

**Springfield Township
Planning Commission –Workshop Meeting
Minutes of February 5, 2004**

Call to Order: Chairperson Roger Lamont called the February 5, 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
Chris Moore
Paul Rabaut
Gail Mann-Bowser
Dennis Vallad

Commissioner(s) Absent

John Steckling

Staff Present

Nancy Strole
Mary Blundy

Consultants Present

Sally Elmiger

Approval of Minutes: None

Approval of Agenda:

There was unanimous consent to approve the agenda as submitted.

Public Comment: None

Public Hearing: None

Comment: Regarding correspondence from Jeffrey R. Hamilton, 9880 Boulder Ct. of the Pebble Creek Subdivision.

Mr. Hamilton submitted a letter dated January 19, 2004 [**A copy of this letter is on file at the Office of the Clerk, Springfield Township**] stating his concerns regarding the earthmoving at the adjacent Kroger development.

Chairperson Lamont said he spoke with the Township Supervisor and was informed that adjustments are being made and monitored by the Township and Hubbell, Roth & Clark. The issues raised in Mr. Hamilton's letter are not uncommon to a development of this size and nature and the Planning Commission is not required to take any type of action.

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Unfinished Business:

1. Section 16.06 - Enhanced Screening Between Land Uses

Ms. Elmiger summarized Carlisle/Wortman's memo dated January 12, 2004 and the revisions to Section 16.06. Ms. Elmiger explained that they tried to clarify the purpose of the screening and what is trying to be achieved. They added some general provisions to help define the screening requirements and are trying to encourage that existing vegetation be maintained and could be counted toward the screening. They also attempted to give the Planning Commission and/or the Township Board as much flexibility as possible in determining a screen that is best suited for a particular parcel. Section B refers to specific screening alternatives and provides several alternatives. It is noted several times in the revisions that screening does not have to be on the property line if a better location exists. There are provisions for waivers or modifications, to be determined by the appropriate township body. An option of an 8 foot brick or masonry wall is provided in the revisions if landscaping will not work. Ms. Elmiger explained that they have provided a schedule in Section D of the revision that tries to group land uses by intensity.

Commissioner Vallad commented that he feels these revisions address the original intent of the proposed amendment. It provides flexibility and improves the screening where it is most applicable.

Commissioner Rabaut commented that he supports the concept of varying densities for screening based on the use. He believes these revisions accomplish that goal and agrees that screening should not always be on the property line if a better alternative is available.

Chairperson Lamont commented that as the township develops there will be a lot of varying zonings and varying uses occurring. Currently at the Township Board level, there is a previous amendment tabled regarding the ability to screen on or off of the property line. This proposed ordinance would encompass that and thus eliminate the need for the Board to move forward with that amendment.

Chairperson Lamont noted, regarding page 2 item b2, it does not mention what percentage of visual screen is necessary at the time of installation. He believes we have a proposed ordinance which seems to be all encompassing and gives the Planning Commission and the Township Board a lot of latitude to be able to make adjustments while also providing a guideline. Chairperson Lamont said he feels we need to add something to the language that discusses what size plant must go in and what percentage of screening. Ms. Elmiger explained that when material is planted there would not be 100% screening. Carlisle/Wortman thought that the Planning Commission was trying to get away from the opacity issue and have it be not quite so subjective. She said you could not have this approach and require 100% screening unless they require things such as fences and walls. In giving up instant screening, the township would be gaining more flexibility and more assurance that the screen would be adequate in a certain period of time.

Chairperson Lamont noted regarding Item #2, page 5, he does not think he would want a single-family residence next to an airport. Ms. Elmiger said we could review the examples provided

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and make appropriate adjustments. Chairperson Lamont agreed that adjustments should be made to the screening schedule.

Ms. Elmiger explained that in category 2, she grouped land uses that would have large, expansive open spaces and not be intensely used. The Planning Commission agreed the airport would not work in this category. Chairperson Lamont said he feels a campground is an intense use.

Commissioner Vallad commented that it is nearly impossible to put all of these uses into a general box. Any one of the categories, depending on the plan, will change things. That is why we need the flexibility.

Chairperson Lamont said, regarding category 2, he does not believe recreation and public utilities should be in the same category.

Ms. Elmiger said she would revise the chart and bring it back for the Planning Commission to review. She noted she would also add the language as to what township body decides on the screening, as it is not clearly written as brought up by Commissioner Rabaut.

