

**Springfield Township
Planning Commission -- Business Meeting
Minutes of February 18, 2008**

Call to Order: Chair Roger Lamont called the February 18, 2008 Business Meeting of the Springfield Township Planning Commission to order at 7:32 p.m. at the Springfield Township Civic Center, 12000 Davisburg Rd., Davisburg, MI 48350

Attendance:

Commissioners Present

Roger Lamont
Dean Baker
Ruth Ann Hines
Frank Aiello
Bill Leddy
Laura Moreau

Commissioners Absent

John Steckling

Staff Present

Collin Walls
Nancy Strole

Consultants Present

Sally Elmiger

Approval of Agenda:

- **Commissioner Aiello moved to remove from the agenda and move to the March meeting: New Business Item 5 (Dixie Highway Corridor) and to move New Business Item 6 (By-Laws Review) to Item 1 under 'Other Business', making Priority List Item 2. Support by Commissioner Baker. Vote on the motion: Yes: Aiello, Baker, Hines, Lamont, Leddy, Moreau. No: none. Absent: Steckling. Motion carried.**

Public Comment:

Tom Weiler, 9171 Hillcrest, inquired about the Shepherd's Hollow/Colombiere Zoning agenda item. Chair Lamont directed Mr. Weiler to state his comments when the item is addressed later in the meeting.

Consent Agenda:

- **Commissioner Aiello moved to approve the Consent Agenda as presented. Support by Commissioner Hines. Vote on the motion: Yes: Aiello, Baker, Hines, Lamont, Leddy, Moreau. No: none. Absent: Steckling. Motion carried.**
 - a) Approval of Minutes: January 21, 2008
 - b) Communications: None

Old Business:

1. Master Plan Update

a) Background Studies

Sally Elmiger stated revisions were made based on comments received at the last meeting. Revisions to the Background Studies Summary included Page 17 - updating the chart and percentages. Page 19 was revised to include information provided by Clerk Strole regarding Long Lake and the state-wide significance of the prairie fen and other ecosystems near the lake.

Elmiger also added a paragraph on page 89 regarding estimating future population. Existing land use data is on page 104; page 105 has an added paragraph explaining the differences between the current and previous Master Plan.

Elmiger stated Supervisor Walls provided her with private road information for both paved and unpaved roads. This information is not in the current draft, but it will be added, along with information on major employers within the Township. She will draft language and forward onto Supervisor Walls and Clerk Strole for review.

Minor language and formatting changes were recommended on page 16 in the Background Studies Summary; and on pages 107, 113, 114, 117, 118, 119, 120, 121 in the Background Studies Section. Elmiger will make the changes.

b) Existing Land Use Map

Sally Elmiger stated the map was updated to show a portion of the Colombiere property use as 'Institutional' and that Clerk Strole verified there is a utility easement in the northwest corner of the township and it is correctly shown on the map.

Commissioner Baker inquired about the property near Farley and Andersonville Roads. He stated this property is a Consumers Energy valve site and questioned if this should be reflected on the map as a utility/communication area.

Sally Elmiger stated she would update the map to reflect the changes suggested at tonight's meeting.

c) Transportation Plan

Sally Elmiger stated she modified the plan to reflect changes made to the Pathway Plan and how the Planning Commission adopted the Priority Pathway Plan. The changes are reflected on pages 54 and 55.

Commissioner Leddy noted on page 53, under the heading *Major Collectors*, the information includes paved roads in the Township, and he stated that Tindall Road

between Rattalee Lake Road and Holly Road is paved as well. Sally Elmiger stated roads that are designated as *Major Collectors* are designated as such by Oakland County. Supervisor Walls referred to page 51 for explanations of road designations. Elmiger will modify the plan to identify local Township road priorities.

Minor language changes were recommended on pages 50, 57, 58 of the Transportation Plan. Supervisor Walls also asked to verify that the map on page 52 is current. Elmiger will make the changes.

d) Natural Areas Plan

Sally Elmiger stated she added language to page 68 of the plan that describes the Township's efforts in regards to the Upper Clinton Subwatershed Management Plan. Supervisor Walls asked if it would be advantageous to include data from the Subwatershed Management Plan that would be beneficial to include as part of the Natural Areas Plan. Sally Elmiger stated there is not a lot of good solid data regarding the water quality in the area. She further stated that the majority of the action items in the Subwatershed Management Plan are items the Township is already doing. Supervisor Walls suggested information be added to the Natural Areas Plan detailing action taken by the Township. Commissioner Aiello suggested that an inventory of actions taken within the last five years be added to the Plan.

