

**Springfield Township
Planning Commission – Business Meeting
Minutes of October 18, 2004**

Call to Order: Vice Chairperson John Steckling called the October 18, 2004 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

John Steckling
Paul Rabaut
Dean Baker
Chris Moore
Ruth Ann Hines
Gail Mann-Bowser

Commissioner(s) Absent

Roger Lamont

Consultants Present

Randy Ford
Sally Elmiger

Staff Present

Collin Walls
Mary Blundy

Approval of Minutes: September 20, 2004 Business Meeting

Vice Chairperson Steckling noted an error on page 6 of the motion concerning the Springfield Tech Center; it should read, "crushed" not "crust."

- **Commissioner Hines moved to approve the Minutes as amended. Commissioner Rabaut supported the motion. Vote on the motion. Yes: Steckling, Rabaut, Baker, Moore, Hines and Mann-Bowser; No: none; Absent: Lamont. The motion carried by a 6 to 0 vote.**
- **Commissioner Hines moved to approve the Workshop Minutes of October 7, 2004 as presented. Commissioner Rabaut supported the motion. Vote on the motion. Yes: Steckling, Rabaut, Baker, Moore, Hines and Mann-Bowser; No: none; Absent: Lamont. The motion carried by a 6 to 0 vote.**

Approval of Agenda:

Vice Chairperson Steckling suggested moving the Ellis Barn under New Business to Item #1 instead of Item #2. There were no objections. There was unanimous consent to approve the agenda as amended.

Public Comment: None

Public Hearing: None

Planning Commission Business Meeting - Minutes of October 18, 2004

Unfinished Business: None

New Business:

1. Ellis Barn - Final

Commissioner Rabaut asked if lighting would be portable? Mr. Figa said there is portable lighting on the site now. Commissioner Rabaut asked if a sound system would be installed? Mr. Figa said there are no plans for a sound system.

- **Commissioner Rabaut moved that the Planning Commission approve the Ellis Barn relocation project based on the site plans date stamped received September 15, 2004 with the following conditions: the applicant return to the Township for approval of any lighting or sound systems to be used in connection with the Ellis Barn area. Commissioner Hines supported the motion. Vote on the motion. Yes: Steckling, Rabaut, Baker, Moore, Hines and Mann-Bowser; No: none; Absent: Lamont. The motion carried by a 6 to 0 vote.**

2. Autumn Ridge - Concept

Ms. Sally Elmiger of Carlisle/Wortman commented that they do believe the property would benefit with clustering. The applicant did provide a narrative but it did not address Section 18.07.2. No accel/decel lanes have been shown on Davisburg Road and there have been no proposed grades and spot elevations located on the site plan. Regarding open space, Carlisle/Wortman commented regarding the greenbelt along units 12 and 13 in the southeast corner of the concept plan; they felt that additional room is necessary because these particular parcels will be much higher off of Bridge Lake Rd. Additional space is necessary for the transition between this parcel and the parcel to the west and also transition and buffering between the existing house and unit 21. No buffering is necessary between the 10 1/2 acre parcel and the other parcels, although the applicant may want to consider it. Ms. Elmiger suggested that a boulevard entrance might not be of very rural character, which is something Springfield Township is trying to maintain. Ms. Elmiger asked regarding unit A, why is it not a unit number as the others? Regarding greenbelts, along Davisburg Rd. the greenbelt is incorporated into the parcels shown and that is not the intent of the greenbelt; it is to be a separate space and not part of a parcel.

Commissioner Moore said he does not have the correct plans. Supervisor Walls apologized and said the Planning Commission should not be looking at a plan that is different than the reviews are based on, and he did not discover that there were different plans until yesterday. Unfortunately, he was told that Mr. Carlisle told the applicant they could submit a revised plan and accelerate the review but Randy Ford of HRC has not seen this plan either.

Vice Chairperson Steckling said, lots 13, 14, 12 and maybe 11 are not 100 feet off the road.

Planning Commission Business Meeting - Minutes of October 18, 2004

Randy Ford of HRC, commented that he does not have a problem with the conceptual layout but there is some information lacking on the plan in terms of topography and no proposed grades were provided. The applicant indicates it is their intent to minimize mass grading but it is not demonstrated on the plans. Regarding storm sewer plans, the applicant is supposed to indicate how the site drainage will be handled. A general indication of sewage disposal systems and wells is supposed to have some location shown on the drawing. The applicant has not addressed the need for accel/decel and passing lanes. Mr. Ford said it is difficult to review this because all of the information has not been covered.

Commissioner Baker asked if the roads would be private or public? Mr. Frankel said they would be private. Commissioner Hines said this plan looks like a nice idea, but so much information is missing.

Mr. Shannon Moore of Land Design Studio explained that the way the property sits there is a lot of topography on the southern part of the site with a natural drainage corridor and a large hill. He feels the cluster is a good opportunity for everyone and is a mechanism for creating a more creative land plan and better use. The way the open space is set up, they will have the ability to construct homes with walkout basements. Regarding the greenbelt on lots 12 and 13, he has no problem extending the greenbelt along those lots. Lot 1 and lot A are proposed to be of more conventional zoning due to the character of the existing development along Davisburg Rd.

