

**Springfield Township
Planning Commission – Business Meeting
Minutes of November 15, 2004**

Call to Order: Chairperson Roger Lamont called the November 15, 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

Roger Lamont
John Steckling
Paul Rabaut
Gail Mann-Bowser
Dean Baker

Commissioner(s) Absent

Chris Moore
Ruth Ann Hines

Consultants Present

Randy Ford
Sally Elmiger

Staff Present

Collin Walls
Mary Blundy

Approval of Agenda:

There was unanimous consent to approve the agenda as presented.

Approval of Minutes: October 18, 2004

Commissioner Steckling noted that the minutes stated that Roger Lamont closed the meeting; Roger Lamont was not present and Vice Chairperson Steckling closed the meeting.

Chairperson Lamont said he would abstain from the vote as he was not present.

- **Commissioner Baker moved to approve the minutes for October 18, 2004 as amended. Commissioner Mann-Bowser supported the motion. Vote on the motion. Yes: Steckling, Rabaut, Baker and Mann-Bowser; No: none; Abstain: Lamont; Absent: Moore and Hines. The motion carried by a 4 to 0 vote.**

Public Comment: **None**

Public Hearing:

- 1. Rezoning, R-2 to OS -- 9191 Dixie Highway - requested by George Mansour, Pace Companies. Parcel # 07-14-478-037**

Chairperson Lamont opened the Public Hearing at 7:33 p.m.

Planning Commission Business Meeting - Minutes of November 15, 2004

Mr. Alan Partington, 9448 Softwater Woods, commented that he is worried about an office designation on this parcel and would like the Township to keep it as is. There is an easement going out to Dixie Highway and he is worried that a developer could turn this into a possible road at some time. He would like to save the existing stone house but there is no guarantee that a developer would keep his word, or if the property were to be sold in the future, someone else could remove it.

Mr. Matthew Earing, 9445 Softwater Woods, commented that he is opposed to rezoning of this property and is concerned with the existing easement from Softwater Woods through the front of his home and the possibility that it could become a drive into the proposed office. Mr. Earing said the only way he is not opposed to this rezoning is if the developer deeds over this section of property to him.

There were no further public comments.

Chairperson Lamont closed the Public Hearing at 7:52 p.m.

- 2. Rezoning R-3 to R-2 for the following properties: 07-26-126-002, 011, 017, 018, 019, 07-27-226-004 and 005.**

Chairperson Lamont opened the Public Hearing at 7:53 p.m.

There were no public comments

Chairperson Lamont closed the Public Hearing at 7:54 p.m.

Unfinished Business: None

New Business:

- 1. Rezoning R-2 to OS -- 9191 Dixie Highway - Requested by George Mansour, Pace Companies. Parcel # 07-14-478-037**

Commissioner Steckling explained that the easement that was referred to runs from Dixie all the way back and is still there. Softwater Woods drive is not a public road and therefore could not be used legally by a developer. However, there is a proposal to convert Softwater Woods Drive into a county road. Commissioner Steckling also agreed that there is no guarantee that the existing stone house would remain forever. However, he could see this parcel working as the current designation or rezoned to OS and is not committed to either at this point.

Commissioner Rabaut said this Township has spent a lot of time, effort and money developing plans for the Dixie Highway Corridor that are encompassed in the Master Plan and Dixie Highway Corridor Study. The plans for this area and this particular property are for high-density

Planning Commission Business Meeting - Minutes of November 15, 2004

residential because of the need to have a mix of residential along with commercial to enhance the viability of commercial property. He is a strong supporter of the Master Plan which is the heart of this Township, and believes we should adhere to the Master Plan unless some overwhelming evidence is presented that we should not. Commissioner Rabaut said rezoning this parcel is not in the best interest of the Township and would conflict with the Master Plan; rezoning it would not protect the existing stone house. Maintaining the existing residential zoning and land use plan assures a transition between the adjoining office use and the residential uses; rezoning this property to OS would isolate the rear residential parcel, leading to demands to rezone it. The Township Master Plan notes that there is more than ample property zoned for commercial and OS; and there is no compelling evidence that the Township development plans are not appropriate.

Commissioner Mann-Bowser said she agrees with the comments of Commissioner Steckling and is still undecided as to whether this should be rezoned.

