

Springfield Township
Planning Commission Meeting
Minutes July 17, 2018

Call to Order: Chairperson Baker called the July 17, 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
Kevin Sclesky
Linda Whiting

Commissioners Absent

Jason Pliska

Consultants Present

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

Staff Present

Collin Walls, Supervisor
Erin Mattice, Planning Administrator

Approval of Agenda:

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

Public Comment:

None

Consent Agenda:

1. Minutes of the June 19, 2018 meeting

Commissioner Hopper moved to approve the minutes of the June 19, 2018 meeting as presented. Supported by Commissioner Whiting. Voted yes: Baker, Hines, Hopper, Mansour, Sclesky, Whiting. Voted no: None. Absent: Pliska. Motion Carried.

Public Hearing:

1. **Performance Guarantees – Ordinance Amendments – Section 40-35, Section 40-336, Section 40-401, Section 40-485**

Public Hearing opened at 7:33 pm

No public comment was heard.

Public Hearing closed at 7:34 pm

New Business:

1. **Performance Guarantees – Ordinance Amendments – Section 40-35, Section 40-336, Section 40-401, Section 40-485**

Commissioner Hines pointed out two places in the document where the word “may” appears which should be replaced with “shall”.

Commissioner Hopper moved to recommend that the Township Board amend Springfield Township Code of Ordinances, Chapter 40 Zoning by amending Section 40-35, Performance Guarantees and related amendments in Section 40-336(e)(1), Section 40-401(7)(f), Section 40-485(4)(h) as amended this evening in subsection 40-35(a) change the “may” in the fourth sentence to “shall” and in subsection 40-401(7)(f) change the “may” to “shall”. Support by Commissioner Hines. Voted yes: Baker, Hines, Hopper, Mansour, Sclesky, Whiting. Voted no: None. Absent: Pliska. Motion Carried.

2. **Conceptual Plan Review/SLU Amendment – Shepherd’s Hollow Golf Club-Banquet Room Addition, 9085 Big Lake Road, Parcel #07-24-351-005.**

Dave Younker, Project Manager, introduced himself to the Commission and provided a summary of the project including proposed location and provided elevation drawings.

Mr. Doug Lewan summarized his review dated July 3, 2018. The applicant is required to meet the standard Special Land Use provisions and the additional standards specifically for golf courses. He would like the applicant to provide additional information on hours of operation. There is also an issue with the access to Big Lake Road. Prior to Final Site Plan, the applicant would need to get Road Commission approval for any road improvements and to inquire if any road improvements are required. If this property was utilized through a permitted use, one family homes, the entire area could be developed at single family homes and this would be a much greater impact than a banquet facility. There are a lot of existing trees on the site. He walked the site with the owner a couple of weeks ago and noticed that the new banquet facility was staked. He stated that in looking at the existing site, he has confidence that as many natural resources as possible will be

protected. He reviewed the plan according to the Special Land Use Standards and he believes that the plan meets the Golf Course Special Land Use Standards and the plan addresses the Special Land Use Standards. The Oakland County Soil Survey indicates that there might be some issues with septic. This is related to Final Site Plan, but he raises it now for the benefit of the applicant because it will have to be addressed. Other than building height, there are no issues, but the applicant will have to provide building height. He stated that the applicant should provide some information to the Commission regarding how the site is going to work, how vehicles will circulate, how will people get to the site, etc. Parking is an issue that the Planning Commission will need to review to determine if the applicant will be allowed to have land banked parking. The applicant is proposing 60 land banked parking spaces and if they were approved, they would have over the required number of parking spaces for both the golf course and the banquet facility. The applicant is confident that the proposed parking will address their needs and should provide additional information. He summarized other items that will be required for Final Site Plan. He stated that the plan can meet the Special Land Use Standards found in Section 40-145, as well as the specific standards for a golf course found in Section 40-623. Prior to the approval, he suggests that the items in this review be addressed by the Planning Commission.

