

**Springfield Township
Planning Commission – Business Meeting
Minutes of June 21, 2004**

Call to Order: Chairperson Roger Lamont called the June 21, 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
Dean Baker
Paul Rabaut
Gail Mann-Bowser
Chris Moore
Ruth Ann Hines

Commissioner(s) Absent

John Steckling

Consultants Present

Randy Ford
Dick Carlisle

Staff Present

Nancy Strole
Leon Genre
Mary Blundy

Approval of Minutes: May 17, 2004

- **Commissioner Baker moved to approve the Business Meeting Minutes of May 17, 2004 as presented. Commissioner Moore supported the motion. Vote on the motion. Yes: Lamont, Baker, Rabaut, Mann-Bowser, Moore and Hines; No: none; Absent: Steckling. The motion carried by a 6 to 0 vote.**

Approval of Agenda:

Chairperson Lamont noted that Grant Ward requested to have the Huron Creek Site Plan postponed until the next meeting.

- **Commissioner Hines moved to approve the tabling of Huron Creek until the July 19, 2004 meeting. Commissioner Mann-Bowser supported the motion. Vote on the motion. Yes: Lamont, Baker, Rabaut, Mann-Bowser, Moore and Hines; No: none; Absent: Steckling. The motion carried by a 6 to 0 vote.**

There was unanimous consent to approve the agenda as amended.

Public Comment: None

Public Hearing:

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- 1. Properties from R-3 to R-2**
P.I. #'s 07-26-126-002, 004, 005, 011, 017, 018 & 019

Chairperson Lamont opened the Public Hearing at 7:39 p.m.

There were no public comments.

Chairperson Lamont closed the Public Hearing at 7:40 p.m.

- 2. Properties from R-2 to R-1**
P.I. #'s 07-04-400-008, 07-03-300-026, 032, 033, 022 & 023

Chairperson Lamont opened the Public Hearing at 7:42 p.m.

Mr. Greg Kazmierski, 10865 E. Holly Rd., asked regarding parcels 07-03-300-032 and 07-03-300-033, what precipitated this change, and what is the purpose of the change.

Chairperson Lamont explained that the proposed rezoning was a result of a comparison to existing zonings and a review of the Township's Master Plan. When properties were found to be conflicting or over-densely zoned, the rezoning was proposed.

Mr. Steven Freers, Attorney, representing HMS Properties Ltd. (9028 and 11450 E. Holly Rd.) and PPE Enterprises, Inc. owning the golf course, and owner of parcels 008 and 023, commented that they are opposed to the rezoning. This would substantially diminish the value of the property for development by making it a much lesser available usage to construct homes. It is their position that this would constitute a partial taking of the property.

Mrs. Sue Dendler-Kazmierski, 10865 and 10903 E. Holly Rd., commented that she is against the rezoning and would like to keep the parcels one acre minimums.

There were no further public comments.

Chairperson Lamont closed the Public Hearing at 7:46 p.m.

- 3. Properties from R-2 to R-1A**
P.I. #'s 07-26-301-002, 004, 005, 006, 007, 008, 07-26-151-002, 003, 004, 005, 07-27-227-008, 011, 013 & 024

Chairperson Lamont opened the Public Hearing at 7:49 p.m.

Mr. Tom Purves, 11300 and 11322 E. Holly Rd., said he is opposed to the rezoning as it seems to be beneficial in the future to have this property at one-acre parcels due to the closeness of the school.

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Mr. Richard Minard, 9861 Andersonville Rd., commented that there are four square miles of park so the density makes no sense to him. He indicated on a map where his closest R-1A parcels are located and argued that the proposed changes will not keep neighborhoods consistent and he wants his parcels to remain a one-acre minimum. Mr. Minard said he is worried that width to depth ratios will not allow some parcels to be split. He bought his property with the intention of splitting it and wants those rights to remain as when he bought it. Mr. Minard said if the rezoning goes through, he would obtain an attorney and go further if necessary.

Mr. Steve Bailey, 9905 Andersonville Rd., commented that he will soon be building a house on his property and is upset with the notion that the rules can change. His property was bought as an investment and would like to split the front when he is ready to retire. He counted on this as retirement funding and is opposed to the rezoning. Mr. Bailey said everything around him will still be R-2 and makes no sense to change his to R-1A.

There were no further public comments.

Chairperson Lamont closed the Public Hearing at 8:00 p.m.

4. Properties from R-1 to PL (Public Lands) P.I. #'s 07-35-203-008 & 009

Chairperson Lamont opened the Public Hearing at 8:01 p.m.

