

PLANNING COMMISSION
Final
WORKSHOP MEETING AGENDA

April 6th, 2006

CALL TO ORDER: 7:30 P.M.

APPROVAL OF MINUTES: March 2nd, 2006 Workshop Meeting

APPROVAL OF AGENDA:

PUBLIC COMMENT: Items Not On Agenda

PUBLIC HEARING:

- 1. Amend Ordinance No. 26 – Section 17.09
Community Sewer System**
- 2. Amend Ordinance No. 26 – Section 6.01 & 6.02 –
Public Utility Uses**

OLD BUSINESS:

1. Amend Ordinance No. 26, Section 17.09, Community Sewer
2. Amend Ordinance No. 26, Section 6.01 & 6.02, Public Utilities
3. Amend Ordinance No. 26, Article IV & V, RC, PL, PS
4. Amend Ordinance No. 26, Section 18.07, Public & Private Roads

NEW BUSINESS:

1. Amend Ordinance No. 26, Section 16.17 Lots Abutting Water

MISCELLANEOUS:

1. Prioritization List
2. Priority List

NEXT MEETING DATE: April 17th, 2006 Regular Business Meeting

ADJOURNMENT:

**Springfield Township
Planning Commission –Workshop Meeting
Minutes of April 6, 2006**

Call to Order: Chairperson Roger Lamont called the April 6, 2006 Workshop 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
Ruth Ann Hines
Bill Champion

Commissioner(s) Absent

Dean Baker
Paul Rabaut
Bill Leddy

Consultants Present

Sally Elmiger

Staff Present:

Collin Walls
Nancy Strole

Approval of Minutes: March 2, 2006

- * Commissioner Steckling moved to approve the Minutes of March 2, 2006 as published. Commissioner Champion supported the motion. Vote on the motion. Yes: Lamont, Steckling, Hines and Champion; No: none; Absent: Baker, Rabaut and Leddy. The motion carried by a 4 to 0 vote.**

Approval of Agenda:

There was unanimous consent to approve the agenda as published.

Public Comment: None

Public Hearing:

1. Amend Ordinance No. 26 – Section 17.09 Community Sewer System.

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

There were no public comments.

Chairperson Lamont closed the Public Hearing at 7:38 p.m.

2. Amend Ordinance No. 26 – Section 6.07 & 6.02 Public Utility Uses

Chairperson Lamont opened the Public Hearing at 7:40 p.m.

There were no public comments.

Chairperson Lamont closed the Public Hearing at 7:41 p.m.

Unfinished Business:

1. Amend Ordinance No. 26, Section 17.09, Community Sewer
 - * Commissioner Steckling moved to recommend to the Township that amendments to Ordinance No. 26, Section 17.09 be approved. Commissioner Hines supported the motion. Vote on the motion. Yes: Lamont, Steckling, Hines and Champion; No: none; Absent: Baker, Rabaut and Leddy. The motion carried by a 4 to 0 vote.**
2. Amend Ordinance No. 26, Section 6.01 & 6.02 Public Utilities
 - * Commissioner Steckling moved to recommend that the Township Board adopt amendments to Ordinance No. 26, Section 6.01 & 6.02 as presented and as modified in the letter from Greg Need dated March 28, 2006. Commissioner Champion supported the motion.**

Commissioner Hines said the current ordinance revisions contain a comment that excludes storage yards and that is not included in either of these proposed amendments. Supervisor Walls said utility storage should be in industrial, not residential and it would only be allowed in either case if it is needed to serve the immediate vicinity.

- * Commissioner Steckling amended his motion to include language from the original section that excludes storage yards from this exception and in the recommendation of the proposed changes to be submitted to the Board. Commissioner Champion supported the amended motion. Vote on the amended motion. Yes: Lamont, Steckling, Hines and Champion; No: none; Absent: Baker, Rabaut and Leddy. The motion carried by a 4 to 0 vote.**
3. Amend Ordinance No. 26, Article IV & V, RC, PL, PS

Ms. Elmiger explained that she provided a revised definition for Community Recreation Center and a definition for Dog Park. She broadened Equestrian facility to include activities that may happen at a larger horse facility. The definition for Special Events facility has been made more specific and she specifically added that regularly scheduled religious services are not considered a special event. Temporary Campground definition was amended to delete the word "temporary." In regard to the Parks & Recreation District, she included the word "ranger" for one-family detached dwellings. On page 7, she split out horseback riding and added mountain bike trails along with several conditions for these uses. Regarding page 10, Special Events, several conditions were added along with hours of operation throughout the document.

Commissioner ~~Ledy~~ (Champion) asked, regarding page 7 if we could entertain using the word non-motorized vehicle as opposed to mountain bike? On page 10, Special Events Facilities paragraph d, the reference to 200 feet leads him to believe that if it is more than 200 feet it is ok to use lighting and sound equipment between those hours. He proposed to strike “if facilities are located within two hundred feet of a residentially zoned or used property” and simply state that the use of temporary event lighting is prohibited between 11 pm and 10 am. And that same logic would apply throughout.

Commissioner Steckling said he feels the paragraph 5e on page 9 is too broad and wonders if the state is more liberal in some of their permissions than we may be in our ordinance. Ms. Elmiger said she would look into the state regulations.

