

**PLANNING COMMISSION
MEETING AGENDA
Final**

October 5, 2006

CALL TO ORDER: 7:30 P.M.

MINUTES

APPROVAL OF AGENDA:

PUBLIC COMMENT: Items Not On Agenda

PUBLIC HEARING

UNFINISHED BUSINESS:

1. Zoning Map Changes
2. Ordinance No. 27 Amendment
3. Section 18.07.4.b (6)
4. Section 12.01

NEW BUSINESS: 1. Web Press – Final Site Plan 07-03-0326-007

OTHER BUSINESS: Miscellaneous

1. Update Priority List
- 2.

NEXT MEETING DATE

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 –Workshop Meeting
Minutes of October 5, 2006**

Call to Order: Chairperson Roger Lamont called the October 5, 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
Bill Champion
Dean Baker
Bill Leddy
Ruth Ann Hines

Commissioner(s) Absent

Paul Rabaut

Consultants Present

Sally Elmiger
Randy Ford

Staff Present

Leon Genre
Nancy Strole

Approval of Minutes: None

Approval of Agenda:

Chairperson Lamont noted that item #2 of Unfinished Business should be deleted from the agenda. The Planning Commission agreed to hear New Business before Old Business.

There was unanimous consent for the agenda as revised

Public Comment: None

New Business:

1. Web Press – Final Site Plan 07-03-326-007

Ms. Elmiger of Carlisle/Wortman summarized their review dated September 11, 2006. Ms. Elmiger noted that Carlisle/Wortman recommends final site plan approval with conditions: 1) soil suitability evaluated by Township Engineer; 2) Planning Commission to decide on the number of parking spaces; 3) Technical review of utility system by the Township Engineer; 4) Protection for trees to remain, evaluate effectiveness of screen after improvements have been completed, additional shrubs for perimeter parking lot landscaping, location of transplanted blue spruce next to proposed well, prohibited species, suggestions regarding fertilizers, pesticides and herbicides; 5) confirmation of lighting levels on site plan. **[A copy of the full review by Carlisle/Wortman is on file at the Office of the Clerk, Springfield Township].**

Mr. Randy Ford of HRC summarized HRC's review dated September 12, 2006. HRC recommends final site plan approval subject to the recommendations of their review. **[A copy of the full review by HRC is on file at the Office of the Clerk, Springfield Township].**

Mr. Chuck Hand noted that the well can be taken care of or moved. Trees will be planted anywhere possible and the existing vegetation will be protected.

Commissioner Baker asked if a lighting plan is required. Mr. Genre said it is an ordinance requirement but he believes this could be approved administratively. Ms. Elmiger noted that landscaping is so minimal she believes that could be approved administratively as well. Commissioner Steckling asked Ms. Elmiger how many additional trees she is recommending? Ms. Elmiger said five, on the east side of the building.

Chairperson Lamont noted that our ordinance requires screening to be on the proposed development and not just on the adjacent property. He believes there should also be screening on the back portion of the lot also. Chairperson Lamont asked Mr. Ford if he feels the applicant has used Best Management Storm drainage practices throughout the improvements to enable him to qualify for a ten-year storm? Mr. Ford said, yes.

- * Commissioner Steckling moved to approve the application for final site plan approval for American Web Press according to the plans and documentation submitted for review, date stamped by the Township September 7, 2006. This approval is based upon review of the foregoing submissions, as well as the written reviews of the Township planner and engineer, and a determination that the applicant has complied with Section 18.07.2 and all other applicable provisions of the Springfield Township Zoning Ordinance, the Design and Construction Standards and all other applicable ordinances, policies and standards. The following additional findings of fact are relevant to this application: 1) Parking shown is sufficient taking into consideration the current use and also the fact that banked parking has been made available. The following conditions are attached to this approval: 1) Tree protection to be provided during construction; 2) Lighting to comply with ordinance as to impact on adjoining parcels, this to be taken care of administratively; 3) Six additional plantings will be located on the front/east portion of the property similar in size to those proposed on the existing landscape plan; 4) Additional landscaping on west portion of lot to screen between residential parcel will be placed to provide a screen adequate to meet our ordinance standards and both additional landscape requirements will be reviewed on an administrative basis completing construction and prior to issuance of a final Certificate of Occupancy; 5) Non-native species to be discontinued; 6) The six inch PVC outlet from the existing pond will be cleaned out and maintained to provide adequate relief for water. Compliance with the foregoing conditions shall be undertaken on an administrative basis with the applicant working in conjunction with the Planning Director who may consult with others. Commissioner Hines supported the motion. Vote on the motion. Yes: Lamont, Steckling, Baker, Hines, Leddy and Champion; No: none; Absent: Rabaut. The motion carried by a 6 to 0 vote.**