2. Zoning Review by Sub-Area

Sub-Area 10, Item 17

This area site located on Dixie Highway adjacent to Center Rd. is zoned R-3 and Master Planned Local/Commercial. Chairperson Lamont said he could envision someone wanting to combine this parcel in the future with the adjacent parcel and wanting to make it all C-2. Commissioner Vallad said he does not know if local/commercial is consistent with the balance of the Master Plan for this location. The Planning Commission agreed to leave the zoning as R-3 and Master Plan it for Low Density Residential.

Sub-Area 13, Item #21

This area site is approximately 10 acres and is located off of Big Lake Rd. by Northbay. It is zoned as R-3 and Master Planned Medium Density Residential. Chairperson Lamont said that changing the zoning designation would not have an impact because it is a very wet parcel and has already been divided to the maximum extent possible. Clerk Strole suggested not changing either designation on this parcel. Commissioner Vallad agreed that both designations are proper. The Planning Commissioners agreed.

Sub-Area 13, Item #23

This area site is zoned R-2 and Master Planned Public/Semi-Public. It is located on Andersonville Rd. and Farley Rd. and the township owns this parcel. The Planning Commissioner agreed to change the zoning designation to PL (public lands).

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Sub-Area 13, Item #24

This area site is zoned as M-1 and Master Planned Medium Density Residential. The Planning Commissioners agreed no change is necessary.

Sub-Area 14, Item #25

This area site is zoned as R-2 and Master Planned Low Density Residential. This parcel is bordered by Andersonville Rd. and the railroad. Ms. Elmiger noted that the adjacent parcel is R-3 and at the November meeting the Planning Commission agreed to rezone that to R-2. Clerk Strole noted that there are perk issues on parcel 25. The Planning Commissioners agreed to rezone parcel 25 to R-1A and leave the Master Plan designation as Low Density Residential.

Sub-Area 14, Item #26

No changes were made. This parcel is Public/Semi-Public and is part of an MNFI site.

Sub-Area 14, Item #27

No changes were made. This parcel is Public/Semi-Public and is part of an MNFI site with a cemetery located on it.

Ms. Elmiger commented that Dick Carlisle noted that we never finished items 4 and 6 and these items need to be resolved.

Sub-Area 3, Item #4

This site is zoned C-1 and Master Planned for Office/Service. Commissioner Rabaut said he believes this should be zoned as Office/Service. Commissioner Vallad asked if the zoning records could be pulled on this parcel to get more information. Clerk Strole said she would try to pull any records available. The Planning Commissioners agreed to wait on this parcel and discuss it with Dick Carlisle at the next meeting.

Sub-Area 5, Item #6

The Planning Commissioners agreed to wait on this parcel and discuss it with Dick Carlisle at the next meeting.

New Business:

1. Capital Improvements Plan Update (Final Plan)

Commissioner Moore asked regarding page 1 of the plan, why does the first sentence not include the Planning Commission as part of the decision makers? Commissioner Vallad commented that this is regarding Capital Improvements, which involves spending taxpayer money and the Planning Commission has no authority to spend taxpayer money. Therefore, the Planning

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Commission should not be included in the listing. The Boards listed are all responsible for spending the money.

Commissioner Rabaut said for future plans, it would be helpful if we could add some rationale as to why certain things were proposed. Commissioner Moore noted that the first sentence states "regarding capital improvements" and says nothing about spending money. Ms. Elmiger said she would revise the sentence to be more clear.

- **Commissioner Rabaut moved that the Planning Commission recommend that the Township Board adopt the Capital Improvement Plan for 2003 to 2008 as revised tonight to include some minor revisions that will be conducted by Carlisle/Wortman. Commissioner Vallad supported the motion. Vote on the motion. Yes: Lamont, Vallad, Rabaut, Mann-Bowser and Moore; No: none; Absent: Steckling. The motion carried by a 5 to 0 vote.**

2. Priority List

Items 1 and 2 under Ordinance Amendments are already set for Public Hearing. Section 16.06, Enhanced Screening between land uses will be set for either 2/16/04 or 3/04/04 depending on the schedule of Dick Carlisle. Personal Fitness Facilities discussion is set for 2/16/04 or 3/04/04 also depending on Dick Carlisle's schedule. Zoning Review by Sub-Area to be continued on 2/16/04 or 3/04/04. Tree Preservation Plan remains To Be Determined. Capital Improvements Plan Update has been completed and sent to the Township Board. The Hamlet of Davisburg discussion remains To Be Determined. Private Roads discussion is set for 2/16/04 or 3/04/04. The Township Attorney Briefing remains scheduled for the 2/16/04 meeting.

Other Business:

Adjournment:

Hearing no other business, Chairperson Lamont adjourned the meeting at 10:32 p.m.

Susan Weaver, Recording Secretary