Mr. Robert Schultz, 5315 Farley Rd., provided a handout containing 43 signatures opposing the rezoning and opposing a fire station at the corner of Farley Road and Andersonville Rd. **[A copy of this handout is on file at the Office of the Clerk, Springfield Township]**. Mr. Schultz noted that if a fire station is constructed, property values would decrease, it infringes on their privacy, noise would increase, traffic would be dangerous, it would detract from the residential character and the Township would probably remove the Farley farmhouse. Mr. Schultz said they would like the fire station located in a different area.

Chairperson Lamont noted that there is no proposal for a fire station; this is a proposal for a rezoning of land.

Mr. Donald Schroeder, 5369 Farley Rd., commented that there is much commercial property available on Andersonville Rd. and he does not look forward to having this rezoned commercial.

Mrs. Helen Basberg, 5500 Farley Rd., commented that she is opposed for ethical reasons. She feels it is unethical to buy property in a residential area with the thought that the Township would use it for public land.

Mrs. Jill Combs, 5360 Farley Rd., commented that she is opposed to the rezoning and is opposed to building a fire station. She believes the railroad tracks are an issue, and they would hinder a fire station. Mrs. Combs said there is a blind hill there which would create dangerous traffic. She believes this would decrease her property value, and feels it is unfair for the Township to

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rezone this property. Mrs. Combs said she would like her property taxes reduced if a fire station is constructed because the value of her home will not be the same.

Mr. Patrick Strathres, 9528 Andersonville Rd., commented that he opposes the rezoning of the property with the idea of a fire station. He does not believe this is an appropriate place for a fire station.

Mrs. Wendy Fox, 5342 Farley Rd., commented that she would be next door to the fire station and is opposed to the fire station. She is concerned with the traffic it would create, and believes there is a better location for a fire station.

Dick Carlisle of Carlisle/Wortman, clarified for the public that a fire station could be built under the current zoning of R-1. Commissioner Mann-Bowser noted that the proposal is not changing it to a commercial zoning, it is proposed for public lands. Mr. Carlisle noted that the public hearing is not for a fire station, and a fire station is not an issue that the Planning Commission would handle. The Township Board would handle a fire station.

Chairperson Lamont clarified that when the Township purchased this parcel in 1995, it was indicated at that time that a fire station would be a future possibility.

Mr. Richard Vanderkolk, 9519 Andersonville Rd., asked if a fire station is due to all of the building along Farley Rd.? Mr. Carlisle reiterated that the Planning Commission is not constructing a fire station and the Township Board would make that decision. Mr. Vanderkolk said he is opposed to the rezoning.

Mr. Thomas Walker, 9455 Andersonville Rd., asked if the property is already identified? Mr. Carlisle said it is the Township's policy to try to get all the property that is publicly zoned, properly identified as "PL." Mr. Walker said a fire station is already less than five miles away and doesn't understand why another one is needed.

Mr. Combs, asked for examples of PL properties. Mr. Carlisle explained that it is any property within the Township that is publicly owned. For example, the Township Civic Center is PL.

Mrs. Kathy Dixon, 9514 Andersonville Rd., said she is opposed to the rezoning for any type of commercial property.

Mr. Minard commented that he is in favor of the rezoning. He was previously a firefighter in the Township and explained that the closer the fire station is to the residents, the safer their families will be.

Mr. Schultz said he is upset to hear that a fire station could be built in an R-1 district. He knows the Township bought this property because they want to build a fire station. His understanding was that the property had to be zoned PL in order to build the fire station. Mr. Schultz said the definition should be clear that fire stations or any Township-owned property should only be put on public lands.

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Mr. Strathres said he is opposed to any public facility in his neighborhood.

There were no further public comments.

Chairperson Lamont closed the Public Hearing at 8:29 p.m.

New Business:

1. Davisburg Garage

Mr. Lawrence Ancypa of Hubbell, Roth & Clark also representing the Oakland County Road Commission explained that they are seeking approval on the final site plan for the Davisburg Garage reconstruction, damaged due to fire last January. Mr. Ancypa said the garage would include an expansion taking it up to approximately 24,000 square feet.

Mr. Genre, Springfield Township Planning and Building Director, noted that Nowak and Fraus reviewed the plans for the Township. They did comment regarding soil erosion, storm water detention basin, storm water piping and other minor comments. Nowak and Fraus does recommend approval with conditions of items outlined in their report be addressed prior to the start of construction.

