

**SPRINGFIELD TOWNSHIP BOARD MEETING**  
**January 8, 2004**  
**SYNOPSIS**

CALL TO ORDER: 7:30 p.m. by Supervisor Walls

PUBLIC COMMENT: None

CONSENT AGENDA:

- a) Approved Minutes: December 11, 2003 Regular Meeting with bills and additional disbursements of \$143,186.01.  
Approved Capital Improvements Plan Workshop Minutes of December 4, 2003.
- b) Accepted December Treasurer's Report
- c) Received December Reports: Building, Electrical, Plumbing, Mechanical; Litigation; Fire, Ordinance
- d) Authorized payment of bills as presented, total \$284,948.23
- e) Received notification by FEMA of \$97,089.00 grant award to Springfield Township Fire Department for acquisition of radio equipment
- f) Received MDEQ Certificate of Coverage for NPDES General Permit
- g) Received report by Native Plant Nursery
- h) Authorized 2004 Clinton River Watershed Council membership @\$250.00
- i) Received communications and placed on file

OLD BUSINESS:

- 1. Second Reading: Denied Rezoning Application by BLD, LLC for P.I. #07-24-478-001
- 2. Authorized execution of revised North Oakland Mutual Aid Agreement

NEW BUSINESS:

- 1. Stonebrook PUD Final Site Plan: Authorized Second Reading
- 2. Hills of Kingston: Approved Site Plan Amendment subject to variance by Board of Appeals
- 3. Authorized execution of 2004 N.O. Haz Interlocal Agreement

ADJOURNED: 8:45 p.m.

NANCY STROLE, Clerk

**Call to Order:** Supervisor Collin Walls called the January 8, 2004 Regular Meeting of the Springfield Township Board to order at 7:30 p.m. at the Springfield Township Hall, 12000 Davisburg Road, Davisburg, MI 48350.

**Roll Call:**

**Board Members Present**

Collin W. Walls	Township Supervisor
David Hopper	Township Trustee
Dean Baker	Township Trustee
Margaret Bloom	Township Trustee
Dennis Vallad	Township Trustee
Nancy Strole	Township Clerk

**Board Members Not Present**

Jamie Dubre	Township Treasurer
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**Others Present**

Gregory Need	Township Attorney
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**Agenda Additions & Changes:**

Supervisor Walls noted Consent Item I; Amendment to Ordinance No. 55, Off Road Vehicle Ordinance, first reading and authorization for Clerk to publish for second reading, should be deleted.

The minutes of December 4, 2003, page 1 were revised to add the missed attendees.

Clerk Strole noted, a communication from Bridge Valley Homeowners Association regarding the Waumegah Lake Augmentation Well should be included.

**Public Comment:           None**

**Consent Agenda:**

- **Trustee Bloom moved to accept the Consent Agenda for January 8, 2004 be accepted as revised. Trustee Vallad supported the motion. Vote on the motion. Yes: Walls, Hopper, Baker, Bloom, Vallad and Strole; No: none; Absent: Dubre. The motion carried by a 6 to 0 vote.**
  
- a)     Approval of Minutes; December 11, 2003 Regular Meeting with bills and additional disbursements of \$143,186.01. Approval of Capital Improvements Plan Workshop Minutes of December 4, 2003

- b) Acceptance of December Treasurer's Report
- c) Receipt of December Reports: Building, Electrical, Plumbing, Mechanical, Litigation, Fire, Ordinance
- d) Authorized payment of bills as presented, total \$284,948.23.
- e) Receipt of notification by FEMA of \$97,089 grant award to Springfield Township Fire Department for acquisition of radio equipment
- f) Receipt of MDEQ Certificate of Coverage for NPDES General Permit
- g) Receipt of report by Native Plant Nursery
- h) Authorize 2004 Clinton River Watershed Council membership @ 250.00
- i) Receipt of communications:
  - November 2003 Senior Transportation Report
  - Comcast letter regarding channel lineup
  - Letter from Mr. and Mrs. Weingust and Bridge Valley Homeowners Association and a postcard from Doug and Becky Calaman regarding proposed Waumegah Lake Augmentation Well.
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## **Old Business:**

1. Second Reading: Rezoning Application by BLD, LLC for P.I. #07-24-478-001

Supervisor Walls asked if anyone was present in regard to this request. No one was present.

