

**PLANNING COMMISSION
FINAL WORKSHOP MEETING AGENDA
December 7th, 2006**

CALL TO ORDER: 7:30 P.M.

MINUTES October 16, 2006 Business
November 2, 2006

APPROVAL OF AGENDA:

PUBLIC COMMENT: Items Not On Agenda

PUBLIC HEARING

- 1. Article X, Section 10.02.8.b and Article XII, Section 12.01.18.b of Zoning Ordinance No. 26.**
- 2. Zoning Ordinance No. 26, to bring Ordinance into compliance with the provisions of the Michigan Zoning Enabling Act, Michigan Public Act 110 of the Public Acts of 2006, Article XIV, Section 14.00, Section 14.03.3, Article XVIII, Section 18.08.4, Section 18.08, Article XVIII. Section 18.14, Article XIX, Section 19.00, 19.01.1, 19.03.3, 19.03.12 Article XX, Section 20.01, Section XXIII Section 23.00**

UNFINISHED BUSINESS:

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Township

1. Fieldstone Woodlots – 07-20-476-034 Reconsideration of Tentative Preliminary Plat Review that consists of 12.423 acres zoned R-1, Single Family Residential. The applicant is requesting 7 lots of approximately 1.64 acres accessed off Tamcyn Drive (Public Road) to be extended and have a cul-de-sac for a turn around at the end. Each lot will be serviced by individual on-site well and septic systems. Recommendation to the

Board for approval the Tentative Preliminary Plat.

2. Ordinance No. 27, Subdivision Ordinance

NEW BUSINESS:

1. Article X, Section 10.02.8.b and Article XII, Section 12.01.18.b of Zoning Ordinance No. 26-
2. Zoning Ordinance No. 26, to bring Ordinance into compliance with the provisions of the Michigan Zoning Enabling Act, Michigan Public Act 110 of the Public Acts of 2006.

OTHER BUSINESS:

Miscellaneous

1. Update Priority List
2. 2007 Meeting Dates
3. December 18, 2006 Meeting – Cancel?

NEXT MEETING DATE

**January 4, 2007 Workshop
January 15, 2007 Business**

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 December 7, 2006**

Call to Order: Chairperson Roger Lamont called the December 7, 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
Paul Rabaut
Dean Baker
Bill Leddy
Ruth Ann Hines
Bill Champion

Commissioner(s) Absent

Staff Present
Collin Walls

Consultants Present

Sally Elmiger

Approval of Agenda:

Commissioner Rabaut asked to add under Other Business a discussion regarding “Public Meeting Requirements.” There were no objections to the addition

Approval of Minutes: October 16, 2006 & November 2, 2006

Commissioner Steckling noted corrections to the minutes of October 16th on page 3, 1st paragraph, line 7, delete “as asked by Commissioner Steckling “. On page 4, 1st paragraph, line 6, insert the word “which”. On page 4, 3rd paragraph, line 2 insert the word “indicated”.

- * Commissioner Steckling moved to approve the minutes of October 16, 2006 as corrected. Commissioner Leddy supported the motion. Vote on the motion. Yes: Lamont, Steckling, Rabaut, Baker, Hines, Leddy and Champion; No: none. The motion carried by a 7 to 0 vote.**

- * Commissioner Rabaut moved to approve the minutes of November 2, 2006 as presented. Commissioner Steckling supported the motion. Vote on the motion. Yes: Lamont, Steckling, Rabaut, Baker, Hines, Leddy and Champion; No: none. The motion carried by a 7 to 0 vote.**

Public Comment: None

Public Hearing:

1. Article X, Section 10.02.8.b and Article XII, Section 12.01.18.b of Zoning Ordinance No. 26.

Chairperson Lamont opened the Public Hearing at 7:42 p.m.

There were no public comments.

Chairperson Lamont closed the Public Hearing at 7:43 p.m.

2. Zoning Ordinance No. 26, to bring Ordinance into compliance with the provisions of the Michigan Zoning Enabling Act, Michigan Public Act 110 of the Public Acts of 2006, Article XIV, Section 14.00, Section 14.03.3, Article XVIII, Section 18.08.4, Section 18.08, Article XVIII, Section 18.14, Article XIX, Section 19.00, 19.01.1, 19.03.3, 19.03.12, Article XX, Section 20.01, Section XXIII, Section 23.00.

Chairperson Lamont opened the Public Hearing at 7:45 p.m.

There were no public comments.

Chairperson Lamont closed the Public Hearing at 7:46 p.m.

Unfinished Business:

1. Fieldstone Woodlots – 07-20-476-034. Reconsideration of Tentative Preliminary Plat Review that consists of 12.423 acres zoned R-1, Single Family Residential. The applicant is requesting 7 lots of approximately 1.64 acres accessed off Tamcyn Drive (Public Road) to be extended and have a cul-de-sac for a turn around at the end. Recommendation to the Township Board for approval of the Tentative Preliminary Plat.

Chairperson Lamont noted that the applicant provided a written synopsis of changes that were made. He said, in his opinion those change are very straight forward.

- * Commissioner Steckling moved to approve the tentative preliminary plat of Fieldstone Woodlots according to the plans and documentation submitted for review and date stamped by the Township November 27, 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 404 of the Springfield Township Oakland County Michigan Subdivision Regulations Ordinance No. 27. The applicant has demonstrated compliance with the following: 1) Applicable ordinances and regulations; 2) Availability and adequacy of utilities; 3) Availability of school and recreation facilities; 4) Comprehensive Master Plan; 5) Adequacy of surface drainage,**

location and extent of flood plains and wetlands and stability of soil conditions. Further, the Planning Commission recommends the following requirements be granted a variance under the provisions of Ordinance 27: 1) The requirement to provide a park area; 2) A requirement that the lot lines be perpendicular to the street. Commissioner Hines supported the motion.

