

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

Call to Order: Chairperson, Roger Lamont, called the April 19, 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
Gail Mann-Bowser
Ruth Ann Hines
Dean Baker

Commissioner(s) Absent

Chris Moore
Paul Rabaut

Consultants Present

Doug Lewan

Staff Present

Collin Walls
Leon Genre

Approval of Minutes: March 15, 2004

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

Approval of Agenda:

Supervisor Walls suggested adding to the agenda under New Business: #1, Site Plan Workshop.

Commissioner Mann-Bowser suggested adding under New Business: #2, Northpointe of Independence.

The agenda was unanimously approved with the additions.

Public Comment: None

Public Hearing: None

Unfinished Business:

1. Cluster Housing Amendments - Section 18.11, Section 18.08

Mr. Doug Lewan of Carlisle/Wortman summarized the proposed amendments to Cluster Housing. The Township attorney requested that some greater distinction be made between the open space preservation of the Township's cluster regulations. Mr. Carlisle agreed with the changes and would make the changes if the Planning Commission desires.

Commissioner Steckling asked if a project narrative and site analysis is not required? Supervisor Walls said a project narrative is not required for a regular site plan, but the applicant is still required to address all the criteria. Mr. Lewan noted that if the Planning Commission wants this to apply to the new provisions, it must apply to all site plans.

Commissioner Mann-Bowser commented that she agrees with the proposed changes.

Commissioner Baker commented that the only issue is, if we want a project narrative, we must go back to Section 18.07 to request it.

Commissioner Hines commented that she believes a project narrative and site analysis would be beneficial for all site plans, and we should pursue an amendment that requires it for all site plans. She proposed that we strike C1 of the section.

Commissioner Steckling suggested sending these proposed amendments to the Township Board, and then the Planning Commission can address this as an additional item. Chairperson Lamont agreed with this suggestion.

- **Commissioner Steckling moved that the Planning Commission recommend to the Township Board that the language proposed by Greg Need be adopted as the Ordinance Amendment in all the pertinent sections. Commissioner Baker supported the motion. Vote on the motion. Yes: Lamont, Steckling, Mann-Bowser, Hines and Baker; No: none; Absent: Moore and Rabaut. The motion carried by a 5 to 0 vote.**

2. Architectural Design Standards Amendment - Section 16.23

Chairperson Lamont explained that these amendments were referred back to the Planning Commission by the Township Board. Mr. Lewan explained that Mr. Carlisle agrees that the suggested changes are appropriate.

Commissioner Baker commented that, as a Board Member, the Board felt that there were materials that are acceptable that could be added. Therefore, it would not be perceived by a developer that building is limited to brick or stone.

Commissioner Hines said regarding section 4, she interprets it that all of the criteria are required. Therefore, there cannot be a modification unless the developer can demonstrate that the standard creates a practical difficulty. She asked if that was the intent of the Township Board? Supervisor Walls said the intention was not to require all, the intention was to make sure that any

modification would not create a negative visual impact. However, any one of the items could be reasons for modification. Mr. Lewan said the wording could be changed to read more clearly, and he would relay the change in wording to Mr. Carlisle.

Commissioner Mann-Bowser said she likes the proposed changes. Commissioner Steckling said he also likes the proposed changes. Chairperson Lamont commented that he likes the proposed changes.

- **Commissioner Steckling moved to report these changes back to the Township Board with a request for clarity on Section 4. Commissioner Hines supported the motion. Vote on the motion. Yes: Lamont, Steckling, Mann-Bowser, Hines and Baker; No: none; Absent: Rabaut and Moore. The motion carried by a 5 to 0 vote.**

3a. Zoning Review By Sub-Area

Mr. Lewan explained that there are eight areas that Carlisle/Wortman is suggesting some rezoning.

Parcel/Area #2

This parcel is Master Planned Medium-Density Residential. The current zoning is R-2, One-Family Residential. This parcel is part of an MNFI site and was part of the Shiawassee and Huron Headwaters Resource Preservations Project. This site is a wetland ecosystem and is relatively large in size. The proposed zoning is R-1, One Family Residential with a 1.5 acre minimum. Supervisor Walls suggested that, if we are going to change the zoning, perhaps we should change the Master Plan of this parcel to Reservation/Conservation.

Chairperson Lamont said he would agree with that suggestion. The Planning Commissioners unanimously agreed.

Parcel/Area #5

This parcel is Master Planned Recreation/Conservation and Low-Density Residential. It is currently zoned R-1A, 2.5 acre minimum size. This parcel is 42 acres along Eaton Rd. and has unique natural features. The proposed zoning is Recreation/Conservation. The Planning Commission agreed with the proposed change.

Parcel/Area #5A

This parcel is currently Master Planned Medium-Density Residential and zoned R-2, 1.0 acre minimum. It is 21.4 acres located on the north side of Davisburg Road, east of downtown Davisburg. This parcel is part of a site with potential environmental sensitivity. The proposed zoning designation for this area is R-1A, One-Family Residential with 2.5 acre minimum in size. The Planning Commissioners were in agreement to the proposed change.