Minor language and formatting changes were suggested on pages 65, 66, 67 & 68.

e) Pathway Plan

Sally Elmiger stated the Pathway Plan map has been revised using information from the Priority Pathway Plan. The updates include priority proposed pathways, as well as regular proposed pathways. Existing and proposed regional trails were updated with information from Oakland County. Elmiger also updated map labeling that was incorrect on the old map.

Minor formatting changes including renumbering map items, renaming legend items to distinguish between Township and County paths, and moving map labels to make the map more legible were suggested. Elmiger will make the changes

Chair Lamont asked Sally Elmiger to verify that the proposed regional trail is to continue down Holcomb Road. The map currently shows the proposed regional trail stopping at Springfield Plains but he thought the path was to continue down Holcomb Road and join into Clarkston. The Township's proposed path shows the path continuing into Clarkston, but the County's proposed path does not.

New Business:

1. Pathway Plan Map

This item was addressed under Old Business during the pathway plan discussion.

2. Natural Areas Plan Map

Sally Elmiger stated privately dedicated open space was added to the map and that all open space areas in the Township are noted in green. Pink shading has been added to the map to indicate Oakland County Green Infrastructure. Priority pathways were added to the plan as well as fixing all the pathways according to the new Pathway Plan.

Clerk Strole suggested using the same color for items that appear on multiple maps.

After lengthy discussion, it was suggested that the map be modified as follows:

- Remove pathways and trails
- Remove wetlands and upland features (i.e. steep slopes)
- Show existing open space already preserved
- Show identified areas known to be environmentally significant (i.e. MNFI sites, Green Infrastructure)
- Open space in MNFI areas indicated in gray be changed to green, removing the black lines around the MNFI sites
- Indicate natural beauty roads in purple instead of green

Sally Elmiger will make the changes and deletions as discussed at tonight's meeting.

3. Conditional Zoning Process – Ordinance No. 26 Amendment

Chair Lamont stated this amendment addresses conditional zoning that was allowed by a change in the planning statutes a few years ago.

Commissioners and Clerk Strole discussed minor language changes and suggested Section 1, paragraph 2, item 4(a) be changed to the following:

The offer may not purport to authorize uses or developments not permitted ~~in~~ under the requested new zoning ~~district~~ classification.

Commissioner Aiello questioned why Section 1, paragraph 6 of the amendment gives the Township Board, concerning conditional rezoning requests, discretion regarding a recommendation from the Planning Commission. Why, if the Planning Commission addresses rezoning requests, would conditional rezoning requests be discretionary? Supervisor Walls stated he believes that is the way the statute reads. Sally

Elmiger and Clerk Strole responded that would be their assumption as well. Commissioner Aiello suggested if the statute does not state otherwise, that a recommendation from the Planning Commission regarding conditional rezoning requests be mandatory.

Commissioner Aiello questioned paragraph 10 in Section 1, which states in part:

“...If the conditions are not satisfied within the time specified under this section, the property shall revert to its former zoning classification as provided by the ZEA. The reversion process shall be initiated by the Township Board and shall follow the same process as otherwise required by this ordinance and the ZEA for a rezoning of property...”

Commissioner Aiello asked if it is necessary to un-zone property. Supervisor Walls responded that it is necessary because the zoning for the property would no longer be correct. Commissioner Aiello questioned if the un-zoning process requires action by the Township and feels this process puts an additional procedural burden on the Township that is not necessary.

A revised amendment will be presented at the March meeting for review.

