

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

**Call to Order:** Chairperson Roger Lamont called the January 19, 2004 Business Meeting of the Springfield Township Planning Commission to order at 7:30 p.m. at the Springfield Township Hall, 12000 Davisburg Rd., Davisburg, MI 48350.

**Attendance:**

**Commissioners Present**

Roger Lamont  
John Steckling  
Paul Rabaut  
Gail Mann-Bowser  
Chris Moore

**Commissioner(s) Absent**

Dennis Vallad

**Consultants Present**

Randy Ford  
Dick Carlisle

**Staff Present**

Collin Walls

**Approval of Agenda:**

Commissioner Steckling suggested moving the Advance Asphalt - Final Site Plan Review to Item #1 of New Business and move New Business to the first discussion. There were no objections to this change.

A Workshop meeting for February was scheduled for February 5, 2004

There was unanimous consent to approve the agenda as revised.

**Approval of Minutes:**

Minutes of November 6, 2003

- **Commissioner Steckling moved to approve the minutes for November 6, 2003 as submitted. Commissioner Rabaut supported the motion. Vote on the motion. Yes: Lamont, Steckling, Rabaut, Mann-Bowser and Moore; No: none; Absent: Vallad. The motion carried by a 5 to 0 vote.**

Minutes of December 15, 2003

- **Commissioner Rabaut moved to approve the minutes for December 15, 2003 as submitted. Commissioner Steckling supported the motion. Vote on the motion. Yes: Lamont, Steckling, Rabaut, Mann-Bowser and Moore; No: none; Absent: Vallad. The motion carried by a 5 to 0 vote.**

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Minutes of December 4, 2003

- **Commissioner Mann-Bowser moved to approve the minutes for December 4, 2003 as submitted. Commissioner Steckling supported the motion. Vote on the motion. Yes: Lamont, Steckling, Rabaut, Mann-Bowser and Moore; No: none; Absent: Vallad. The motion carried by a 5 to 0 vote.**

### **Public Comment:**

There were no public comments.

**Public Hearing:               None**

### **New Business:**

#### **1.       Advance Asphalt - Final Site Plan Review**

Mr. Carlisle summarized Carlisle/Wortman's review dated November 19, 2003. He said he received confirmation that the applicant's variance is still active. One issue raised is the necessity for and the location of the six foot high berm that is being provided between the residential zoning and the light industrial zoning portion of the property. He believes the location is an area where there is an existing cluster of trees and the berm is not necessary in this location. Mr. Carlisle suggested that rather than construct a separate access drive, the applicant could investigate the possibility of a shared driveway. The plan does indicate two 150 foot wallpack units located on the building and the ordinance does require photometrics be shown.

Commissioner Steckling asked Mr. Carlisle where the berm should be located? Mr. Carlisle said it is not necessary but if the applicant wants a berm, there is an area that is of equal amount between two areas of existing trees and the applicant could locate the berm between those clusters of trees. Mr. Pete Ottman, the applicant, said they could delete the berm if the township wishes.

Mr. Randy Ford summarized HRC's report dated December 22, 2003 and noted that his review was based on the prior plan submitted. He noted that the detention basin was undersized in the prior plan according to township standards and the runoff was incorrect. However, it has been corrected in the new plan. Regarding grade, the site is fairly flat but HRC has concerns along the south property line. Mr. Ford suggested that the applicant get some additional grade shots along the east property line. There should not be a problem as long as the applicant is not building up the grade of the driveway to block any drainage. With regard to drainage, HRC recommends that the applicant investigate some wetland native vegetation. The applicant needs to provide a copy of the soil erosion control permit.

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Mr. Ottman stated that he does have the well permit and applied for a soil erosion permit on December 30th. Mr. Ottman said he would do native vegetation in the retention pond if desired by the township. He explained that Class-A trucks would be parked outside and all equipment would be parked and maintained inside the building.

Commissioner Moore asked if there is a pedestrian door? Mr. Ottman said it would be on the south end of the building. Mr. Ottman said he would move or alter the berm to however required. He did note that if he wants to build another building in the future, he would have to move the berm again. Supervisor Walls suggested to have Carlisle/Wortman work with the applicants to meander the berm with minimal amount of disruption.

Chairperson Lamont asked the applicant if he explored the possibility of a shared entrance? Mr. Ottman said, no he has not. He said his trucks are quite large and did not want to cause trouble to the adjacent homeowners.

Commissioner Steckling asked about the building elevation and the construction materials? Mr. Ottman said the building height is 25 feet. The construction is 2 X 6 and the exterior is siding.

