

**Springfield Township
Planning Commission –Workshop Meeting
Minutes of June 3, 2004**

Call to Order: Chairperson Roger Lamont called the June 3, 2004, Workshop 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
Dean Baker
Gail Mann-Bowser
Ruth Ann Hines

Commissioner(s) Absent

Chris Moore
Paul Rabaut
Staff Present
Leon Genre
Mary Blundy

Consultants Present

Dick Carlisle
Randy Ford

Approval of Minutes: April 19, 2004

Commissioner Mann-Bowser moved to approve the Minutes of April 19, 2004. Commissioner Steckling supported the motion. Vote on the motion. Yes: Lamont, Steckling, Baker, Mann-Bowser and Hines; No: none; Absent: Moore and Rabaut. The motion carried by a 5 to 0 vote.

Approval of Agenda:

Commissioner Steckling suggested reviewing New Business before the Old Business in order to accommodate the applicants. There were no objections to this change.

There was unanimous consent to approve the agenda as amended.

Public Comment: None

Public Hearing: None

New Business:

1. McCulloch Collision Center

Mr. Dick Carlisle of Carlisle/Wortman summarized his review dated May 15, 2004. Mr. Carlisle said there are no major items in question or significant problems since this is an existing building. He explained that this is a Special Land Use in an M-1 district. He did question the applicant about fluids potentially discharging into the storm drainage system and asked if there would be a floor drain, and if so, what means will be employed to ensure that hazardous materials do not reach the floor drain and discharge into the detention system. Mr. Carlisle asked

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the applicant if there would be sufficient parking on site to accommodate employees, customers and sales vehicles if the entire building is put to full use. He explained that this site, individually, meets the screening requirements for the site but the entire site itself, does not meet screening requirements along Enterprise Drive; However, this applicant is a renter and should not be held responsible for the balance of the site. He asked if there would be screening around the dumpster if there is one proposed. Mr. Carlisle noted that pedestrian access is not necessary on this site.

Mr. McCulloch, owner of McCulloch Collision, responded that no floor drains are present in the building, and there would not be much fluid discharge as most of his work is not on wrecked vehicles. Mr. McCulloch said there would be zero outside storage of vehicles or parts. Regarding the dumpster, he does not know if the owner of the building currently has a dumpster on site. If so, he could share the trash bins with him or he could construct a dumpster enclosure and would be willing to do whatever the Planning Commission desired. Mr. McCulloch said he believes there is sufficient parking, because he will not be utilizing all of the current available parking.

Commissioner Hines asked Mr. Carlisle if there is anything we could do to force the owner of the property to comply with the screening requirement along Enterprise Drive? Mr. Carlisle said, no, and there isn't anything we should do since it is an existing building.

Commissioner Steckling asked the applicant what types of requirements are required from him by MDEQ? Mr. McCulloch explained that there are requirements, and he has consistently met every single requirement of MDEQ and has certificates he could provide to prove this.

Commissioner Mann-Bowser asked the applicant if he would be proposing lighting for cars that are for sale? Mr. McCulloch said, no, selling cars is not his primary business. He may seek the approval of a small sign to put on the building for the purpose of selling cars.

Commissioner Baker noted that if the owner of this property were asking for these items instead of a renter, would we be asking the owner to meet the current requirements? Mr. Carlisle said, yes, but it would be the Township's responsibility to enforce the requirements. Commissioner Baker said he understands it is not the Planning Commission's responsibility to enforce the ordinance. Chairperson Lamont and Commissioner Steckling agreed, and said we could not hold the tenant responsible. Commissioner Baker asked, if this location were to prosper for the owner, would he be willing to add additional parking spaces on the northern side of the facility? Mr. McCulloch said, yes.

Chairperson Lamont commented that he agrees that we should not bear the burden of landscaping deficiencies on the tenant; However, he would like to make it a condition of the motion that the Township Board make the property owner aware that should he rent future square footage, it may become an issue. Chairperson Lamont agreed the pedestrian access should be waived and the dumpster enclosure be mandated.

Commissioner Baker commented that this proposal could be moved on to the Township Board as it stands. He agrees with waiving the pedestrian access and agrees that a dumpster should be

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mandated and would not hold the recommendation linked to any improvement to the site with regard to screening.