Mr. Randy Ford summarized his review dated June 25, 2018. The required information has been provided except information on the existing soils. The applicant indicated their objective to minimize disturbance and the cut fill operations and in the proposed building, they have done a good job balancing the areas with the most slopes. The Township requires on-site storm water detention be provided and the applicant has indicated their intent to use the large pond for any required detention. This would be detailed information that the applicant would need to provide moving forward. He stated that road access is the biggest consideration. The applicant needs to ensure that there will not be conflict with Columbiere Center at the entrance to Big Lake Road. The applicant has indicated that they do not think there will be any conflicts with timing of events and the traffic patterns. He suggested that for Final Site Plan the applicant gets more information regarding traffic patterns of the Columbiere Center, for example, the days and times of the summer band camps and other events. He checked the SEMCOG site for traffic counts on Big Lake Road and the last ones posted were from 2015 and it was less than 1000 daily trips which does not come close to warrant analysis for passing lanes. The existing entrance does have a passing lane and he feels that the improvements there are more than adequate. The other item was that emergency access be provided around the perimeter of the proposed venue. He reviewed the email from the Fire Department indicating that they met with the applicant and discussed this issue. There was discussion about widening and strengthening the existing golf cart path so they will have access around the entire site. This will be further developed as they move to Final. The Fire Department and the applicant also discussed water supply to make sure it is adequate for fire protection purposes. There is an indication in the narrative by the applicant to use existing septic system that serves the clubhouse. The applicant should have further discussions with the Health Division to determine capacity. If they do need a separate system because of limitations, they will have to provide this information at Final. The applicant needs to show the well location for the banquet facility and whether or not their

intention is to use the existing well. The applicant did a good job of addressing the criteria.

Commissioner Sclesky asked if the Health Department would determine whether the extra load from the banquet facility could be serviced by the current septic system.

Mr. Ford said yes. The applicant should consult with the Oakland County Health Division regarding the records they have on the existing system. During Final Site Plan, the Township will need correspondence from the Health Division that it has been reviewed.

Commissioner Mansour asked about the fire access on the cart path. He asked if that meant they had to expand it.

Mr. Ford stated that the cart path should be able to support a fire truck. For a Final Site Plan, they should provide a cross section showing that it can accommodate the fire truck load. The initial meeting was to have the initial conversation with the Fire Department to determine what their requirements are for access. There is a lot more detailed information that needs to be provided.

Mr. Younker provided a summary description of how traffic access would work on the site including guest drop off, circulation patterns, parking and access to the new structure.

Mr. Ford asked where the cart path crossings were on the drive.

Mr. Younker pointed out these crossings on the site plan displayed. He pointed out the location of the existing well. He met with the Fire Chief yesterday and walked the site. There are existing cart paths on the site and they are positioned well for his needs and they will work to a solution with the Fire Department.

Commissioner Hopper asked about the note on the plan that says, "relocate cart path."

Mr. Younker replied that they have not done that yet, but he pointed out on the plan what is proposed for the cart paths.

Commissioner Whiting asked about the distance from the current cart path to the proposed structure.

Mr. Younker replied 20 feet from the edge of the terrace and 50 feet from the building.

Commissioner Hopper commented that the 20 feet is going to be left undisturbed.

Mr. Younker concurred.

Commissioner Hopper commented that they have done a great job on the existing parking lot.

Mr. Younker stated that this is why they are using the retaining wall because if not, the slope would interfere with the proposed structure.

Commissioner Mansour asked what type of material is being used for the retaining wall.

Mr. Younker stated that they are considering Rosetta which is a manufactured concrete block.

Commissioner Whiting asked if both the current clubhouse and the proposed structure would be available for parties.

Mr. Younker replied that the existing clubhouse would remain a restaurant and would be available for small events and the new structure would be for larger events, like weddings because it has a capacity of 343.