Commissioner Mann-Bowser commented that the items could be handled administrative and the plan could move forward. Commissioner Rabaut agreed. Commissioner Moore also concurred. Commissioner Steckling concurred.

- **Commissioner Steckling moved to approve the Final Site Plan for Advance Asphalt Contractor's Yard based on the plans date stamped January 6, 2004. Subject to administrative review and approval of the following issues with the engineer and planner: grade shown by the engineer satisfactory to the planner and engineer, lighting specifications and design meet the ordinance standards, relocation of the berm, description and provision for detention pond landscaping, additional landscaping at the east driveway edge, dumpster screening, buffer screening and the pedestrian door location and subject to the revised calculations and drainage from the detention pond meeting with the approval of the engineer and the revised grades subject to the approval of the engineer pertaining to the southwest corner as well as the grades on the proposed drive to ensure water runoff satisfactory to the overall plan and subject to the well relocation be approved by the proper authorities. Commissioner Mann-Bowser supported the motion. Vote on the motion. Yes: Steckling, Rabaut, Mann-Bowser and Moore; No: Lamont; Absent: Vallad. The motion carried by a 4 to 1 vote.**

### **Unfinished Business:**

- 1. Section 16.23 - Architecture & Design Standards Incorporate into Site Plan Criteria & other areas of Zoning Ordinance**

Mr. Carlisle explained that he attempted to clarify and simplify aspects of the ordinance that he believes were of concern to the Planning Commissioners. He clarified that the building façade

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requirements apply to buildings with façades greater than 100 feet in length and he eliminated excess language. The changes provide flexibility in terms of how the Planning Commission provides the variation but does not dictate how it is supposed to be done. He added the definition of façade. Regarding Section 3 d, he added a phrase to include the immediate surrounding area but did not place a distance on it. He feels that the Planning Commission and the Board could use some discretion in interpretation. The appropriate responsibly body may also approve modifications to the standards either in whole or in part.

Commissioner Steckling commented that, regarding Sections 1a and 1b he likes that this would apply to anything and everything and there would be more stringent standards for a building that is 100 feet in length but also provides flexibility. He suggested applying this to all buildings as originally written. Supervisor Walls said paragraph 4 would accomplish applying this to all buildings with some discretion. He does not see a problem with the changes as long as the Planning Commissioners are willing to take the discretion and look at the modifications where they agree that it would make sense to vary from the standard.

Commissioner Moore said he agrees with Commissioner Steckling and still believes it provides flexibility to look at each individual proposal.

Commissioner Rabaut said it makes sense regardless of the size and provides the ability to manage and influence how a building looks. Commissioner Mann-Bowser said she is fine with the changes.

Commissioner Lamont commented that Commissioner Steckling's comments do make sense.

- **Commissioner Steckling moved to set Section 16.23, Architecture & Design Standards for Public Hearing at the next available date with the revision to Item #1 to put it back in its original form with respect to the format but with the changes that Dick Carlisle has made. Commissioner Moore supported the motion. Vote on the motion. Yes: Lamont, Steckling, Rabaut, Mann-Bowser and Moore; No: none; Absent: Vallad. The motion carried by a 5 to 0 vote.**

### **2. Establishing Density Calculations for New Developments**

Mr. Carlisle summarized his revisions requested by the Planning Commissioners from previous discussions on density calculations. He noted that he added a number of definitions. The standards for approval will remain the same and a Public Hearing would be held by the Township Board and special approval will be made at the concept plan stage. Regarding the cluster housing regulations, Section 18.11, he understood that the Planning Commission did not care for having an entirely separate section on the state required open space requirements. He integrated this in the body of the ordinance, trying to make the distinction. Regarding Subsection 4.a.1.b, the provision is added that the density concept plan shall not rely upon community septic and sewer systems as defined by the ordinance to justify achievable density. Regarding Subsection 5, Site Design Requirements, he made it clear that whether it is a permitted or Special Land Use, the number of dwellings cannot be more than what is normally

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permitted under conventional development. He noted that net site area and not gross site area is correct, he would change this where applicable.

Commissioner Rabaut asked what impact would sewers have on density? Mr. Carlisle explained that we don't have a municipal system except in a very small portion of the Township so it's not an issue. This amendment started to avoid the argument with a community sewer system. Commissioner Rabaut asked if this would be a defensible position if a developer says they can get more sites with a community system and feels it is unreasonable to place restrictions? Mr. Carlisle said the Township attorney would have to answer the legal questions. However, he feels there is justification for the changes.