Commissioner Mann-Bowser said she agrees with the previous comments.

Commissioner Steckling said he concurs with comments and agrees that no additional lighting is necessary.

Commissioner Hines agreed with the other Commissioners and said she believes this is a good use for this property. Parking is adequate and the landscaping is fine. She does not have a problem moving this forward to the Township Board.

Chairperson Lamont suggested that we include in a motion, that the applicant meet all aspects of the ordinance in reference to MDEQ environmental standards.

- **Commissioner Steckling moved to recommend to the Township Board that the use requested by McCulloch Collision Center, according to the plan submitted and date stamped May 17, 2004 requesting a Special Land Use in the M-1 District be granted, and the ordinance requirement for pedestrian access be waived; the applicant will screen the dumpster according to the current township ordinance requirements in the location designated on the plan; no additional lighting will be installed other than what is shown on the existing drawing without prior approval; the applicant will comply with the specific requirements in Section 12.02.4 a, b and c to the satisfaction of the appropriate Township inspectors and/or state and federal inspectors with jurisdiction, and drainage engineering be referred to Leon Genre, Building and Planning Coordinator, for an evaluation to determine whether further engineering review is necessary. Commissioner Mann-Bowser supported the motion. Vote on the motion. Yes: Lamont, Steckling, Mann-Bowser, Baker and Hines; No: none; Absent: Moore and Rabaut. The motion carried by a 5 to 0 vote.**

2. Prospectors Ltd. (PUD)

Mr. Wickersham explained that he is proposing at the corner of White Lake and Andersonville Road, a gas station/convenience store/industrial project. This project was originally started in 2000 and was recommended for a PUD to the Township Board.

Mr. Randy Ford summarized HRC's review. The site plan is very similar to the previous submittal which was recommended for approval. Mr. Ford said he recommends approval of this plan as well. Site drainage has been prepared by Kieft Engineering and appears to be more than enough storage capacity. Mr. Ford said he does ask for more information regarding grease trap interceptors and ways to control runoff to protect the water quality in the pond located downstream. There is some grading needed along Andersonville Road. The applicant is asked to provide a traffic impact study. Regarding the turning radius, tanker trucks would have to circle behind the industrial building and exit from the other drive. Mr. Ford said he believes the

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gas station portion of the facility is too tight for tankers to make the turns. On site utilities will be separate wells and septic. Mr. Ford said the plans show two fields at the south end and two reserve areas at the north end, he asked if one of the northerly areas is a primary field for the gas station or does the applicant intend to route sanitary waste to one of the south field locations. The applicant does need to provide the Township of evidence of obtaining the necessary MDEQ and state fire marshall approvals for the underground fuel storage.

Mr. Carlisle commented from his review dated April 7, 2004, that Carlisle/Wortman too would like to see a traffic impact study. One concern Mr. Carlisle has is the width of the drive behind the industrial building, he feels 40 feet is excessive and could be reduced to 30 feet. Parking is adequate but he has the same concern regarding truck turning radius. Mr. Carlisle noted that there are some conflicts of the septic area with the landscape plan and they do need slight revisions. The lighting plan exceeds the Township standards and light levels cannot exceed 20 foot candles in any given area. The sign setback needs to be revised to 15 feet, currently in the plans it exceeds the 15 feet. Mr. Carlisle said both proposed buildings are very attractive but very different. He asked if there are some architectural details that could be added to both buildings that would tie them together. Mr. Carlisle said, overall, the plan is a good plan.

Commissioner Mann-Bowser said she would like to see a traffic study, and she agrees with Mr. Carlisle's suggestion of architecturally tying the two buildings together.

Commissioner Baker commented that he would like a traffic study since the paving of White Lake Road has dramatically changed the traffic in that area.

Commissioner Steckling asked Mr. Carlisle if he was comfortable that this plan meets all the Township ordinances? Mr. Carlisle said, yes. Commissioner Steckling asked what good would a traffic impact study do? Mr. Carlisle said it would inform the Commission of the impact on the intersection and provide corrective measures. Mr. Wickersham said he believes that the gas station will not change the current traffic, whatever drives by now will still drive by, and he cannot change the driveways.