Unfinished Business:

1. Zoning Map Changes

Ms. Elmiger recapped the changes that were requested at the last Planning Commission meeting. She noted that the main change was adding RC to many of the subdivisions that have a lot of open space. In regard to Shepherd's Hollow, they connected the R-2 portion with the small cluster of homes. They also revamped Shiawassee somewhat to make sure the lake was all within the RC District.

Clerk Strole noted that the Planning Commission asked that the Township Board review these changes and it would be on the upcoming Township Board agenda. She asked the Planning Commission if it was their intent to identify all the areas that cannot be developed and categorize them as RC? Chairperson Lamont said, if they did that, they would have to be constantly changing the map as they have developments. Commissioner Steckling commented that those uses are part of a plan that we've approved and he doesn't know how you could go back and change it. In his opinion, it would be locked into that particular usage.

Chairperson Lamont suggested deferring all of the proposed changes to the Township Board and wait to hear the outcome of their opinions. The Planning Commission agreed.

2. Ordinance No. 27 Amendment

Deleted from agenda.

3. Section 18.07.4.b (6) and Section 12.01

Commissioner Steckling explained that this discussion regarding Section 18.07.4.b (6) was prompted by himself in regard to extending a site plan approval. It is not uncommon to have a phased approval which is constructed on demand and economic situations. He suggested that if nothing changes in terms of the zoning and the site plan itself, the planning department or director should have the ability to extend without the applicant coming back to the Planning Commission. In regard to Section 12.01, the zoning provisions dealing with mini storage in an M-1 district requires the construction to be masonry. He believes this is an outdated requirement and needs review. Mr. Genre stated that this requirement goes back to a building code from 1968 and he agrees it could be reviewed.

Clerk Strole commented that, in regard to Section 18.07.4.b(6), an unlimited number of extensions is not a good idea. If the Planning Commission wishes to review this, they should limit the number of extensions allowed to be granted administratively.

The Planning Commission agreed to have Carlisle/Wortman review these requirements and come back with suggestions for the Planning Commission.

- * Commissioner Steckling moved to do more revision internally on this proposed amendment to the Section 18.07.4.b (6) and that we ask Carlisle/Wortman for a budget proposal for the redrafting of this section to comply with the intention of allowing some kind of relief for extending an approved plan administratively. Commissioner Hines supported the motion. Vote on the motion. Yes: Lamont, Steckling, Baker, Hines, Leddy and Champion; No: none; Absent: Rabaut. The motion carried by a 6 to 0 vote.**
- * Commissioner Hines moved to set for Public Hearing an amendment to Section 12.01.18.b.4 and 10.02.8.b.4 to eliminate the requirement for masonry walls. Commissioner Steckling supported the motion. Vote on the motion. Yes: Lamont, Steckling, Baker, Hines, Leddy and Champion; No: none; Absent: Rabaut. The motion carried by a 6 to 0 vote.**

Other Business:

1. Priority List

Article IV and V Ordinance and map changes is set for public hearing and sent to Township Board for review. Ordinance N. 27 Amendment is TBD. Section 18.07.4.b(6) is sent to Carlisle/Wortman for research and 12.01 is set for Public Hearing. Dixie Highway Corridor is set the discussion on 10-16-06. Ordinance Amendment 18.10 is complete.

Adjournment:

Hearing no other business, Chairperson Lamont adjourned the meeting at 9:30 p.m.

Susan Weaver, Recording Secretary