Mr. Carlisle said Carlisle/Wortman did address a communication from HRC dated June 10th, addressing a number of issues that were not necessarily indicated or clear on the plans. Mr. Carlisle said the expansion would allow a lot of equipment currently stored outdoors to be stored indoors. The disposal of trash needs to be clarified as to where the dumpsters are located. Carlisle/Wortman does request that the setback dimensions be shown on the plans. The applicant requested to be permitted to confine the site plan to the immediate site in question, and Mr. Carlisle said that is a reasonable request. There are no significant natural resources on the site being affected. Regarding parking, there is no barrier free parking designated on the plan. There will continue to be outdoor storage on the site and there is no indication as to whether the outdoor storage will be brought into conformity in terms of screening, enclosures and details. There is no need for a pedestrian access. Mr. Carlisle said there are some engineering issues with the storm water but Nowak and Fraus did find it to be in conformance with ordinance requirements. Regarding landscaping, a specific plan has not yet been provided but additional trees are proposed along Rattalee Lake Rd. No lighting plan has been included in this submission, but Carlisle/Wortman has seen the plan and it does comply with Township Ordinance. Mr. Carlisle would like confirmation that there are no wall or building signs or, if there is signage, it needs to be on the plans. Missing items are lot lines, building lines and fire lanes. Mr. Carlisle said Carlisle/Wortman does recommend approval of this plan with issues to be worked out administratively due to time constraints for the Road Commission.

Commissioner Baker asked if there would be floor drains and asked about details. Mr. Genre said there are oil separators for all the inside floor drains.

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Commissioner Rabaut asked what the building would look like? Mr. Ancypa said it would have fewer windows than before, more insulation and more metal wall. The new addition will be a pre-engineered building with an 8-foot high masonry wall utilizing maroon and cream colors. Commissioner Rabaut asked why we do not have a landscape plan. Mr. Ancypa said this was an existing site and they were only dealing with the building. The biggest concern by the Township was the storm water management. They were asked to provide additional landscaping along Rattalee Lake Rd., and have done so.

Commissioner Moore asked about the erosion problem on the west side of the building. Mr. Ancypa explained that they have put geo-textile fabric and riprap into the area. They have also taken much of the flow that used to flow to the north and then west, into the retention pond.

Commissioner Hines asked how much outdoor storage would still exist? Mr. Ancypa said outdoor storage is used for gravel but the additional building will still now house all of the equipment, but would minimize outdoor storage as much as possible.

Mr. Carlisle asked if there would be any grading? Mr. Ancypa said the only grading would be around the retention pond.

Commissioner Baker commented that he would be in favor of increased screening along Rattalee Lake Rd. to diminish the exposure of the facility to the residents living nearby.

Commissioner Mann-Bowser commented that she believes the updates needed are minor and she is in favor of approval of this plan.

Commissioner Rabaut commented that he would support more screening along Rattalee Lake Rd., and Dixie Highway. He would approve of waiving the sidewalk requirement. Commissioner Rabaut said he would be in favor of approval of this plan.

Commissioner Moore said he concurs with more screening along Rattalee Lake Rd. and agrees with Carlisle/Wortman's suggestions. He would support moving forward with this plan.

Commissioner Hines said she does not concur with comments about additional landscaping. She believes adding trees along Rattalee Lake Rd. will be significant and the frontage along Dixie Highway is not residential and she does not believe we should require more screening in that area. However, more berming at the suggestion of Carlisle/Wortman would be appropriate. She does agree with waiving the pedestrian walkways and would concur with moving forward with this plan.

Chairperson Lamont commented that he would concur with comments made and applauded the applicant for the expansion and trying to obtain more indoor storage. He would support waiving the pedestrian access. In regard to landscaping, he believes it should be enhanced and could be handled administratively.

- **Commissioner Rabaut moved to approve the Road Commission Garage proposal conditioned on the following: a landscape plan is submitted to the Planning**

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Commission for approval, the engineering conditions outlined in the June 10th, Nowak & Fraus communication are met, the Planning Commission waives the requirement for the sidewalk, handicapped parking sites be identified, setbacks are identified on the site plan, exterior lighting plan be submitted for approval by the Planning Commission and confirm that there are no existing signs and none are proposed. Commissioner Mann-Bowser supported the motion. Vote on the motion. Yes: Lamont, Baker, Rabaut, Mann-Bowser, Moore and Hines; No: none; Absent: Steckling. The motion carried by a 6 to 0 vote.

2. Saturn North

Mr. Jim Scharl of Kieft Engineering, explained that their proposal is to house new cars and is a storage facility only. There currently is an existing berm shielding the homes on Lavon Drive and the berm will continue northeasterly along the entire limits of the new parking storage facility. The storm drainage will discharge into an existing retention basin. There is no landscaping since this is a storage facility.