- * Commissioner Steckling moved to amend the motion to recommend that the Township Board waive the sidewalk requirement. Commissioner Hines supported the amended motion. Vote on the motion. Yes: Lamont, Steckling, Rabaut, Baker, Hines, Leddy and Champion; No: none. The motion carried by a 7 to 0 vote.**

2. Ordinance No. 27, Subdivision Ordinance

Supervisor Walls said hopefully we will get to do some revisions to the Design and Construction Standards. This rewrite started with a joint meeting of himself, the attorney and the planning consultant back in March 2005. There is no requirement in the statute for the Planning Commission to review this document but he believes the Planning Commission is a critical part of the planning process and he would like them to be comfortable with it.

Chairperson Lamont said he has no objections to sending this revision to Greg Need for his review before the Planning Commission takes it further. The Planning Commissioners agreed.

Commissioner Baker raised some concerns as to whether this is statutorily obligated or if it is our consultants' interpretation of it because some of the contents did not mesh for him. He noted concerns with the definitions. On page 7, Section 3.03, he asked "who approved" where it states "After tentative approval..."? In Section 1.b, it gives a large list of job descriptions and titles that could create that preliminary plat drawing and then on page 10 referring to the final preliminary plat; it only lists a "registered land surveyor." Commissioner Baker said on page 15 paragraph 1 it refers to the "Board" granting a variance. He asked which board?

Commissioner Steckling asked if we could take the Zoning Ordinance that we currently read for a site condo review and factor those things into this consideration. In his opinion, it is all encompassing of 18.07. Chairperson Lamont said he believes we could but the attorney could answer that.

Supervisor Walls suggested asking Greg Need to attend the January Planning Commission meeting to discuss all of the concerns and questions about this document as a group. The Planning Commissioners agreed.

- * Commissioner Steckling moved to have Greg Need come before the Commission at the January meeting or at his earliest convenience to discuss Ordinance No. 27 revisions. Commissioner Champion supported the motion. Vote on the motion. Yes: Lamont, Steckling, Rabaut, Baker, Hines, Leddy and Champion; No: none. The motion carried by a 7 to 0 vote.**

New Business:

1. Article X, Section 10.02.8.b and Article XII, Section 12.01.18.b of Zoning Ordinance No. 26.

*** Commissioner Baker moved to recommend approval to the Township Board the amendments to Article X, Section 10.02.8.b and Article XII, Section 12.01.18.b as presented this evening. Commissioner Champion supported the motion. Vote on the motion. Yes: Lamont, Steckling, Rabaut, Baker, Hines, Leddy and Champion; No: none. The motion carried by a 7 to 0 vote.**

2. Zoning Ordinance No. 26, to bring Ordinance into compliance with the provisions of the Michigan Zoning Enabling Act, Michigan Public Act 110 of the Public Acts of 2006.

Chairperson Lamont noted a typographical error on page 3, item #2.

Commissioner Rabaut said on the bottom of page 2, Section 18.14, the headline is “Zoning Commission” but then refers to the “Planning Commission.” He asked which one is correct? Supervisor Walls said that is as a result of the statute. Under the statute you can have a Zoning Commission and a Planning Commission. The terminology has been changed in more recent amendments but the end result still the same; the two positions can be merged as one Planning Commission.

- * Commissioner Steckling moved to send the Ordinance No. 26 amendments intended to bring our zoning ordinance in compliance with Michigan Public Act 110 and that are contained in the document submitted for review tonight and that the Planning Commission recommends these amendments for consideration by the Township Board subject to approval by the Township Attorney and: 1) the word “zoning” be placed in front of the word “commission” where its referred to in Section 18.14 Zoning Commission language; 2) The typo on Section 19.2 be rectified and; 3) Section 19.2 – the section that has been omitted, the Township Board make a determination as to whether they want it for policy reasons included or excluded. Chairperson Lamont supported the motion. Vote on the motion. Yes: Lamont, Steckling, Rabaut, Baker, Hines, Leddy and Champion; No: none. The motion carried by a 7 to 0 vote.**

Other Business:

1. Public Meeting Requirements

Commissioner Rabaut said the Public Meeting Act requires that if a majority of the Commission meets it must be a public meeting. He asked how all of the emails back and forth apply to this

law? Supervisor Walls explained that the Planning Commission must be a public meeting act if it is for purposes of deliberation. As long as those emails are not deliberating a decision, they are not against the law.

2. Priority List

Article IV & V is waiting for Public Hearing. Ordinance No. 27 Amendment discussion will come back with Greg Need for discussion. Section 18.07.4.b, Section 12.01.18.b(4) and Section 10.02.8.b(4) were sent to the Township Board. Dixie Highway Corridor Review is set tentative for the January meeting.

3. 2007 Meeting Dates

Chairperson Lamont suggested due to a lack of business, publishing for one meeting per month and that being the Business meeting which is held the third Monday of each month. If a workshop meeting is necessary, it could be added as needed.

- * Commissioner Steckling moved to hold the Business meeting on the third Monday of each month and add Workshop meetings as needed the first Thursday of each. Commissioner Rabaut supported the motion. Vote on the motion. Yes: Lamont, Steckling, Rabaut, Baker, Hines, Leddy and Champion; No: none. The motion carried by a 7 to 0 vote.**

Adjournment:

Hearing no other business, Chairperson Lamont adjourned the meeting at 9:16 p.m.

Susan Weaver, Recording Secretary