2. Shepherd’s Hollow/Colombiere Zoning

Tom Weiler, 9171 Hillcrest, stated that Colombiere was not represented at the August 2, 2007 Public Hearing. This item returned to the Planning Commission later and the item was tabled. A few months later he asked to be notified in writing if this item was to come back to the Planning Commission. He asked if anyone from the Planning Commission has met with representatives from Colombiere, and suggested if not, that this item be tabled until next month. *[Clarifying Note by Clerk: Owners of the Shepard's Hollow/Colombiere property were notified of, and represented at, the August 2, 2007 Public Hearing.]*

Commissioner Baker stated the Public Hearing held on August 2, 2007 addressed this, as well as six or seven other parcels considered for rezoning. It was decided that no action would be taken in 2007. He stated individuals asked to personally be notified when these parcels would be addressed. At that time, there was discussion conveying how the Township posts meetings, that information is published in the paper and posted to the Township’s website. It is his recollection that no commitment was made to notify anyone whenever a certain topic is to be addressed. Rather, it was conveyed that meeting schedules and agendas are posted. This is how the participants in past property discussions have been made aware of meetings. He feels the same opportunity has been afforded to representatives of Colombiere.

Clerk Strole stated the procedure at the Township for individuals who want to receive agendas by personal mail, is that they are to provide the Township self-addressed stamped envelopes and they will be sent an agenda.

Commissioner Baker feels representatives of Colombiere have been afforded the opportunity to come speak, and he would like to go forward with discussion on this issue. He feels the Planning Commission has not misspoken regarding meeting notification procedures.

Chair Lamont concurred with Commissioner Baker's comments and feels Colombiere/Shepherd's Hollow representatives have had adequate opportunity to express their feelings to the Township, and to his knowledge, no letters or notifications have been received since August.

Supervisor Walls stated the Attorney for Colombiere was advised that self-addressed stamped envelopes were to be provided to the Clerk's Office in order to receive agendas.

Commissioner Hines stated she does not feel rezoning is necessary. The zoning map is not an existing land use map and that the property does not have to be zoned according to what it is used for.

Supervisor Walls stated the rezoning was intended to only rezone the golf course on the property to Parks and Recreation. Chair Lamont stated the intent of the initial rezoning was to rezone properties to reflect their use. He stated Shepard's Hollow was not the only golf course addressed, and the other golf courses did not object to the golf course portions of property being zoned Parks & Recreation.

Commissioner Leddy stated that land may be used for a different use in the future, and there may be fear on part of the property owner that if the land is zoned for a specific use and that use changes in the future, they may have trouble developing the land at that time.

Commissioner Baker concurred with Commissioner Leddy's comments that property owners may think that changing the zoning classification will inhibit opportunities to develop the land but that the goal of this process was an attempt to match current uses with the most appropriate zoning classification. The property in question is a golf course, which fits into the Parks and Recreation zoning. If, at a later date, the property in question is to be used for a different purpose, the rezoning process is available to address any proposed change.

- **Commissioner Baker moved to proceed with a recommendation to rezone Shepherd's Hollow/Colombiere property as was published to the Township Board for consideration. Support by Commissioner Aiello. Vote on the motion: Yes: Aiello, Baker, Lamont, Moreau. No: Leddy, Hines. Absent: Steckling. Motion carried.**

Other Business:

1. By-Laws Review

Commissioner Aiello recapped the procedure for handling public comment at meetings. He stated the Planning Commission Rules of Procedure contain a flow of comments that mirrors the Township Board's procedure. First there is an explanation of the agenda item, followed by a presentation by the Planner, then a comment and question period by the Commission, a motion is taken, followed by Commission discussion and then public comment is taken, at the conclusion of which there is additional Planning Commission discussion if needed and then a vote is taken on the motion.

Commissioner Aiello stated he brings this up as an FYI to remind the Commission of how the procedure works for future meetings.

Chair Lamont stated the public comment section tends to turn into public debate and that a Chair for any Board needs to make it clear to the public that board members cannot enter into debate during a public meeting.

Commissioner Aiello stated this procedure helps in that it identifies a specific public comment section and once that concludes the Commission moves forward with discussion and/or action.

2. Priority List

The priority list is being utilized so Commissioners do not lose track of items that do not appear on the agenda every month. Commissioners reviewed the priority list items:

Commercial Market Analysis is being revised by Carlisle/Wortman and will be on the March 17, 2008 agenda.

Master Plan Update – Phase II – Carlisle/Wortman has been awarded the bid for this project and this item will be on the March 17, 2008 agenda.

Resource Conservation – removed from priority list

Shiawassee Basin south RC to PR – Clerk Strole was directed to publish a Public Hearing notice.

Public Comment: None

Adjournment:

Hearing no other business, Chair Lamont adjourned the meeting at 10:22 p.m.

Renee Wilson, Recording Secretary