Commissioner Hines asked what potential uses are intended for the industrial portion? Mr. Wickersham said it would be typical small machinery shops, supply houses, etc. Mr. Carlisle noted that he does see other types of small businesses moving into industrial areas such as Curves, gymnastics facilities, dance studios and so forth, and these types of uses need to be considered.

- **Commissioner Baker moved to have the applicant seek additional information or make additional submissions regarding information relevant to the drainage easement and the availability of that easement to the property owner, grade detail around the boulder wall relevant to its staggering versus a single slope whether or not use of any grease or oil separators can be included in the off-site discharge process, inclusion of a traffic study, identify which of the septic fields is the primary septic field, inclusion of more detail on the materials to be used in the two locations, lighting reevaluation to ensure compliance with Township Ordinance, the applicant must define the scope of the potential uses envisioned for the**

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industrial building, revision of the sign setbacks and provide color elevations, items in the Carlisle/Wortman review on page 11 items 1-8. Commissioner Steckling supported the motion. Vote on the motion. Yes: Lamont, Steckling, Mann-Bowser, Baker and Hines; No: none; Absent: Moore and Rabaut. The motion carried by a 5 to 0 vote.

Unfinished Business:

1. Office Services and C-1 and C-2

Mr. Carlisle explained that his memo of May 21, 2004, shows all the revisions to the OS District, C-1 and C-2 districts. He commented that he tried to bring the intent sections of all three districts in line with the Master Plan. He also tried to eliminate much of the repetition present in these ordinances.

Commissioner Mann-Bowser said she likes the revisions, and it is very understandable.

Commissioner Baker commented that he likes the dimensions expressed in word and the number following in parenthesis but noted that it needs to be consistent throughout. He questioned on page 9, item 3 a and b. Mr. Carlisle said that those points do not make sense, and he would eliminate those two items. Commissioner Baker said on page 19, item 6 e, there is conflicting information regarding fencing. Mr. Carlisle said he would rectify the information.

Commissioner Hines asked about definitions. Mr. Carlisle said he would include definitions with the next draft. Commissioner Hines asked on page 4, what is the point behind having 10 acres for elementary, 20 acres for middle school and 40 acres for high schools? Mr. Carlisle said it is based on a reasonably accepted standard. Commissioner Hines noted that churches are listed under two different uses, Mr. Carlisle said he would fix that error. Commissioner Hines asked on page 9, how do we confine sound. Mr. Carlisle said that is an issue and has been a provision in the ordinance for a long time, and there are restrictions.

Chairperson Lamont commented that the revisions are very nice. He is concerned with item c 2 on page 1. He believes these uses are for the Big Box restrictions and yet they are listed in a C-1 under these revisions. He asked Mr. Carlisle to find a way to further define the C-1 definition so that the applicant cannot build extreme structures in C-1.

2. Zoning Review by Sub-Area

Mr. Carlisle explained that there are only two areas (areas 5A and 9A) that would require amending the Master Plan. Chairperson Lamont said these areas are only slightly changing and he does not think we should delay all the previous actions the Commission has taken. He said he would like to take this under advisement and place it back on the priority list for the next meeting.

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- **Commissioner Steckling moved to proceed with all of the rezonings except for #5A and #9A and postpone the Master Plan amendments for #5A and #9A subject to the Township Board approving that choice of action. Commissioner Hines supported the motion. Vote on the motion. Yes: Lamont, Steckling, Mann-Bowser, Baker and Hines; No: none; Absent: Moore and Rabaut. The motion carried by a 5 to 0 vote.**

Other Business:

1. Priority List

Section 16.06 is complete. Office Services and C-1 and C-2 to be placed on the agenda for July (date to be determined). Zoning Review by Sub-Area sent to Township Board and set for public hearing. Tree Preservation Plan to be determined, Hamlet of Davisburg still set for the June 21st meeting, McCulloch Collision Center sent to Township Board, Prospectors Ltd. to be reviewed at a date to be determined, Leddy's Woods is complete and should be deleted.

Adjournment:

Hearing no other business, Chairperson Lamont adjourned the meeting at 10:16 p.m.

Susan Weaver, Recording Secretary