

PLANNING COMMISSION
MEETING AGENDA
Final

September 18, 2006

CALL TO ORDER: 7:30 P.M.

MINUTES August 3rd, 2006 Workshop
August 21, 2006 Business

APPROVAL OF AGENDA:

PUBLIC COMMENT: Items Not On Agenda

PUBLIC HEARING **Amendments to Article II, Section 2.00 and Article XVIII, Section 18.10 of the Springfield Township Zoning Ordinance No. 26.**

UNFINISHED BUSINESS:

1. Zoning Map Changes

NEW BUSINESS:

1. Dale Eklins – Final Site Plan 07-36-376-012
2. Lil Mac Development – Concept Site Plan
07-14-176-006 & 07-14-226-002
3. Amendments to Article II, Section 2.00 & Article XVIII, Section 18.10
4. Zoning Ordinance Amendment – Zoning Enabling Act

OTHER BUSINESS:

Miscellaneous

1. Update Priority List
- 2.

NEXT MEETING DATE

October 5, 2006
October 16, 2006

ADJOURNMENT:

The Mission of the Springfield Township Planning Commission is to guide and promote the efficient, coordinated development of the Township in a manner that will best promote the health, safety, and welfare of its people.

**Springfield Township
Planning Commission – Business Meeting
Minutes of September 18, 2006**

Call to Order: Chairperson Roger Lamont called the September 18, 2006 Business Meeting of the Springfield Township Planning Commission to order at 7:30 p.m. at the Springfield Township Civic Center, 12000 Davisburg Rd., Davisburg, MI 48350.

Attendance:

Commissioners Present

Roger Lamont
John Steckling
Bill Leddy
Dean Baker
Bill Champion
Paul Rabaut

Commissioner(s) Absent

Ruth Ann Hines

Consultants Present

Randy Ford
Sally Elmiger

Staff Present

Leon Genre
Collin Walls

Approval of Minutes: August 3, 2006 & August 21, 2006

Chairperson Lamont noted that on page one of the minutes of August 21st, the first motion is written as a 6 to 1 vote when it should be a 6 to 0 vote as he was absent from that meeting.

- * Commissioner Champion moved to approve the minutes of August 21, 2006 as corrected and the minutes of August 3, 2006 as published. Commissioner Rabaut supported the motion. Vote on the motion. Yes: Lamont, Steckling, Leddy, Baker, Champion and Rabaut; No: none; Absent: Hines. The motion carried by a 6 to 0 vote.**

Approval of Agenda:

There was unanimous consent to approve the agenda as published.

Public Comment: None

Public Hearing:

1. Amendments to Article II, Section 2.00 and Article XVIII, Section 18.10 of the Springfield Township Zoning Ordinance No. 26.

Chairperson Lamont opened the Public Hearing at 7:35 p.m.

There were no public comments.

Chairperson Lamont closed the Public Hearing at 7:36 p.m.

Unfinished Business:

1. Zoning Map Changes

Ms. Elmiger gave a brief recap of the changes that were requested at the last Planning Commission Workshop on August 3, 2006. She noted that Heather Highlands Golf Course has been slightly changed. All the area used for golf has been changed to PR. A portion of the property with the banquet facility was C-2 and changed to PR. They also slightly changed the outside boundary to include all the golf course and the maintenance building. **[A copy of the proposed changes are on file at the Office of the Clerk, Springfield Township].**

Supervisor Walls checked the map marked up at the previous Planning Commission meeting and noted that Davisburg Cemetery should not be PR, it should be PS and that is not differentiated. Near the Saturn North dealer, there is some high ground on the adjacent property and that was left R-2 but is listed as RC. Regarding Colombiere, some of the R-2 area shown is actually part of the golf course.

Ms. Elmiger said she would make the changes and provide a draft copy to the Township Board before this goes to public hearing. The Planning Commission agreed.

New Business:

1. Dale Elkins – Final Site Plan 07-36-376-012

Ms. Elmiger summarized Carlisle/Wortman's review dated July 5, 2006. Carlisle/Wortman is recommending final site plan approval with the questions that were raised in the review being answered. **[A copy of the review by Carlisle/Wortman is on file at the Office of the Clerk, Springfield Township].**

Mr. Randy Ford summarized HRC's review dated July 12, 2006. HRC is recommending final site plan approval for this expansion request. However, he did note that nothing is proposed for plumbing. **[A copy of the review by HRC is on file at the Office of the Clerk, Springfield Township].**

Mr. Elkins commented that he does have the soil erosion permit now. He has a small operation and has been there for nine years. He now has a need to store trucks and parts so he can clean up his outside yard.

Commissioner Champion asked about the screening with fir trees on the berm. He asked the applicant if he plans to provide the type 4 screening requested by the planner? Mr. Elkins said

he would plant trees in the berm but he believes he will have a slight maneuvering problem with the berm. Commissioner Champion asked Ms. Elmiger what size tree is needed? Ms. Elmiger said the required size is 6 feet and the plans were showing 4 foot trees and being 15 foot on center, she does not think that would create the required opacity. Mr. Elkins said he has a copy of the recommendations and when he puts the berm in then he will add what vegetation he needs but the berm will be basically grass. He believes the berm is pointless.

Commissioner Baker said he would be supportive of waiving the on-site stormwater detention as required by the Design and Construction Standards and recommended for waiver in the HRC review.

