



Call to Order: Chairperson Baker called the June 22, 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
George Mansour
Kevin Sclesky

Absent: Terry Rusnell

Consultant present:

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: Yes: Baker, Hines, Hopper, Costigan, Mansour, Sclesky. No: None. Absent: Rusnell. Motion approved.**

Public Comment:

none

Approval of Consent Agenda:

- **Commissioner Hines moved to approve the minutes of the May 25, 2021, Regular Planning Commission meeting as amended, changing p. 3 – “prosed” to “proposed” and on p. 4 for Adjournment Vote “yes” to list commissioners by name. Supported by Commissioner Hopper. Discussion: none. Vote: Yes: Baker,**



Hines, Hopper, Costigan, Mansour, Sclesky. No: None. Absent: Rusnell. Motion approved.

Old Business:

1. Dixie Highway Design Guidelines – proposed amendments

Ms. Elmiger addressed the crosswalk item discussed last month. She provided material examples in the plan and stated that paving choice is subject to review by the Township Engineer.

Commissioner Hopper moved to forward the draft changes of the Dixie Highway Design Guidelines as reviewed tonight to the Township Board for their review and possible adoption. Supported by Commissioner Hines. Discussion: none. Vote: Yes: Baker, Hines, Hopper, Costigan, Mansour, Sclesky. No: none. Absent: Rusnell. Motion approved.

2. Outdoor Café Service – proposed ordinance

Ms. Elmiger reviewed the explanatory memo provided and addressed each comment. The commission may want to discuss the parking spaces required based on the number of patrons. Ms. Elmiger also clarified seating in front setbacks. Commissioners discussed current parking requirements and what the standards are based on. The Planning Commission has the ability to waive the parking spaces as necessary.

Commissioner Sclesky suggested requiring an annual permit that would also address stop and start dates and removing seating structures off season. The permit should also include language so that it complies with regulations of the Michigan Liquor Control Commission.

Commissioner Mansour inquired about when administrative review is required. Ms. Elmiger clarified when a permit is required, when the administrative review is required, and when a site plan review is required. Ms. Elmiger also suggested clarification of outdoor seating definition for existing and proposed establishments. Commissioners discussed what is meant by “close proximity” and if setbacks may be waived. Determining close proximity and the waiving of setbacks will be determined by the approving body. There was also discussion



about duplication of site plan review committee and administrative review staff. Supervisor Moreau suggested that the ordinance should say what type of seating is proposed, then indicate the review process required. There should be three categories: annual permit, site plan review committee, or full site plan review by Planning Commission.

Commissioner Baker asked for clarification of outdoor seating and outdoor café service for carry out and fast-food establishments. Commissioner Hines addressed the wording of “counter service” and what that means. Discussion determined that this wording is confusing and should be removed.

Ms. Elmiger will take into consideration these suggestions and revise ordinance for review next month.

New Business:

1. Proposed Medical Marijuana Zoning Ordinance

Supervisor Moreau explained the need for a medical marijuana ordinance and expressed concern that one should be adopted quickly. The Township Board has reviewed this already. The purpose of the ordinance is to minimize the impact on neighbors, inform emergency responders of property use, and allow annual inspection of facilities. The supervisor explained the current Michigan laws regarding medical marijuana.

Commissioners discussed the definition of caregiver, the number of plants allowed, how much space is required, the cultivation building requirements, and the odor generated. There was also discussion on whether or not to allow cultivation in light industrial zoning. Suggestions generated regarding the ordinance were to increase the property size to four acres; place the building 100 feet from the property line and 200 feet from any dwelling on neighboring property; require an air filtration system; require written permission from the property owner if the caregiver is renting/leasing the property. The Planning Commission intends to hold a public hearing at the next meeting.

Commissioner Hopper moved to set a public hearing at the next available date for the changes as discussed at this meeting. Supported by Commissioner Hines. Discussion: Discussion regarding allowing smoking marijuana on property, but not in the cultivation building. Discussion regarding landowners giving



permission to grow marijuana on property. Vote: Yes: Baker, Hines, Hopper, Costigan, Mansour, Sclesky. No: none. Absent: Rusnell. Motion approved.

Other Business:

1. Master Plan – status update

Ms. Elmiger reported that Carlisle/Wortman Associates is still working on background studies and addressed each item in the memo provided. Ms. Elmiger provided a definition for transitional lands and what areas of the township this would cover. Ms. Elmiger explained the commercial market analysis and asked if the commission wished her to proceed with such an analysis. Supervisor Moreau suggested the Commission consider guidelines and standards for properties on the north end of Dixie Highway as that is continuing to be developed. The commission requested that a commercial market analysis be provided.

2. Joint Meeting with Township Board August 24, 7:00 p.m.

The Planning Commission discussed meeting with the Township Board at their August meeting to review the township strategic plan and to discuss budget priorities. Preference for the meeting to begin at 6:00 p.m.

Public Comment:

none

Adjournment:

- **Commissioner Hines moved to adjourn the meeting at 8:47 pm. Supported by Commissioner Mansour. Vote: Yes: Baker, Hines, Hopper, Costigan, Mansour, Sclesky. No: None. Absent: Rusnell. Motion approved.**

Joan Rusch, Recording Secretary