Mr. Mike Peterson of Nowak & Fraus said, regarding Section 18.11 and its subsections of the ordinance, their thought was that at this point, the generalized nature of the presentation is dealing with the information as outlined in 18.11.4.8.2. He intends to follow all of the requirements regarding the engineering. In terms of storm water, they show a proposed retention pond where they plan on using it for storm water storage. The site lends itself to swales and ditches and possible some piping to get water back into that area. The criteria of the Township and Oakland County will be followed when they get into the design stages. Regarding the boulevard and the request for accel/decel lanes, Mr. Frankel is open to either having or not having a boulevard and would be willing to be flexible according to the comments of the planner and engineer. Regarding soil erosion sedimentation control, they will be submitting application to Oakland County and will be part of the site plan application. In terms of grades and elevation, it is their intent, in using the private road, to take advantage of some of the latitudes they can get in terms of grade to work with the character of the land. Proposed septic and well locations will be shown on the site plan. They intend to locate them on the front of the lots near lots 5 thru 13 and the wells somewhere in the back.

Mr. Frankel asked the Planning Commission if having a gated entrance would be acceptable? The majority of the Planning Commission said they would not like a gate.

Commissioner Baker asked if it is the intent of Lot A and lot 1 to have drives off of Davisburg Rd.? Mr. Shannon Moore said Lot A will be but they are open to lot 1 and would like to explore possibilities. If they hold to the 100-foot setback, lot 1 may not lend itself to a potentially circular drive and he would like feedback on the waiver of that rule to possibly 50-feet. Commissioner Baker asked if the existing house would retain its link to Davisburg Rd.? Mr. Shannon Moore said, yes. Commissioner Baker asked if there is some type of buffering between

Planning Commission Business Meeting - Minutes of October 18, 2004

lot 21 and the existing lot? Mr. Shannon Moore said they will do something there but they don't know details yet.

Commissioner Mann-Bowser commented that the plan looks good but we need more information to move forward.

Commissioner Rabaut commented that the plan needs fine-tuning with the information requested by the planner and engineer. He thinks there should be fewer cuts into Davisburg Rd. and is not necessarily in favor of a gated community.

Commissioner Moore said he is concerned with an additional driveway off lot A. He thinks if we give some leeway on the 100-foot setback, he would like to see the setback at least back to the same level of the existing house for both lots A and 1. He also thinks the buffer on lots 13 and 14 should be increased. Commissioner Moore said he does like the open space on the cluster plan and believes it is aesthetically more appealing. He said we do need additional clarification as requested by the engineer.

Commissioner Hines said she believes, based on the information provided, the property could support 22 lots. Regarding the concept plan, she asked the applicant what particular issue justifies using the cluster option? Mr. Shannon Moore said the property shape and size is a hardship due to the roads on three of four sides of the property. He said clustering creates a more appealing look and helps preserve the natural features and open space. Mr. Moore noted that the topography of the property is very steep. Commissioner Hines said it appears the applicant can meet the density plan and concurs that the cluster option is a viable and sound option for developing this parcel. She suggested switching lot A and 1 so they both front on the private drive as opposed to Davisburg Rd. She believes a boulevard entrance is fine and believes the 100-foot setback line could be reduced. In regard to a gated entrance, she is not in favor of them. Commissioner Moore said he is not in favor of a gated entrance either.

Vice Chairperson Steckling commented that he believes the density plan meets the requirements as being buildable and achievable. He believes 22 lots are acceptable and likes the layout of the concept plan. Regarding lots A and 1, he likes the idea of the driveways coming out onto Davisburg Rd. He is not in favor of a gated community. Regarding berming and setbacks, the 50-foot shown adjacent to Bridge Lake Rd., is sufficient and does not have a problem with the buffering on the west portion or the buffering with the existing house.

- **Commissioner Hines moved to approve the concept plan for Autumn Ridge based on the fact that the density established per the plan is acceptable, there are natural assets to the property which justify clustering and the plan meets the ordinance criteria for Special Land Use. Commissioner Baker supported the motion. Vote on the motion. Yes: Steckling, Baker, Hines and Mann-Bowser; No: Moore and Rabaut; Absent: Lamont. The motion carried by a 4 to 2 vote.**

Planning Commission Business Meeting - Minutes of October 18, 2004

Other Business:

- 1. Schedule Public Hearing for 11/15/04 - Rezoning R-2 to OS
9191 Dixie Highway - requested by George Mansour, Pace Companies**
- 2. Schedule Public Hearing for 11/15/04 - Rezoning R-3 to R-2 for the following
properties: 07-26-126-002, 011, 017, 018, 019, 07-27-226-004 and 005**

Vice Chairperson Steckling said no action is necessary on these items as Public Hearings are scheduled for November 15, 2004.

3. Priority List

Office Services and C-1 and C-2 are set for the 11/04/04 Workshop Meeting. Landscape Ordinance to be deleted. Review Screening, Fences and Walls for Lakefront Lots scheduled for 11/04/04 Workshop Meeting. Temporary Outdoor Sales/Tents scheduled for 11/04/04 Workshop Meeting. Hamlet of Davisburg is To Be Determined. Proposal to rezone properties on Farley Rd. is To Be Determined.

Adjournment:

Hearing no other business, Chairperson Lamont closed the meeting at 9:05 p.m.

Susan Weaver, Recording Secretary