- **Supervisor Walls moved to deny the request to rezone lots #1, #2 and #3 of Springdale Estates from Office/Service to C-2 for the following reasons; the request is inconsistent with the Master Plan adopted less than two years ago, the request would allow uses inconsistent with and detrimental to adjacent residential uses, uses allowed in the requested zoning district could have a significant impact on traffic in the area, the applicant has failed to supply any information indicating that reasonable use of the property is not possible under existing zoning, there are adequate vacant parcels zoned C-2 reasonably close to this property and the applicant has failed to demonstrate a need for additional C-2 zoning, the applicant has failed to provide documentation of any kind in support of the request, the only written information submitted was the one page application and the applicant failed to appear before the Township Board to explain reasons for the request. Trustee Hopper supported the motion. Vote on the motion. Yes: Walls, Hopper, Baker, Bloom, Vallad and Strole; No: none; Absent: Dubre. The motion carried by a 6 to 0 vote.**

2. North Oakland Mutual Aid Agreement

- **Clerk Strole moved to authorize the Supervisor to execute the North Oakland County Mutual Aid Interlocal Agreement as revised by the Township Attorney. Trustee Vallad supported the motion. Vote on the motion: Yes: Walls, Hopper,**

**Baker, Bloom, Vallad and Strole; No: none; Absent: Dubre. The motion carried by a 6 to 0 vote.**

## **New Business:**

### **1. Stonebrook PUD - Final Site Plan**

Supervisor Walls commented that he reviewed all the documents and the plans and personally feels that the plan is very good. There are some inconsistencies between construction plans., Exhibit B and the Master Deed and By Laws. Mr. Mansour indicated previously that his attorney had not seen the documents themselves but Mr. Mansour said that he would have everything fixed in accordance to the Township's needs. Supervisor Walls said there are some questions on construction plans he will ask Mr. Mansour to check on. Regarding the landscape plan, there are some questions and there is still no illumination plan required by the ordinance.

Mr. Mansour said the lights would be in the ground, shining upward. Supervisor Walls noted, regarding the berm at the rear of the development, the trees are 12 foot on center according to the chart; however, scaled they are 24 foot on center. Supervisor Walls asked which one is correct? Mr. Mansour confirmed his intent is to plant the number of trees shown on the plan and not a solid screening but scattered evergreens 20 to 24 foot on center.

Supervisor Walls asked if there would be irrigation? Mr. Mansour said if there would be irrigation, he would install a well. He would provide power with a transformer in the area or they may be able to feed power from the transformer to the entryway if lot 1 is close enough. Supervisor Walls asked Mr. Mansour to show probable location of the transformer and well before he comes back with revised plans next month. Mr. Mansour said he would.

Clerk Strole noted that the meadow mix listed includes one prohibited plant by the Township. Mr. Mansour said he would review the mix and make necessary changes. Clerk Strole said, regarding page 8 of the Master Deed, it notes "the Association shall have the right to connect to the water system servicing a dwelling located in a unit..." She asked if this would be for all areas? Mr. Mansour said, if for some reason in the future they were not able to get water to one of the cul-de-sacs due to no irrigation system, he would be providing this in the By Laws at the request of his attorney.

Supervisor Walls noted, regarding the project narrative, landmark trees referenced are not shown on any plan but must be shown somewhere.

Trustee Bloom asked if there would be a lighted sign? Mr. Mansour said it would be an oval or square plaque in part of the stonework and slightly uplift.

Clerk Strole asked if the path system feeds into the road? Mr. Mansour said there is no sidewalk there and he would either have to put in a culvert or push it back. Clerk Strole said, with respect to Section 14.01, she believes the applicant meets all township requirements.

Supervisor Walls noted that there is a land division request on file pending the outcome of this project. Currently, part of the school property was on the east side of the creek and pastured by the neighbor. Part of the neighbor's property was on the north side of the creek. Mr. Mansour worked out an agreement to exchange properties.

Trustee Hopper noted, in regard to the road, an 8-inch base is shown and needs to be a 10-inch base. Mr. Mansour asked if he went with deep-strength asphalt, does it still need to be 10 inches? Trustee Hopper said the Design and Construction Standards just references stone base. Supervisor Walls said we would be wrong not to accept the deep-strength. Trustee Hopper agreed. Supervisor Walls suggested that the applicant put options on the plans.

Trustee Hopper asked the applicant if he thought about putting a woodchip path up to Peaceful Valley? Mr. Mansour explained that he reviewed this suggestion and ended up not doing it.

Mr. Mansour asked, regarding the proposed walking path, is he required to leave the woodchips there or could they change it in the future? Clerk Strole explained that a mowed path will eventually disappear and she suggested woodchips or limestone or gravel, and this could be taken care of administratively.