Commissioner Rabaut asked how much outside storage this facility will alleviate? Mr. Elkins said about 75%

- ★ **Commissioner Rabaut moved that the Planning Commission approve the site plan for parcel 07-36-376-012 as submitted and received September 5, 2006, further move that we recommend that the Township Board waive the Design and Construction Standards as it pertains to the on-site stormwater detention for this site. Commissioner Champion supported the motion.**

- ★ **Commissioner Baker asked to amend the motion to include the requirement to extend the silt fence as directed in the HRC request to minimize erosion onto neighboring property and require the Carlisle/Wortman recommendation of a different density of trees and different height of trees on the berm. Commissioner Rabaut amended his motion to include these conditions. Commissioner Champion supported the amended motion. Vote on the amended motion. Yes: Lamont, Steckling, Rabaut, Baker, Champion and Leddy; No: none; Absent: Hines. The motion carried by a 6 to 0 vote.**

2. Lil Mac Development – Concept Site Plan

Mr. Ford of HRC summarized HRC's review dated August 3, 2006. He did note that the biggest challenge of this site is the site access. **[A copy of the full review by HRC is on file at the Office of the Clerk, Springfield Township].**

Ms. Elmiger summarized Carlisle/Wortman's review dated August 29, 2006. Carlisle/Wortman is in support of the cluster concept proposed and suggested that the Planning Commission should consider waiving the sidewalk and pathway requirements. **[A copy of the full review by Carlisle/Wortman is on file at the Office of the Clerk, Springfield Township].**

Mr. Jim Scharl of Kieft Engineering said he believes the parcel stands on its own as far as whether or not it qualifies for cluster in regard to slopes, woodlands and wetlands. In terms of the buildability of unit 5, it is no different on the density plan than it is on the cluster plan. Mr. Scharl said, to have a common space in the upland area does not make sense.

Commissioner Steckling said he has read the MNFI section of our ordinance and his impression is that it is merely suggesting that disruption be minimized. It seems to him that whenever we have this type of designation in any plan, we treat it as a wetland, which means it can't be touched. He personally does not agree with that. Ms. Elmiger said the idea of having an MNFI area is to identify places that should be treated specially. She suggested making it common open space, she was not suggesting prohibition.

Commissioner Rabaut suggested putting limits on riparian rights. Mr. Scharl said he would not be opposed to that. Commissioner Rabaut commented that he believes this site does qualify for the cluster option and believes the density proposed is reasonable.

Commissioner Baker said he would support clustering, the density is reasonable and he would support waiving sidewalks. He would like pedestrian path language for Dixie Highway put into the by laws and would like to see more details on unit 5.

Chairperson Lamont commented that he believes this proposal qualifies for density and clustering is the only way to go. Preserving the existing house and the existing drive is good. Relocating the drive at Dixie is a good thing. He believes the applicant would need a decel lane to enter. Regarding pathways, there must be some arrangement for a future path at Dixie Highway and he would support waiving the sidewalk requirement.

- * Commissioner Steckling moved to recommend to the Township Board that the site plan presented for Lil Mac Development of Springfield Township, date-stamped received September 7, 2006 representing a density of five building sites meets our requirements, the lots are buildable as shown and could be developed in a conventional method to yield five lots in terms of layout, buildability and the minimum size of the lots to meet our ordinance. Commissioner Rabaut supported the motion. Vote on the motion. Yes: Lamont, Steckling, Rabaut, Baker, Leddy and Champion; No: none; Absent: Hines. The motion carried by a 6 to 0 vote.**

3. Amendments to Article II, Section 2.00 & Article XVIII, Section 18.10

- * Commissioner Rabaut moved to recommend the Planning Commission recommend the Township approve the amendments to the Zoning Ordinance No. 26, Section II and Article XVIII, Section 18.10. Commissioner Steckling supported the motion. Vote on the motion. Yes: Lamont, Steckling, Rabaut, Baker, Leddy and Champion; No: none; Absent: Hines. The motion carried by a 6 to 0 vote.**

4. Zoning Ordinance Amendment – Zoning Enabling Act

Chairperson Lamont explained there were changes in the proposed amendment as indicated in the memo from Onalee Carnes dated September 18, 2006. Supervisor Walls explained that the draft in the Planning Commissioners packet needed revisions after they were forwarded and that was the reason for the late memo.

- ★ **Commissioner Steckling moved to set these for Public Hearing at the earliest convenient time considering notice requirements, newspaper publication schedules and at the Clerk's discretion. Commissioner Baker supported the motion. Vote on the motion. Yes: Lamont, Steckling, Rabaut, Baker, Leddy and Champion; No: none; Absent: Hines. The motion carried by a 6 to 0 vote.**

Other Business:

1. Priority List

Article IV & V Ordinance is complete. Map changes have been sent to the Township Board for review after Carlisle/Wortman makes final changes. Ordinance No. 27 Amendment is set for the October 5th meeting. Section 18.07.4.b (6) is set for the October 5th meeting. Dixie Highway Corridor Review is set for the October 16th meeting. Ordinance Amendment 18.10 – Site Condominium Projects is complete. Added to the priority list – A proposed site plan to be reviewed at the October 5th meeting.

Adjournment:

Hearing no other business, Chairperson Lamont closed the meeting at 9:45 p.m.

Susan Weaver, Recording Secretary