



Call to Order: Chairperson Baker called the May 25, 2021, business Meeting of the Springfield Township Planning Commission to order at 7:00 p.m. at the Springfield Township Civic Center, 12000 Davisburg Rd, Davisburg, MI 48350.

Commissioners

in Attendance: Dean Baker, Chairperson
Ruth Ann Hines
Dave Hopper
Jamie Costigan
Terry Rusnell

Absent: George Mansour, Kevin Sclesky

Consultant present:

Mike Smith, AEW

Consultant Present via video conference:

Sally Elmiger, Carlisle Wortman, Associates

Staff Present:

Laura Moreau, Supervisor

Approval of Agenda:

- **Commissioner Hines moved to proceed with the agenda as presented. Supported by Commissioner Hopper. Vote: Vote yes: Baker, Hines, Hopper, Costigan, Rusnell. Vote no: None. Motion approved.**

Public Comment:

none

Approval of Consent Agenda:

- **Commissioner Hines moved to approve the consent agenda as amended to edit minutes of April 27, 2021, to reflect that all votes were taken in person and not as Roll Call. Supported by Commissioner Costigan. Discussion: none. Vote: Vote yes: Baker, Hines, Hopper, Costigan, Rusnell. Vote no: None. Motion approved.**



New Business:

1. Feldman Jeep – Final Site Plan Review

Those present on behalf of Feldman project included: Dale Beyers, Bloom General Contracting; Steve Fornier and Shane Burley, Studio Detroit Architects; Pat McWilliams, Kieft Engineering; Dave Katarski, Feldman Automotive; Jim Eppink, landscape architect. The reason for their attendance was final site plan approval. An overview of the project was given including sharing of architectural drawings, site plans, interior floor plan, signage, landscaping plans, and engineering plans. Ms. Elmiger, planning consultant, commented that the project team responded to all of her requests and that the plans are in good shape. She recommends that the Planning Commission approve the final site plan. Mike Smith, AEW, also commended the project team for their good work at addressing his concerns, especially with the drainage. Commissioner Hines expressed customer parking concerns. The project team assured it would be well marked and ample. Commissioner Hopper positively commented on final plans. He requested a second community design feature and expressed concerns about lighting at night to meet township ordinance. Project managers will accommodate his requests. Commission also accepted screening option of the wall proposed. No further comments from commissioners.

Commissioner Hopper moved that the Planning Commission finds that the final site plan for Feldman Jeep for 8731 Dixie Highway, PI # 07-24-126-007, dated 5-18-21, meets the criteria for Expedited Review and Flexible Zoning pursuant to section 40-596(c) and further meets the findings for Site Plan Approval pursuant to Article II Division 5 - Site Plan Review of the Zoning Ordinance, and approves with conditions the Final Site Plan.

The Final Site Plan approval is granted with the following conditions:

- 1. Prior to pre-construction meeting, the applicant provides the Township copies of all permits from Oakland County health division, water resource commission soil erosion, and, if required, Road Commission for Oakland County.**
- 2. Township planner to verify that lighting meets Ordinance requirement 40-888.**



3. Applicant to provide second community design feature, Per Section 40-596(e)2 to be verified by the Planning Consultant - the Planning Commission recommends installation of a bike rack.
4. Provide light dimming plan to address 40-888(e)4.
5. Planning Commission recommends that the screen wall as proposed meets ordinance requirements as stipulated in 40-721.

This action is based on the fact that:

- The proposed use is allowed in C-2 zoning, Section 400-40
- The Proposal meets Township Ordinance 40-596 and qualifies for expedited Review and Flexible Zoning options as found in 40-596(c)2
- The development meets requirements of the Master Plan

Support by Commissioner Hines. Discussion: none. Public Comment: none. Vote: Vote yes: Baker, Hines, Hopper, Costigan, Rusnell. Vote no: None. Absent: Mansour, Sclesky

Old business:

1. Dixie Highway Design Guidelines – proposed amendments

Ms. Elmiger modified language on page nine referencing expedited review process. Discussion was held concerning crosswalks and the materials they are composed of and meeting ADA requirements. Mr. Smith will take a look at this and get feedback to Ms. Elmiger.

Supervisor Moreau questioned if specific material should be recommended at this time. Discussion regarding the fact that material is not specified in guidelines and whether this should be clarified in the guidelines. The commission will address this next month.

2. Outdoor Café Service – discussion regarding definitions and ordinance provisions for outdoor dining.

Ms. Elmiger explained the different definitions regarding outdoor seating area and outdoor café service. Outdoor seating area has no waitstaff service. Outdoor café does have waitstaff service. Zoning does allow for drive in, carry out, and fast-



food restaurants. If outdoor seating were added to the ordinance, then less formal types of outdoor dining could be accommodated. The planning commission could look at current setbacks to accommodate this change. Parking requirements may or may not be necessary depending on amount of outdoor seating. Tiered approach for review process is suggested depending on number of seats for the outdoor seating area. The commissioners discussed different types of outdoor cafes, parking concerns, types of seating (permanent versus portable), and setback requirements. Chairman Baker commented that the administrative review on this element is different from the administrative review on other items. Ms. Elmiger noted that this can be changed. Commissioner Hopper commented that if the number of people to be accommodated, which differs from the current square footage requirement, would require an administrative review. Ms. Elmiger will look at thresholds for administrative review in the ordinance and use those to keep things uniform. Ms. Elmiger will draft ordinance language for June meeting.

Other Business:

1. Master Plan – status update

Commented on memo sent by Ms. Elmiger just to update everyone. Will discuss in June.

2. Meeting Packets – feedback regarding materials provided and delivery method

Supervisor Moreau requested feedback on packets she had prepared. She is wondering if commission would like packets digitally or the 11x17 paper. Favorable feedback on both methods. Supervisor Moreau also proposed going to a pick-up system for the packets. Suggested mailbox cubicles in Civic Center for commissioners to pick up packets which would make them available during business and library hours. Favorable discussion on this.

Public Comment:

none

Adjournment:

- **Commissioner Hines moved to adjourn the meeting at 8:38 pm. Supported by Commissioner Costigan Vote: Vote yes: Baker, Hines, Hopper, Costigan, Rusnell Vote no: None. Motion approved.**

Minutes of
PLANNING COMMISSION
REGULAR MEETING
May 25, 2021

SPRINGFIELD
CHARTER TOWNSHIP



Sean R. Miller, Clerk

Joan Rusch, Recording Secretary