Tim Folk, Architect, stated that the limit is 300 with a non-sprinkled building but they could get 360 with the area that they have based on square footage.

Commissioner Whiting asked if they are thinking of leaving it unsprinkled.

Mr. Younker replied that they haven't decided but he believes the owner would like the larger capacity. This will be decided by Final Site Plan.

Commissioner Hopper referred to the Fire Department's letter regarding water access. He asked if they were connecting the Township water site.

Mr. Younker answered that the Fire Chief suggested that they connect to the well and run a line closer to the building.

Commissioner Mansour pointed out grammatical errors on the plan for the words storm sewer.

Chairperson Baker asked about the hours of the current and proposed facility.

Mr. Younker replied the current golf course during golf season is open at 6:00 am and can be open until 10 pm, depending on events that are going on. They don't have a particular closing time.

Chairperson Baker asked if the hours of the new facility will be keeping with the current facility.

Mr. Younker replied yes. The latest events would be Friday and Saturday night weddings.

Commissioner Sclesky commented that there are so many trees to provide buffers for noise.

Mr. Younker added that they are 500 feet from the nearest residence.

Commissioner Hopper asked about the parking lot.

Mr. Younker pointed out the current parking lot and the proposed parking on the site plan displayed. They are still verifying number of parking spaces and they must do some studying about current traffic and use of the facility. They don't think there will be a large overlap with traffic between the two facilities.

Commissioner Whiting replied that there would be an overlap if there was a golfing fundraiser event held that goes into the evening hours.

Mr. Younker replied that they also might use the new facility for their outing. When they come back for Final Site Plan, they plan to make a stronger case as to the right amount of parking. He pointed out an area that they can utilize for additional parking, but they don't want to use this wooded area if they don't have to.

Commissioner Hopper commented that there are a lot of hard woods in this area.

Mr. Lewan replied that in land banked parking uses, they are shown on the site plan.

Mr. Younker concurred.

Chairperson Baker asked about the frequency of use of the new facility.

Mr. Younker replied that for some weeks it could be none and some weeks it could be seven or eight, probably heavier in the summer. It can be used year-round because the outdoor patio and walking and entry area will have a snow melt system.

Commissioner Sclesky thanked the applicant for the complete and concise narrative. He is in support of the project.

Commissioner Hopper stated that he is glad they met with the Fire Chief. He believes what they are being told will be done because of the owner's involvement and history.

Commissioner Whiting stated that she believes it will be a good addition to the Township.

Commissioner Whiting moved to recommend the Shepherd's Hollow Banquet Hall Concept Plan to the Township Board, the address being 9085 Big Lake Road, Parcel #07-24-351-005, currently zoned R2 and that they consider it for Special Land Use since it meets all the requirements of Section 40-145 of the Springfield Township Code of Ordinances including being in harmony with the zoning district in which it is situated, meeting density and open space requirements and also meeting the standards specific to golf courses in Section 40-623 that address issues such as

access, setback and the buildings will cause minimum disruption to the adjacent properties. Also, prior to Final Site Plan approval, the applicant will provide information on the well and septic, soil information, photometric plan, signage details and building façade materials. Supported by Commissioner Hines. Voted yes: Baker, Hines, Hopper, Mansour, Sclesky, Whiting. Voted no: None. Absent: Pliska. Motion Carried.

Old Business:

None

Other Business:

1. Planning Commissioner Training

Mr. Doug Lewan provided a training session titled, “Being an Effective Planning Commissioner” through an electronic presentation. Outline attached.

1. Priority Task List

Commissioners reviewed and made changes to the Priority Task List.

Public Comment:

None

Adjournment:

Commissioner Hines moved to adjourn the meeting at 10:16 p.m. Supported by Commissioner Whiting. Voted yes: Baker, Hines, Hopper, Mansour, Sclesky, Whiting. Voted no: None. Absent: Pliska. Motion Carried.

Erin A. Mattice, Recording Secretary