Mr. Ford of HRC commented that the plans deviate from the current design standards with respect to the storm water system. The detention facility was built under the old standards and the new standards are somewhat more conservative. However, the detention facility has been very effective and has good soils and basin perks. Mr. Ford said he does not have issue with deviation from the new standard, but the applicant would have to obtain a variance. HRC recommends that catch basin #1 be provided with a grease/oil interceptor. A culvert is shown over the berm and HRC suggests riprap to slow down storm water that runs through the culvert. There is a slight encroachment from fencing on the neighboring property. Regarding the gravel storage lot, there may be an issue with gravel washing onto the paved lot. With regard to the cross-section requirement of 4 inches over 10 inches of aggregate, the applicant is somewhat deficient from the current standard and provided 3 over 8 inches.

Mr. Carlisle commented that Carlisle/Wortman's primary concern was the berm along the rear. He said the existing berm is 6 feet high and the proposed berm appears to be less than 6 feet in height. Mr. Carlisle recommends that the berm be extended to be a minimum of 6 feet and landscaped to meet the minimum 80% opacity requirement in three years. There is no parking lot landscaping proposed and Mr. Carlisle has no problem with the Commission recommending to the Board that that be continued with this lot. Regarding lighting, some areas do exceed the maximum 20-foot candles. Mr. Delke, President of Saturn North, explained that he is still working on how to meet the Township Ordinance or debating whether they should seek a variance. Mr. Carlisle recommended that these items be addressed prior to approval.

Commissioner Hines asked regarding the parking lot asphalt pavement, does the applicant want to revise the plans or seek a variance? Mr. Scharl said they would probably seek a variance.

Commissioner Baker asked, with regard to lighting, does the lighting plan take into account that screening is there, and how does the effect of the screening impact the lighting plan? Mr. Carlisle said it appears that that has been taken into account. Mr. Delke noted in regard to the

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comment made about the fence by Mr. Ford, the fence does belong to Saturn North, and the encroachment is their own.

Chairperson Lamont commented that he agrees there needs to be some work done with regard to the thickness of the asphalt, a possible variance for the detention and with the berm and the lighting.

- **Commissioner Baker moved to recommend approval of a PUD site plan to the Township Board predicated on notations made by Township engineers concerning storm sewer, plan and profile, catch basin clarity to address grease/oil separation, establishment of the new berm to conform with size of the existing berm and 80% opacity requirements, evaluation of lighting plan to comply with Township Ordinance and recommend waiving the requirement for a 25-year storm detention requirement and waiving the requirement for landscaping within the paved parking area. Commissioner Hines supported the motion. Vote on the motion. Yes: Lamont, Baker, Rabaut, Mann-Bowser, Moore and Hines; No: none; Absent: Steckling. The motion carried by a 6 to 0 vote.**

3. Properties from R-3 to R-2 / P.I. #'s 07-26-126-002, 004, 005, 011, 017, 018 & 019

- **Commissioner Hines moved to recommend to the Township Board rezoning of Parcel # 07-26-126-002, 004, 005, 011, 017, 018 and 019 from R-3 Single-Family Residential to R-2 Single-Family Residential. Commissioner Rabaut supported the motion. Vote on the motion. Yes: Lamont, Baker, Rabaut, Mann-Bowser, Moore and Hines; No: none; Absent: Steckling. The motion carried by a 6 to 0 vote.**

4. Properties from R-2 to R-1 / P.I. #'s 07-04-400-008, 07-03-300-026, 032, 033, 022 and 023

Commissioner Rabaut commented that making this change would be consistent with the Master Plan, which was adopted after a lot of work and would support this change.

Commissioner Hines commented there is a lot of work, consideration and thought that goes into this process. She would support the Planning Commissions recommendation to rezone these parcels.

Commissioner Moore said he would concur with those comments. Commissioner Mann-Bowser commented that this is changing from 1 acre to 1 1/2 acres and she does not believe this would diminish values of properties. She believes Springfield Township works very hard to maintain a rural atmosphere and feels this would increase the property value.

Commissioner Baker commented that he agrees with Commissioner Mann-Bowser and the change in zoning is intended to create and continue the Master Plan and goal of this community. He would support the rezoning.

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Chairperson Lamont commented that another consideration in this process is evaluating what the land would naturally support without water and sewer.

- **Commissioner Rabaut moved to recommend that the Township Board approve the rezoning from R-2 Single-Family Residential to R-1 Single-Family Residential, the sites identified as follows: 07-04-400-008, 07-03-300-026, 032, 033, 022 and 023. Commissioner Moore supported the motion. Vote on the motion. Yes: Lamont, Baker, Rabaut, Mann-Bowser, Moore and Hines; No: none; Absent: Steckling. The motion carried by a 6 to 0 vote.**

5. Properties from R-2 to R-1A / P.I. #'s 07-026-301-002, 004, 005, 006, 007, 008, 07-26-151-002, 003, 004, 005, 07-27-227-008, 011, 013 and 024.