Mr. Mansour noted regarding accessory buildings, meeting the criteria with 18.02 acres divided by seven home sites, this gives him 2.57 acres. He asked if it is possible to allow no more than 2500 square foot garage and carriage house, total on the individual home sites, this would be a variance of 380 square feet. Supervisor Walls said the variance would be greater than that because it would be calculated based on the unit size. Supervisor Walls said he does not have a problem with the request as long as it is 2500 square foot total accessory structure. Clerk Strole said the carriage house must match the architecture of the home.

- **Clerk Strole moved to authorize the Clerk to publish for Second Reading the Stonebrook residential PUD plan. Trustee Bloom supported the motion. Vote on the motion. Yes: Walls, Hopper, Baker, Bloom, Vallad and Strole; No: none; Absent: Dubre. The motion carried by a 6 to 0 vote.**

## 2. Hills of Kingston - Site Plan Amendment

Supervisor Walls explained that this request would amend the original plan approval so that only the minimum front and rear setback would apply rather than the combined setback. Under the cluster provisions of the ordinance the minimum rear is 25' and the minimum front is 35'. The combined setback is 75 feet. The request is that we use the two for the combined of 60' rather than 75'.

Supervisor Walls asked Mr. Mansour why he requested this for the entire development? Mr. Mansour said there are 14 vacant lots to be sold but 30 total that are waiting to be built on. He asked for the entire development because there are existing homes that were approved that are just under the 75-foot combined setback. Therefore, the homeowners cannot build a deck.

Supervisor Walls suggested that assuming the applicant could show sufficient practical difficulty to obtain a variance, he does not see a problem. Based on the information supplied that may be difficult at the Board of Appeals level.

Clerk Strole said she does not have a problem from the Township Board's standpoint but the applicant should look at some different rationales to go to the Board of Appeals.

Trustee Vallad said when reviewing this plan, he had concerns that some of the lots were too small for larger homes and a deck would be tight. However, they accepted the size of the lots and the reduced road widths to conserve the open space. He believes this would be a reasonable request. Supervisor Walls said it is factual that the Board encouraged the open space.

- **Clerk Strole moved to approve the revision to the Hills of Kingston Site Plan to allow a minimum front setback of 35 feet, a minimum rear setback of 25 feet for a 60-foot total, subject to approval by the Zoning Board of Appeals. Trustee Vallad supported the motion. Vote on the motion. Yes: Walls, Hopper, Baker, Bloom, Vallad and Strole; No: none; Absent: Dubre. The motion carried by a 6 to 0 vote.**

3. 2004 North Oakland County Household Hazardous Waste Interlocal Agreement

Supervisor Walls explained that we have still not received the final agreement. However, he did get a draft agreement indicating that the municipalities need to approve these by the end of January. They have not been finalized by the Oakland County Legal Department yet. Supervisor Walls said we had 22 residents utilize the program last year and the cost was higher than the projected cost for next year, it was just over \$6,000. Approximately half of the people who used this used it at the Groveland/Springfield site.

Supervisor Walls said there is a provision in the agreement that says we have 45 days after we receive the vendor contract and actual cost to review and opt out at no penalty. The disadvantage of doing that is Oakland County may be making some tentative agreements and plans with a contractor. However, if they look realistically at what Springfield provided, it won't make much difference. He noted that Independence Township has a hazardous waste pickup and if the Board concurs, he would prefer to pay them if we must pay someone. Clerk Strole said she would agree with this.

Trustee Baker asked if there is a possibility that if we reject this and explore other options, have we missed something by not sticking with this for just a little longer? Supervisor Walls said we would be able to go back to the Oakland County program through 2004 and does not know why we wouldn't be able to in 2005.

- **Trustee Baker moved to approve the Supervisor to enter into the 2004 No Haz Interlocal Agreement as presented this evening or as the amended copy provided within the near future. Trustee Bloom supported the motion. Vote on the motion. Yes: Walls, Hopper, Baker, Bloom, Vallad and Strole; No: none; Absent: Dubre. The motion carried by a 6 to 0 vote.**

- **Clerk Strole moved to authorize and direct the Supervisor to actively explore the potential of a cooperative arrangement with Independence Township with regard to participating in its hazardous waste drop-off program. Trustee Vallad supported the motion. Vote on the motion. Yes: Walls, Hopper, Baker, Bloom, Vallad and Strole; No: none; Absent: Dubre. The motion carried by a 6 to 0 vote.**

**Public Comment: None**

**Adjournment:**

Hearing no other business, Supervisor Walls adjourned the meeting at 8:46 p.m.

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Collin W. Walls, Township Supervisor

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Nancy Strole, Township Clerk