

**Springfield Township  
Planning Commission – Business Meeting  
Minutes of July 19, 2004**

**Call to Order:** Chairperson Roger Lamont called the July 19, 2004 Business Meeting of the Springfield Township Planning Commission to order at 7:37 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

**Commissioner(s) Absent**

Chris Moore  
Gail Mann-Bowser  
Ruth Ann Hines

**Staff Present**

Leon Genre  
Mary Blundy

**Consultants Present**

Dick Carlisle

**Approval of Minutes:** June 3, 2004 Workshop Meeting

Commissioner Baker moved to approve the Minutes of June 3, 2004 as presented. Commissioner Steckling supported the motion. Vote on the motion. Yes: Lamont, Steckling, Rabaut and Baker; No: none; Absent: Moore, Mann-Bowser and Hines. The motion carried by a 4 to 0 vote.

**Approval of Agenda:**

There was unanimous consent to approve the agenda as published.

**Public Comment:** None

**Public Hearing:** None

**Unfinished Business:**

**1. Davisburg Garage - Landscape Plans**

Mr. Dick Carlisle of Carlisle/Wortman noted that the Road Commission has provided the requested berming along Dixie Highway and Rattalee Lake Rd. There are some minor details that need to be corrected. The applicant has not planted the evergreen trees at the density required; therefore, they need to add some evergreen trees. It was explained that the Township may be purchasing an additional piece of property from the Road

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Commission in order to expand the fire station. Mr. Carlisle said, that being the case, more berming may be a moot point. He suggested slightly extending the other berm to come up to the new property corner and then reallocating the landscaping on the berm to the other berms. Mr. Carlisle said he does recommend approval on this plan and noted that the small issues outstanding could be handled administratively. Commissioner Steckling asked Mr. Carlisle if he is satisfied with the lighting? Mr. Carlisle said, yes.

Commissioner Baker asked if the purchase of the property is certain? Mr. Genre said he believes it is. Mr. Carlisle said conditions could be made part of the approval if the Township does or does not go through with the purchase.

- **Commissioner Steckling moved to approve the landscape plan submitted by the Oakland County Road Commission, prepared by Hubbell, Roth & Clark, received on July 9, 2004, subject to administrative review by our planners and engineers to ensure sufficiency of plant materials and density as meets our ordinance requirements and further subject to removal of the berm as proposed to be built behind the parcel of land that is potentially going to be sold to the Township and reallocation of the planting materials to the other berms subject to administrative review; in the event the property is not acquired by the Township, the berm be constructed as shown on the plans. Commissioner Rabaut supported the motion.**

Commissioner Baker commented that the motion only described the berm as "behind".

- **Commissioner Steckling amended his motion to include the description of the berm as the southern most berm on Dixie Highway in close proximity to the fire station. Commissioner Rabaut supported the amended motion. Vote on the motion. Yes: Lamont, Steckling, Rabaut and Baker; No: none; Absent: Moore, Mann-Bowser and Hines. The motion carried by a 4 to 0 vote.**

### **2. Huron Creek**

Chairperson Lamont read a letter from Grant Ward Surveyors asking to table Huron Creek until the next meeting as their meeting with DEQ keeps getting delayed. **[A copy of this letter is on file at the Office of the Clerk, Springfield Township].**

Commissioner Rabaut commented that he is tired of tabling this and adding it to the next month's agenda and reviewing the paperwork all over again only to have it get tabled until next month. He suggested tabling it indefinitely and not putting this item back on the agenda until everything is submitted properly.

- **Commissioner Rabaut moved that the Planning Commission table any further discussion on Huron Creek until such time as the applicant is able to submit a complete package, and it should be removed from tonight's agenda. Commissioner Steckling supported the motion. Vote on the motion. Yes: Lamont, Steckling, Rabaut and Baker; No: none; Absent: Moore, Mann-Bowser and Hines. The motion carried by a 4 to 0 vote.**

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### **3. OS, C-1 and C-2 Districts**

Mr. Carlisle summarized his review dated July 7, 2004. He explained that there are a number of changes as a result of Commissioner's comments and some as a result of additional analysis on his part. In particular, there have been some fairly extensive changes made regarding adult business uses. He has expanded upon, modified and revised a number of the definitions.