Commissioner Baker commented that this is an eclectic mix of properties and he would entertain the idea of further reviewing these properties. Commissioner Mann-Bowser said she too would like to further review these properties for rezoning.

Commissioner Rabaut said he would support tabling this rezoning issue. Commissioner Moore agreed that this is a mix of properties and would also support further review. Commissioner Hines concurred. Chairperson Lamont concurred with further review.

- **Commissioner Baker moved to table the rezoning of properties 07-026-301-002, 004, 005, 006, 007, 008, 07-26-151-002, 003, 004, 005, 07-27-227-008, 011, 013 and 024 to change the zoning of those properties from R-2 Single-Family Residential, one acre to R-1A Single-Family Residential, 2 1/2 acres. Commissioner Mann-Bowser supported the motion. Vote on the motion. Yes: Lamont, Baker, Rabaut, Mann-Bowser, Moore and Hines; No: none; Absent: Steckling. The motion carried by a 6 to 0 vote.**
- **Commissioner Baker moved to amend his motion to table this until the next regular Business Meeting of the Planning Commission. Commissioner Mann-Bowser supported the amended motion. Vote on the amended motion. Yes: Lamont, Baker, Rabaut, Mann-Bowser, Moore and Hines; No: none; Absent: Steckling. The motion carried by a 6 to 0 vote.**

The Planning Commissioners asked Mr. Carlisle to gather more information regarding these properties. Mr. Carlisle said he would do so and submit his findings to the Planning Commission.

6. Properties from R-1 to PL (Public Lands) / P.I. #'s 07-35-203-008 and 009

Chairperson Lamont noted that this land was purchased in 1997 and since then, the Master Plan has been reevaluated and adopted, leaving this the only parcel owned by the Township zoned residential.

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Commissioner Baker confirmed that the Township has the opportunity to site facilities for the public service within the Township. Clerk Strole said, that is correct. Commissioner Baker said the Township still has all rights and capabilities of utilizing this property per its Township Ordinances even if the rezoning does not take place. Mr. Carlisle said, that is correct.

Commissioner Mann-Bowser commented that an additional Fire Station came up as a priority in prior meetings of some of the workshops.

Clerk Strole explained that the Fire Department has absolutely identified a need for a fire station in this area based on response time and a number of other factors.

Commissioner Moore commented that the occupancy was not part of the discussions.

Commissioner Rabaut commented that we are not discussing a fire station. The Planning Commission does not make those decisions. This is simply a re-labelling of the property to what it really is and that is a public property. The Township has the ability to provide public services in that spot. Commissioner Rabaut said he would support the rezoning.

Commissioner Hines said she would concur to rezone these parcels to Public Lands.

Chairperson Lamont said he would agree with the rezoning and agrees this is simply re-labelling the property to what it actually is.

- **Commissioner Hines moved to recommend to the Township Board rezoning of Parcel 07-35-203-008 and 07-35-203-009 from R-1 Single-Family Residential to PL, Public Lands in light of the Township ownership of these two parcels. Commissioner Moore supported the motion. Vote on the motion. Yes: Lamont, Baker, Rabaut, Mann-Bowser, Moore and Hines; No: none; Absent: Steckling. The motion carried by a 6 to 0 vote.**

Unfinished Business: None

Other Business:

1. Priority List

Office Services and C-1 and C-2 to be discussed at the July 19th meeting. Zoning Review by Sub-area is complete. Tree Preservation Plan is to be determined. Hamlet of Davisburg to be discussed at the July 1st or July 19th meeting if there is no July 1st workshop meeting. McCulloch Collision is complete. Prospectors Ltd. is to be determined. Temporary Uses discussion is to be added and a date to be determined.

Mrs. Zona Sommers, 10730 Clark Rd., asked the Planning Commissioners to not recommend poles and wires over wells.

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2. Landscaping Ordinance Amendments (for discussion next meeting)

Chairperson Lamont explained that the Planning Commissioners received a memo from Supervisor Walls containing comments from the last Township Board Meeting regarding a definable, qualitative means of measuring a desired outcome based upon the amount of imperviousness desired. Chairperson Lamont asked all the Commissioners to review these comments and come prepared to the next meeting to discuss them.

Adjournment:

Hearing no other business, Chairperson Lamont closed the meeting at 10:46 p.m.

Susan Weaver, Recording Secretary