

**Springfield Township
Planning Commission –Workshop Meeting
Minutes of October 7, 2004**

Call to Order: Chairperson Roger Lamont called the October 7, 2004 Workshop Meeting of the Springfield Township Planning Commission to order at 7:31 p.m. at the Springfield Township Civic Center, 12000 Davisburg Rd., Davisburg, MI 48350.

Attendance:

Commissioners Present

Roger Lamont
John Steckling
Paul Rabaut
Ruth Ann Hines

Commissioner(s) Absent

Dean Baker
Gail Mann-Bowser
Chris Moore

Staff Present

Leon Genre
Mary Blundy

Consultants Present

Dick Carlisle

Approval of Minutes: September 2, 2004 Workshop Minutes

Commissioner Rabaut noted an error on page five under Site Plan Discussion. The word "that" should be deleted from the last sentence.

- **Commissioner Steckling moved to approve the Minutes of September 2, 2004 as amended. Commissioner Rabaut supported the motion. Vote on the motion. Yes: Lamont, Steckling, Rabaut and Hines; No: none; Absent: Baker, Moore and Mann-Bowser. The motion carried by a 4 to 0 vote.**

Approval of Agenda:

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

Public Comment: None

Public Hearing None

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Unfinished Business:

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

Mr. Carlisle explained that we would pick up on C-2, where we left off at the last discussion. Mr. Carlisle said the manner in which we regulate adult businesses is not on the content of those businesses because it is protected by the First Amendment, but by the results of their secondary impacts. What we are proposing is not dissimilar to what is in the current ordinance; it is just a refinement and Greg Need would be reviewing all of these changes.

Commissioner Rabaut said we do not define "Adult Business." Mr. Carlisle said our current ordinance defines "Adult Business." However, he will make sure the definitions all tie in.

Commissioner Hines asked if, paragraph b 3 on page 12 is addressing what is already addressed in paragraph 1. Mr. Carlisle said it does seem redundant and he would review this further.

Commissioner Rabaut asked if the Zoning Board of Appeals could permit something in this category that the Board denies? Chairperson Lamont said that the ZBA cannot grant a variance on use. Mr. Carlisle added that there is also a legal question whether or not a person can even have an adult business as a Special Land Use. He and Greg Need would be discussing it.

Mr. Carlisle said the balance of what is in the changes is basically what is in the current ordinance. There are not many changes other than minor word changes.

Regarding outdoor displays in a C-2 district, Chairperson Lamont asked, if we are going to allow it, how long of a time period and how much space would be needed? Leon Genre said that is covered in the ordinance but it does not provide a timeframe. Mr. Carlisle said we should probably deal with outdoor displays as a separate item. The Commissioners agreed.

Mrs. Zona Sommers, 10730 Clark Rd., asked about displays in the greenbelt area and some that already exist? Chairperson Lamont said that that is already covered and is an enforcement issue.

Commissioner Hines noted Section 11.05 states that "shall have direct access to a paved County Road or a County Road that meets the current minimum specifications..." She asked why the road must be paved? Mr. Carlisle said it is really irrelevant because Springfield Township does not have any OS district not located on a paved road anyway. Commissioner Hines said she doesn't see the sense in forcing the road to be paved. It was determined to delete the word "County" and end the sentence after "direct access to a paved road."

Commissioner Steckling noted a minor word change on page 1, he felt "for presenting", in the Adult Motion Picture paragraph should be deleted. On page 2, regarding the "Fitness/Sports Club," he thought we should add verbiage to the effect that this is a facility in addition to those activities carried on in a fitness facility. Mr. Carlisle said he would do so.

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Commissioner Hines suggested on page 4, Section 1 b, that under the points, should the word "or" be replaced with "and" in front of item 4. Mr. Carlisle agreed.

2. Landscape Ordinance

Mr. Carlisle explained the changes made from this ongoing discussion. There were minor word additions made to paragraph 3 regarding physical barriers. Under General Provisions, item 2 he added that the planting screen shall be placed along the entire length of the adjoining property lines. Page 3, item 3, he added the spacing abilities and noted they could be handled on a case by case basis. This issue was raised previously by Supervisor Walls to Mr. Carlisle; there was concern because the density is based upon the width of the buffer and this addition was intended to address this.

Chairperson Lamont said it is his opinion that we are ready to move this forward to the Township Board. Regarding walls, he thinks the intent of the Township is to use walls as a last resort where other screening may not be adequately achieved.

- **Commissioner Steckling moved that we send the revisions to Section 16.06 Landscaping, Greenbelts and Buffers as was presented to us by Carlisle/Wortman to the Township Board for their review. Commissioner Rabaut supported the motion.**
- **Chairperson Lamont asked to amend the motion to include "as revised and date-stamped received September 21, 2004." Commissioner Steckling agreed. Commissioner Rabaut supported the amended motion. Vote on the amended motion. Yes: Lamont, Steckling, Rabaut and Hines; No: none; Absent: Baker, Moore and Mann-Bowser. The motion carried by a 4 to 0 vote.**

3. Screening Fences & Walls Regarding Lakefront Lots

Mr. Carlisle provided regulation samples from several different communities. He asked the Planning Commissioners to read, review and discuss these at a later Workshop Meeting. The Planning Commissioners agreed.

Chairperson Lamont asked Mary Blundy to make sure that copies of these samples get forwarded to the absent Commissioners; she said she would do so. Chairperson Lamont asked if it is possible to have a discussion on this issue at the October Business Meeting. Mr. Carlisle said he did not see that as a problem.

- **Commissioner Steckling moved to defer this for further review by all Commissioners at the next Workshop meeting. Commissioner Rabaut supported the motion.**

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Mr. Carlisle asked if we could discuss this at the next Business Meeting. Chairperson Lamont asked if minutes of this meeting could be ready as soon as possible for the Business Meeting in two weeks. Recording Secretary said that was not a problem.

- **Commissioner Steckling amended his motion to reflect the next "business" meeting instead of the next "workshop" meeting. Commissioner Rabaut supported the amended motion. Vote on the amended motion. Yes: Lamont, Steckling, Rabaut and Hines; No: none; Absent: Baker, Moore and Mann-Bowser. The motion carried by a 4 to 0 vote.**

New Business: None

Other Business:

1. Priority List

Office Services and C-1 and C-2 are to be discussed at the November Workshop Meeting. Landscape Ordinance is complete. Review Screening, Fences and Walls for Lakefront Lots to be discussed at the next October Business Meeting. Temporary Outdoor Sales/Tents to be discussed at the November Workshop Meeting. Hamlet of Davisburg to be determined. Proposal to rezone properties to be determined.

Regarding the Hamlet of Davisburg, Commissioner Rabaut and Chairperson Lamont commented that they learned about Community Foundations that could possibly help the Hamlet of Davisburg. Commissioner Rabaut noted they are a vehicle for people to make a contribution to the Township by, for example, setting up a foundation to develop historical sites, parks, trails, etc., and is regulated under a tax-exempt organization.

Adjournment:

Hearing no other business, Chairperson Lamont adjourned the meeting at 9:47 p.m.

Susan Weaver, Recording Secretary