

**FINAL**  
**PLANNING COMMISSION**  
**WORKSHOP MEETING AGENDA**

**August 3, 2006**

**CALL TO ORDER:** 7:30 P.M.

**APPROVAL OF MINUTES:**

**APPROVAL OF AGENDA:**

**PUBLIC COMMENT:** Items Not On Agenda

**PUBLIC HEARING:**

**UNFINISHED BUSINESS:**

1. Zoning Ordinance No. 26, Amendment Section 2, 18.10 Condominiums and Site Condominiums
2. Proposed Zoning Ordinance No 26 Map Changes, PL, PR, PS & RC

**NEW BUSINESS:**

- 1.

**MISCELLANEOUS:**

1. Dixie Corridor Study
2. Other Ordinances of Interest
3. Update Priority List
4. Section 18.07.4.b (3)
5. Section 18.07.4.b (6)
6. Section 12.01.18.b (4) and Section 10.02.8.b (4)

**NEXT MEETING DATE:** August 21, 2006

**ADJOURNMENT:**

**Springfield Township  
Planning Commission –Workshop Meeting  
Minutes of August 3, 2006**

**Call to Order:** Chairperson Roger Lamont called the August 3, 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  
Dean Baker  
Bill Leddy  
Ruth Ann Hines  
Bill Champion

**Commissioner(s) Absent**

John Steckling  
Paul Rabaut

**Consultants Present**

Sally Elmiger

**Staff Present**

Leon Genre  
Collin Walls

**Approval of Minutes:**                      **None**

**Approval of Agenda:**

There was unanimous consent to approve the agenda as corrected noting Item #5 of Miscellaneous should read 18.07.4.b(6) not 18.08.4.b(6).

**Public Comment:**                              **None**

**Unfinished Business:**

1.        Zoning Ordinance No. 26, Amendment Section 2, 18.10 Condominiums and Site Condominiums
  
- ★        **Commissioner Hines moved to publish for Public Hearing amendments to Zoning Ordinance No. 26, Article II, Section II Definitions and Section 18.10 Condominium Project Regulations at the earliest possible date. Commissioner Leddy supported the motion. Vote on the motion. Yes: Lamont, Baker, Hines, Leddy and Champion; No: none; Absent: Steckling and Rabaut. The motion carried by a 5 to 0 vote.**

2. Proposed Zoning Ordinance No. 26 Map Changes, PL, PR, PS & RC

Ms. Elmiger reviewed the map of recreation facilities in the township provided to the Planning Commissioners. Her recommendations are as follows:

Item #1 Mill Pond Park and #8 Springfield Oaks Activity Center are zoned RC and she believes they could both be changed to PR. Supervisor Walls noted a small parcel on the map located adjacent to Springfield Oaks that should be added since Oakland County has acquired and is using it.

Item #2, Green Lake Park could be left R-3, Supervisor Walls suggested it should be rezoned to PR since it was acquired from the State and, if used for anything other than recreation use, it must revert to the state. The Planning Commissioners agreed to change it.

#3 Schultz Park should be PR in her opinion and leave the DNR area RC and the cemetery PS. Supervisor Walls noted an area that is actually owned by Oakland County.

#4 Shiawassee Basin Preserve, the southern area is recommended to be PR and the northern area RC, he suggested to leave part of the southern area RC. Supervisor Walls suggested south of the ponds would be a good dividing line between RC and PR. The Planning Commissioners agreed.

Item #5, Big Lake Boat launch is now R-2 and is inconsistent, she suggested making it PR. The Commissioners agreed. #6, Trout Pond, she suggested should be left RC.

#7, Indian Springs, the rear is more RC but some of it should be PR because of the golf course in the area. Mr. Genre showed an aerial photo and suggested an additional area for PR. Supervisor Walls suggested leaving the waterpark area RC. Supervisor Walls said we have access to all the Oakland County Planning information and GIS and the Planning Commissioners are more than welcome to access it.

#9 Davisburg Rotary Park is C-1. #10 through 15 are schools and should be PS. However the rear of #10, Andersonville Elementary could be RC. The Planning Commissioners were in favor of this suggestion. #14, Cedar Crest Academy is R-1. #15, Springfield Christian Academy is currently R-3 but is questionable as to a pending sale. It is Master Planned, Medium Density Residential.

#16, Shepherd's Hollow Golf Course is currently zoned R-2. #17, Heather Highlands Golf Course is RC and C-2. She suggested that Heather Highlands should be PR but Shepherd's Hollow may not have to be changed from R-2. Supervisor Walls explained that the last time Heather Highlands was up for rezoning, the Planning Commission did not follow through on their request, said they would meet with the property owners and it still has not happened. He said the uses here are a driving range but they have a club house and the maintenance building actually located in the residential portion. He said the easy thing with Heather Highlands is to change the RC to PR but recognize they are not really dealing with the uses of the Heather Highlands Golf Course. Commissioner Hines said, then she is hearing that we should include



4. Section 18.07.4.b (3)

Supervisor Walls explained that this agenda item derived from watching the Planning Commission try to develop a motion for Springfield Oaks. He noted that if that conditional motion was minor revisions, then their definition of minor is much different than his definition of minor. He noted that if the Planning Commissioners are not going to rely on the ordinance provisions that provide the ability to make conditional approvals with minor conditions, then write the ordinance the way they are going to implement it.

Commissioner Hines commented that she feels we should stick with minor revisions and consistently have them be minor revisions. Commissioner Baker commented that he feels the Planning Commission is sometimes in a “catch 22” situation. They are told they can make approvals with conditions and then they are spoken to about it, but when they table a motion, they are then told it cost the applicant a lot of money to come back. He feels this is inconsistent.

Chairperson Lamont said he believes it is major when we get into laundry lists in a motion for approval and conditions should be minor. Many conditions noted refer the plan back to the Building Director and that places a heavy burden on him. If the applicant is held up for one month in order to come back to the Planning Commission, then so be it.

The Planning Commissioners agreed to maintain the wording in the ordinance as it exists.

5. Section 18.07.4.b (6)

The Planning Commissioners agreed to have this ordinance reviewed by Carlisle/Wortman and brought back to the September meeting. The permits need to have a time limit and an “end” at some point.

6. Section 12.01.18.b (4) and Section 18.02.8.b (4)

The Planning Commissioners agreed to have Carlisle/Wortman bring these reviews back to the September meeting.

**Adjournment:**

Hearing no other business, Chairperson Lamont adjourned the meeting at 10:05 p.m.

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Susan Weaver, Recording Secretary