Chairperson Lamont asked, regarding the small piece of property to the east of this property which, is currently R-2, are we going to leave that R-2 or add it to Parcel/Area #5A? The Planning Commissioners agreed that it should be added to 5A.

Parcel/Area #9A

This parcel is currently Master Planned Low-Density Residential and zoned R-1A. It is 4.53 acres located on the east side of Eaton, north of the Eaton Road/Davisburg Road Intersection. This area is owned by the North Oakland Headwaters Land Conservancy. The proposed zoning designation is for R-C, Resource Conservation. The Planning Commission unanimously agreed.

Parcel/Area #19

This parcel is currently Master Planned Medium-Density Residential and zoned R-3 with a .5 acre minimum size. It is 44.2 acres located at the southeast corner of Andersonville Road and Big Lake Road. The proposed zoning designation is R-2 with 1.0 acre minimum size. The Planning Commissioners agreed with the proposed change.

Parcel/Area #23

This parcel is currently zoned Public/Semi-Public and zoned R-1 with 1.5 acre minimum size. It is 5.53 acres located at the intersection of Andersonville Road and Farley Road. The proposed zoning designation is PL, Public Lands. The Planning Commissioners agreed with the proposed change.

Parcel/Area #25

This parcel is currently Master Planned Low-Density Residential and zoned R-2 with 1.0 acre minimum size. It is made up of 51 parcels, equaling 187.1 acres located on the south side of Big Lake Road between the railroad tracks and Andersonville Road. The Township has designated this area the least intense residential district, or low-density residential. The proposed zoning designation is for R-1A with a 2.5 acre minimum size and would then be consistent with the Master Plan.

Supervisor Walls suggested that the 51 parcels could be reduced to approximately 12 parcels if we eliminate the southern portion subdivision and look at the wetlands in the northern portion and make adjustments. Chairperson Lamont said he believes we should move forward with the suggested changes by Supervisor Walls. He believes we should send this back to Carlisle/Wortman for minor changes and begin the process of Public Hearings.

- **Commissioner Steckling moved to start the rezoning process on all of the parcels presented tonight by Carlisle/Wortman, taking into consideration the changes discussed with each parcel, restricting the size of the parcel for the considerations discussed and the appropriate procedure be followed to follow the ordinance to bring about the rezonings and change the Master Plan and follow procedure with respect to parcel/area 9A. The Public Hearings to be set after Carlisle/Wortman completes the changes. Commissioner Hines supported the motion. Vote on the motion. Yes: Lamont, Steckling, Mann-Bowser, Hines and Baker; No: none; Absent: Moore and Rabaut. The motion carried by a 5 to 0 vote.**

3b. Office Service District

Mr. Lewan explained that Mr. Carlisle indicated that the Planning Commission should review the changes before making a decision as they are just receiving the memo and proposed changes this evening. The Planning Commissioners agreed to add this to the priority list.

4. Private Roads - Policy Ordinance

Supervisor Walls provided a handout regarding the current ordinance and standard provisions for private roads. He summarized the requirements and explained that AASHTO (American Association of Safe Highway and Transportation Officials) has additional requirements for private roads. Supervisor Walls noted that every Master Deed and By Laws must have provisions which require all private roads to be maintained by the users. There are provisions for the Township if the road is not maintained.

Chairperson Lamont said the language handed out tonight indicates to him that the Township is covered whether a road be private or public.

New Business:

1. Site Plan Workshop

Supervisor Walls noted that the Township has one opening for a site plan workshop Thursday from 1 to 5 p.m. The employee who signed up is no longer able to attend, and since the workshop is paid for by the Township, he would like to offer it to a Planning Commissioner if someone desires to attend.

2. Northpointe of Independence

Supervisor Walls explained that this item is in regard to the parcel at Big Lake Road, Englewood, Nadette and Dixie Highway. This property is proposed for a PUD in Independence Township. Mr. Carlisle has indicated that this proposal is less intense than what the current zoning will allow. It is an attractive, well-done development with no berming and landscaping. Traffic will not flow through Nadette. The development lies south of the pipeline and the existing treeline is north of the pipeline. Parking appears to be two to four foot lower than the surrounding elevations.

The residents opposing the development are all from Springfield Township. However they have not taken the time to review the plan, even though it will not affect them because of the pipeline and treeline.

Other Business:

1. Priority List

Section 18.11 amendments have been completed. Section 16.23 amendments have been completed. Section 16.06, Screening between land uses is set for Public Hearing May 17th. Personal Fitness Facilities / Review of Office Service, C1 and C2 is set for discussion at the May 6th Workshop meeting. Zoning Review by Sub-area is set for Public Hearing after changes by Dick Carlisle. Tree Preservation Plan is To Be Determined. Hamlet of Davisburg discussion is tentatively set for the June 4th meeting. Towering Pines Concept Review should be deleted, it was on the priority list in error. Private Roads discussion is complete. The Township Attorney briefing is set for the May 6th Workshop Meeting.

Adjournment:

Hearing no other business, Chairperson Lamont closed the meeting at 9:43 p.m.

Susan Weaver, Recording Secretary