Commissioner Steckling recommended clarifying “park” in definitions as it could mean just about anything. He further recommended eliminating “similar facilities” and recommended adding that “no structure in excess of 100 sq. ft. is constructed in connections therewith. He suggested replacing the word “ranger” with “administrator” or simply add it in section 5.01 paragraph 2.

Regarding page 9 item #7, Commissioner Steckling said he wants some predetermined guidelines on how big a building could be. In regard to recreational storage on page 11, he does not feel storage is appropriate for anything other than something that is related to the events. Chairperson Lamont asked if, in the case of the 4H park, he would be implying they could not store the RV’s they own? Commissioner Steckling said that is their own and that could be allowed but he would not be in favor of storage for profit. Commissioner Champion said he shares those sentiments regarding storage.

Chairperson Lamont said we are trying to make the ordinance work for the parks district but the 4H park is now proposing a 4000 sq. ft. building for office use but currently is not allowed in the changes proposed now. Commissioner Steckling said he believes they should be permitted to do it. Chairperson Lamont said he would prefer to cover it under a Special Land Use.

Chairperson Lamont said he would prefer to keep the hours of operation consistent throughout the document and some events need to start before 10 a.m. Ms. Elmiger said she would go through and make those consistent.

Ms. Elmiger recapped for the Planning Commissioners the changes they would like made as follows: Under definitions, add parks inclusive of a distinction between active and passive; Section 4.03 add the same language regarding accessory use shall be determined by the Township body responsible for site plan approval; Section 5.01 eliminate “similar facilities” and add “administrator” to paragraph 2; Page 7, change mountain bike to non-motorized vehicle; Page 9 paragraph d, remove any reference to Outdoor Assembly throughout the entire document. Item e, look into state requirements for campgrounds; item 7 add guidelines limiting size of building; page 10 item d, delete “if facilities are located within 200 feet of a residentially zoned or used property.” And begin the paragraph with “permanent” lighting. Page 11, delete same statement regarding facilities and 200 feet and switch times to the time that is allowed, not

prohibited throughout the entire document. Item F, same change for outdoor assembly ordinance. Item g, add “unless otherwise permitted by the Township.”

Regarding recreational storage, Commissioner Hines said she agrees with Commissioner Steckling that they should not be allowed storage. Mr. L.C. Scramlin explained why RV storage is necessary. There was unanimous consensus that RV storage would not be allowed.

Ms. Elmiger continued recapping: page 13, same changes discussed regarding utility building language from Greg Need; Page 14 Section 5.03, same language change; Page 15 item C, same change removing “if facilities are located within...” and switching times to allowed times.

Mr. Don Marshall said during the 4H fair the horse show starts at 8:30 am. Chairperson Lamont said he agrees 10 a.m. is not correct for some uses. The commissioners agreed it could be more flexible and could go with 8:00 a.m. for noise and lighting and eliminate hours of operation. Ms. Elmiger confirmed that would be the same for equestrian facilities also.

The Commissioners concurred to remove item 4C from page 8.

- * Chairperson Lamont moved to send Article IV and V, RC, PL and PS back to Carlisle/Wortman for revisions as discussed tonight and be brought back to the Planning Commission as soon as possible and to authorize the Clerk to publish for Public Hearing as soon as the revisions are made. Commissioner Steckling supported the motion. Vote on the motion. Yes: Lamont, Steckling, Hines and Lamont; No: none; Absent: Baker, Rabaut and Leddy. The motion carried by a 4 to 0 vote.**

4. Amend Ordinance No. 26, Section 18.07, Public & Private Roads

- * Commissioner Steckling moved to set amendments to Ordinance 26, Section 18.07 – Public and Private Roads for Public Hearing at the soonest possible convenient opportunity. Chairperson Lamont supported the motion. Vote on the motion. Yes: Lamont, Steckling, Hines and Champion; No: none; Absent: Baker, Rabaut and Leddy. The motion carried by a 4 to 0 vote.**

New Business:

1. Amend Ordinance No. 26, Section 16.17 Lots Abutting Water

- * Chairperson Lamont moved to set Ordinance No. 26, Section 16.17 for Public Hearing at the earliest possible date. Commissioner Steckling supported the motion. Vote on the motion. Yes: Lamont, Steckling, Hines and Champion; No: none; Absent: Baker, Rabaut and Leddy. The motion carried by a 4 to 0 vote.**

Miscellaneous:

1. Prioritization List

The commissioners agreed to revisit the Dixie Highway Overlay District and the Dixie/Deerhill/Big Lake realignment could be added to that discussion. Ms. Elmiger said she would look for pictures and data and prepare a budget and come back with this in June as a target date.

Commissioner Steckling suggested revisiting the prioritization list again in July. The commissioners agreed.

2. Priority List

Article IV & V Ordinance is back to Carlisle/Wortman for revisions and authorized to set for Public Hearing. Community Sewer Systems is sent to the Township Board for review. Safety Path Ordinance Amendment Public Hearing is set for May 15th. Utility Uses sent to Township Board for review. Existing, non-conforming setbacks is set for discussion at the May 15th Business Meeting. Prioritization list will be revisited in July. Ordinance Amendment 18.10 is set the April 17th meeting. Ordinance Amendment 18.07 sent to Township Board to set for Public Hearing. Dixie Highway Overlay District and Deerhill is added to the June meeting. Zoning Ordinance Review is added for the July meeting.

Adjournment:

Hearing no other business, Chairperson Lamont adjourned the meeting at 9:50 p.m.

Susan Weaver, Recording Secretary