findings for final site plan approval pursuant to Division 5 – Site Plan Review of the Zoning Ordinance and approves the final site plan with conditions and waivers. Due to the unique nature and use of this proposal multiple waivers are requested.

- Waiver of 40-681(1)(g) to allow for 12 additional parking spaces to accommodate the use of the site.
- Waiver of 40-681(1)(h) to allow for asphalt millings in the area used for limited truck use only, not for customer and employee parking. This will reduce the impervious surface.
- Waiver of 40-863(3)(a) to allow the existing gravel entrance drive in place to remain in place, as this will only be used as an emergency drive and will be cable gated. This drive has already been approved by RCOC.
- A waiver of 40-721(b)(4)(a)(1) to allow a shortage of interior parking lot trees, as the applicant has added additional street trees to aid in screening, including an addition of trees around the proposed vault storage tankers.
- A waiver of 40-721(b)(13) to forgo the existing tree inventory, as this site, due to its past use, is devoid of natural features.
- A waiver of 40-821(2)(b) to allow for a 2:12 roof pitch, as this is consistent with the other buildings in the area.
- Include all the outstanding administrative items from the planner and engineer and address the Fire Chief's concerns.

Supported by Commissioner Mansour. Vote: Yes: Baker, Costigan, Hines, Hopper, Mansour, Moore. No: None. Absent: Sclesky. Motion approved.

## 2. Proposed amendments to Code of Ordinances – Accessory Structures; Expanding and Extending Nonconformities; Setbacks for Nonconforming Lots

Chairperson Baker explained that the Planning Commission had been looking at these ordinance amendments for the past few months. Proposed ordinance language has been prepared by the Township Planner. He asked if the Commissioners had any comments. Hearing none, he asked for a motion for a recommendation to the Township Board for their consideration.

Commissioner Hines moved, that based upon the fact that a Public Hearing was held this evening to hear public comment on these ordinance amendments, to recommend to the Township Board to consider adoption of the amendments to the Code of Ordinances Section 40-2 – Definitions, 40-649 – Accessory Buildings and Structures and Uses, 40-931 – Nonconforming Uses of Land; Nonconforming Structures; Nonconforming Uses of Structures and Premises, and 40-932 – Setbacks for Nonconforming Lots. Supported by Commissioner Moore. Vote: Yes: Baker, Costigan, Hines, Hopper, Mansour, Moore. No: None. Absent: Sclesky. Motion Approved.

Old Business: None

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**SPRINGFIELD**  
CHARTER TOWNSHIP



Sean R. Miller, Clerk

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**Public Comment:**

Chairperson Baker provided an update on the land use designation item that was discussed at the March meeting. He explained that this item was reviewed by the ZBA, which ruled that a waste transfer station was appropriate in the M-2 zoning district with a minimum lot size of 5-acres. The ZBA also added conditions to this type of use.

The Commissioners, Planner, and Supervisor discussed this topic.

**Adjournment:**

**Commissioner Hines moved to adjourn the meeting at 8:00 p.m. Supported by Commissioner Moore. Vote: Yes: Baker, Costigan, Hines, Hopper, Mansour, Moore. No: None. Absent: Sclesky. Motion approved.**

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**Joan Rusch, Recording Secretary**