Commissioner Moore commented that he feels the changes are easier to read and they make sense. Chairperson Lamont commented that he likes the added definitions and believes the concept plan has always been confusing in the past and believes using "preliminary" is best. It is more clear cut and direct. He likes the wording and believes it is easier to read and incorporating the state permitted use and special land use is good.

Supervisor Walls suggested adding to paragraph 2, a statement that it is the applicant's discretion, which option he chooses. Mr. Carlisle said he would do that.

- **Commissioner Steckling moved to set for Public Hearing at the next available meeting the proposed amendments to Section 18.11 and Section 2, Definitions as presented subject to two additions: 1) changing "gross" to "net" in paragraph 2a and; 2) further subject to clarification language in Concept Plan under 18.11 wherein the applicant assumes responsibility and makes the choice of which section he would like to proceed under. Commissioner Rabaut supported the motion. Vote on the motion. Yes: Lamont, Steckling, Rabaut, Mann-Bowser and Moore; No: none; Absent: Vallad. The motion carried by a 5 to 0 vote.**

### **3. Enhanced Screening Between Land Uses**

Mr. Carlisle suggested that this discussion would get very complex. He would like to introduce this with some explanation and have the Planning Commissioners come back with comments at a later date. Mr. Carlisle explained that two issues with screening are the height of six feet and the 80% opacity requirement. The current ordinance does not do a good job of taking into account varying degrees of intensity of land use that may be incompatible with neighboring land uses. With the development of Dixie Highway there will be more potential for conflicts and there may be areas not adequately screened with a six-foot high screening device. He has attempted to make revisions that take into account the varying types of land use that we may have abutting one another and the take into account the intensities and then propose alternatives for specific planting requirements that will fit into a given space to achieve the desired effect.

Commissioner Steckling suggested to hold off any further discussion of this item until the Workshop Meeting of February and also defer the Zoning Review by Sub-Area until February. He suggested taking care of item #2 of Other Business: Interpretation of Zoning Ordinance

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Article 19.01 Section 3B, Subsection 2 and review the priority list and then adjourn the meeting due to time limitations. The Planning Commissioners unanimously agreed.

### **Other Business:**

#### **1. Interpretation of Zoning Ordinance Article 19.01 section 3B subsection 2**

Commissioner Lamont explained that this issue was brought before the Zoning Board of Appeals last month. The Board of Appeals was asked to interpret the ordinance, The ZBA felt that Curves should be a use allowed by right in an Office/Service district since it is similar to uses allowed. The ordinance requires a recommendation from the Planning Commission prior to a final interpretation.

Commissioner Lamont noted that he did have a resident of Pebble Creek phone him to state that she supports Curves.

Mr. Carlisle said this establishment could be compared to a physical therapy facility, which can be in an Office/Service district.

Commissioner Mann-Bowser said this establishment is a quick 30-minute workout and never seems to be crowded. She believes it could fall into an Office/Service category.

- **Commissioner Steckling moved that we recommend that this use be permitted in an Office/Service District per the requirement of the ordinance. Commissioner Mann-Bowser supported the motion.**

Supervisor Walls asked if this could be referred to as a "limited" or "small-scale" training facility. The Planning Commissioner agreed to Small-Scale Training Facilities.

Commissioner Lamont asked if we would have to amend the ordinance? Supervisor Walls said yes and that would come next. Commissioner Rabaut commented that this has all the elements of a commercial retail service business. He believes this is a fine line and does not agree with allowing it as the Master Plan states there will be no commercial activity north of Davisburg Road.

- **Vote on the motion. Yes: Lamont, Steckling, Mann-Bowser and Moore; No: Rabaut; Absent: Vallad. The motion carried by a 4 to 1 vote.**

#### **2. Priority List**

Establishing Density Calculations will be reviewed and has been set for Public Hearing. Section 16.23 has been set for Public Hearing. Enhanced Screening between land uses has been moved to the February Workshop Meeting. A small-scale training facility discussion/ordinance change has been set for the March Workshop meeting. The Zoning Review by Sub-areas continues with the February Workshop meeting. Tree Preservation Plan is still to be determined. Capital

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Improvements Plan Update will be reviewed and approved and should be available for the February Workshop meeting. The Hamlet of Davisburg discussion is still to be determined. Private Roads discussion is moved to the March Workshop meeting. The Township Attorney Briefing is set for the February Business Meeting.

### **Adjournment:**

Hearing no other business, Chairperson Lamont closed the meeting at 10:15 p.m.

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Susan Weaver, Recording Secretary