Mr. Carlisle noted on page 2, subsection 2, he modified this paragraph and eliminated SDD and SDM licenses because it is not a zoning matter; it is a liquor licensing matter. Page 6 and 7, section 9.05, paragraph 2; Mr. Carlisle explained that he picked 10,000 square feet for restricting business retail. Anything over 10,000 square feet would be a Special Land Use. Commissioner Steckling said he agrees with that and likes it. Mr. Carlisle went on briefly to note the other revisions he made.

Commissioner Baker noted on page 6, paragraph 3e, the paragraph did not include fencing and the Planning Commission previously had a discussion regarding fencing on Day Care Center outdoor play areas. Mr. Carlisle said that is correct and he would fix the paragraph.

Mr. Genre asked regarding the definitions and Adult Novelty Stores, what is "substantial" and what is "significant?" Mr. Carlisle said it would be a percentage of the square footage and he would add definitions regarding this.

Commissioner Rabaut noted regarding Adult Cabaret, someone could establish a private club for the purposes of adult entertainment. Mr. Carlisle said he would review that issue and explained that Township Attorney, Greg Need will be heavily involved in some of these definitions and changes. Commissioner Rabaut said on C-1, sections 9 and 10, we use the term "adjacent residential areas." He suggested using the word "surrounding" instead. Mr. Carlisle agreed as did the other Planning Commissioners.

Commissioner Steckling commented that he agrees with the proposed changes in Definitions and C-1 and should move forward. Chairperson Lamont said he agrees with the comments by the Planning Commissioners.

In regard to C-2, Mr. Carlisle said most of these proposed changes were reviewed at the last meeting. The only substantial changes were made in Special Land Use. Page 10, paragraph 3, he explained that he eliminated all the conditions because it is a Special Land Use, and the criteria is noted in other areas of that ordinance. The major additions were again, under the Adult Business Sections. Mr. Carlisle noted that the current ordinance does not prohibit serving alcohol on the premises of any adult business and in most municipalities it does state this. Therefore, he added this into the ordinance. He also added hours of operation, restrictions on age of patrons and general upgrades.

Commissioner Rabaut asked regarding page 11, item 7 a, what studies were involved? Mr. Carlisle explained the studies referred to and said the Commissioners would get copies of all of these studies. Commissioner Rabaut noted on page 13, item 6, states alcohol is prohibited.

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However, in the "Cabaret" section, alcohol would be allowed. Mr. Carlisle said this would apply to Adult Cabaret and would eliminate the word "bar" in the definition of Adult Cabaret.

Chairperson Lamont commented that Carlisle/Wortman did a great job with the proposed changes.

**New Business:                      None**

### **Other Business:**

#### **1.        Proposal to Rezone Properties**

- **Commissioner Steckling moved to turn the question as to the rezonings for the site locations in the memo received from Supervisor Walls to Leon Genre and Dick Carlisle for further study, so that they can report back to the Planning Commission with their recommendations and findings, so that the Planning Commission can deal with the question. Commissioner Rabaut supported the motion. Vote on the motion. Yes: Lamont, Steckling, Rabaut and Baker; No: none; Absent: Moore, Mann-Bowser and Hines. The motion carried by a 4 to 0 vote.**

#### **2.        Priority List**

Office Services, C-1 and C-2 discussion is to be determined. Planning Coordinator Mary Blundy noted that Zoning Ordinance Amendment Public Hearing should be added to the August 16th meeting. Also added under Ordinance Amendments on the Priority List is a Landscape Ordinance Amendments, date to be determined. Zoning Review by sub-area discussion to be determined. Tree Preservation Plan to be determined. Hamlet of Davisburg to be determined. Davisburg Garage is complete and will be removed. Huron Creek is to be determined. Prospectors Ltd., is to be determined. Corner Creek is set for the August 16th meeting. Sunset Bluff's is to be determined. Saturn North is set for the August 16th meeting.

### **Adjournment:**

Hearing no other business, Chairperson Lamont closed the meeting at 9:40 p.m.

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Susan Weaver, Recording Secretary