Commissioner Baker said he was surprised to see that the proposal would bring 180 traffic trips per day. He does not feel this is an attractive parcel for homes and feels OS can blend with the neighboring use. However, he is against rezoning it since the Township cannot regulate the hours of operation of a business that may occupy the existing stone house or another possible building.

Chairperson Lamont read the Master Plan for Office Services which states that "land designated office/service is intended to provide locations for low intensity business, such as offices and businesses and personal services uses which are dependent on and supportive of an office environment. Office/Service are labeled as transitional..." Chairperson Lamont said, based on the description, this would be a well described proposal to be able to rezone this. The house does, in his opinion, pose a problem because the house does not have a road as a buffer and would abut the property. Chairperson Lamont said rezoning does not guarantee the preservation of the stone house and is concerned with what we may end up with, such as apartments, if we don't rezone the property.

- **Commissioner Rabaut moved that the Planning Commission recommend that the Township Board deny the Mansour rezoning proposal from R-2 to Office/Service for the following reasons: 1) Rezoning to OS from residential would conflict directly with the mixed use, goals and strategies of the Dixie Highway Corridor Plan and Master Plan; 2) The rezoning would not protect the existing stone house and its use as an office facility is not assured; 3) Maintaining the existing residential zoning and land use plan assures a transition between the adjoining office service use and residential uses in Softwater Woods; 4) Increased noise, traffic and congestion adversely impacting the residential area would be the likely result from Office/Service use; 5) Rezoning this property to Office would isolate the adjoining rear residential partial which would then be surrounded on two sides by office/service, potentially leading to demands for further rezoning; 6) The Township Master Plan notes that there is more than ample property zoned for commercial and office/service use in the Township; 7) There is no compelling**

Planning Commission Business Meeting - Minutes of November 15, 2004

evidence presented tonight that the Township development plans for Dixie Highway Corridor are not appropriate. Trustee Baker supported the motion.

Commissioner Steckling commented that he liked the motion and thought perhaps a PUD would be a better way for a developer to go with this particular parcel. The PUD would allow the Township to require the preservation of the existing stone house.

- **Vote on the motion. Yes: Lamont, Steckling, Rabaut, Baker and Mann-Bowser; No: none; Absent: Moore and Hines. The motion carried by a 5 to 0 vote.**

2. Rezoning R-3 to R-2 for the following properties: 07-26-126-002, 011, 017, 018, 019, 07-27-226-004 and 005

Commissioner Baker said he does not have a problem with this rezoning and would support moving forward with it.

Commissioner Mann-Bowser she would support moving forward. Commissioner Rabaut said he does not see any reason not to bring this into conformance with the Master Plan and would support moving forward. Commissioner Steckling said he agrees.

Chairperson Lamont said he agrees these parcels should be rezoned.

- **Commissioner Steckling moved to recommend to the Township Board that the parcels be rezoned from R-3 to R-2 described as follows: Sidwell # 07-26-126-002, 011, 017, 018, 019, # 07-27-226-004 and 005 for the reason that the Township Master Plan provides for this type of zoning, and the current zoning conflicts with the Township Master Plan, and there seems to be no reason to stay with the current zoning, and the R-2 zoning would be more appropriate based on the plan. Trustee Baker supported the motion. Vote on the motion. Yes: Lamont, Steckling, Rabaut, Baker and Mann-Bowser; No: none; Absent: Moore and Hines. The motion carried by a 5 to 0 vote.**

Other Business:

1. Priority List

Office Service & C-1 and C-2 final review set for the Workshop Meeting of 12-2-04 and set for Public Hearing at the first available opportunity. Review Screening, Fences and Walls discussion set for the 12-2-04 Workshop Meeting. Temporary Outdoor/Transient Sales set for the 12-2-04 Workshop Meeting. Review Lakefront Structures is to be determined. Hamlet of Davisburg is set for 12-2-04 Workshop Meeting. Proposal to rezone properties at Andersonville & Farley Roads from R-1 to PL is to be determined. Elect PC member to ZBA set for the 12-2-04 Workshop Meeting. Election of Officers will be done at the 12-2-04 Workshop Meeting.

Planning Commission Business Meeting - Minutes of November 15, 2004

Buildout/Traffic Study is to be determined. Innovative Storm Water Management is to be determined.

Adjournment:

Hearing no other business, Chairperson Lamont closed the meeting at 9:20 p.m.

Susan Weaver, Recording Secretary