

Springfield Township  
Planning Commission Meeting  
Minutes December 16, 2013

Call to Order: Vice Chairperson Ruth Ann Hines acted as Chairperson in Commissioner Baker's absence. Vice Chairperson Hines called the December 16, 2013 Business Meeting of the Springfield Township Planning Commission to order at 7:30 p.m. at the Springfield Township Civic Center, 12000 Davisburg Road, Davisburg, MI 48350.

Attendance:

Commissioners Present:

Ruth Ann Hines  
Bill Leddy  
Linda Whiting  
Neil Willson

Commissioners Absent

Dean Baker  
Dave Hopper  
Kevin Sclesky

Consultants Present

Doug Lewan, Planner, Carlisle Wortman, Associates  
Randy Ford, Engineer, Hubbell, Roth and Clark, Inc.

Approval of Agenda:

Commissioners proceeded with Agenda as presented.

Public Comment:     None

Consent Agenda:

**1. Minutes of the November 18, 2013 Planning Commission meeting**

**Commissioner Willson moved to approve the minutes of the November 18, 2013 meeting as presented. Seconded by Commissioner Leddy. Voted yes: Hines, Leddy, Whiting, Willson. Voted no: None. Absent: Baker, Hopper, Sclesky. Motion Carried.**

Public Hearing:            None

New Business:            None

Old Business:

**1.                            Kroger Fuel Station Relocation/McDonalds Final Site Plan  
Parcel ID #07-14-101-024, Dixie Highway**

J.D. Damrath, Project Engineer, appeared before the Commission.

Doug Lewan provided a summary of the second full review that Carlisle Wortman has done for this site dated December 4, 2013. The applicant has addressed most of the comments from the October review and they are recommending approval with a few conditions. The Planning Commission has to agree to a 5 parking space deviation; they are required to install 55 and they are proposing 50. Mr. Lewan suggested that this is a reasonable request. Storm water management and onsite utilities issues that the Township Engineer has brought up have to be addressed. There were lighting issues and through communication with the applicant over the last week, Mr. Lewan believes that the issues have been corrected. There was an issue with the pole height consistency with the McDonalds and the Kroger site.

Mr. Lewan explained the need for variances on the site. On page 10 of the review, there is a table presented that summarizes the signage permitted, the signage proposed and the variance required. The Kroger Business Center sign of 75 square feet and 15 feet high is permitted; the applicant is proposing a 114 square foot sign which is 18 feet high and a variance will be required for this sign. The Kroger fuel center is allowed one sign at 50 square feet per side and 10 feet high; the applicant is proposing a 2<sup>nd</sup> multitenant sign which is 120 square feet and 18 feet high and a variance will be required for an additional ground sign and additional square footage and height. One building sign for the Kroger fuel center is permitted at 100 square feet; a 127 square foot sign is proposed and a variance will be required. At the McDonalds site, one ground sign is permitted at 50 square feet and 10 feet in height; the applicant is proposing 4 ground signs including an identification sign at the road, two menu boards and a presale message board. One of the ground signs is proposed to be a digital sign. They will need variances for the number of signs and square footage. For the digital message sign, the ordinance does not allow flashing, fluttering or changing light intensity for signs and this digital sign has the potential to do all of these things. If the digital sign was to have a static message similar to a changeable copy sign, it could be considered a changeable copy sign. If the sign is proposed to flash, flutter, then it would not be permitted and a variance would have to be requested. This digital sign was not in the previous plan set. The McDonalds building signs are permitted at 47 square feet; the applicant is proposing a 69 square foot sign so a variance would be required. The applicant will be required to go before the Zoning Board of Appeals for these variances and CWA has provided recommendations for the signage that really applies to the ZBA and will be passed along to that Board.

Mr. Lewan stated that the Planning Commission must determine that the site plan meets the Architectural Guidelines of the Dixie Overlay District. Carlisle Wortman has no issue with this but the Planning Commission needs to determine this. This plan could be approved with conditions. Since the variances are sign issues, they will not affect building location, drive location or site location.

Mr. Randy Ford stated that site access was one of the most significant issues. The Road Commission has approved the new traffic signal at the proposed new realigned drive location. The permit application does stipulate that the owner of the shopping center has to sign a maintenance agreement for ongoing maintenance of the traffic signal. It is their understanding that this is being worked on. The Township should be provided with a

copy of the actual permit. The traffic study indicated that during peak hours, there would be two cars that would be waiting to make the left turn onto the new drive from northbound Dixie Highway. There was a modification that shifted the drive into McDonalds further to the west and now there is availability for four cars to line up. He recommended that when the rear acreage is developed, there should be an updated traffic study done to determine how this new development will impact the driveway. The applicant has agreed to this stipulation. He stated that they had concerns about the truck access and circulation and the applicant put a truck turning template in the site plan and it was shown that a truck can make it. It is very tight, but is acceptable. Mr. Ford stated that they did get clarification on some of the signs. McDonalds will install internal traffic circulation signage that will direct the customers. There is some discrepancy in the plans regarding the new most southerly entrance because they are suggesting a sign saying right turn only. Some of the plan sheets have this sign, some don't. Mr. Ford suggested that this right turn only sign was also installed at the main entrance for the right lane.

Mr. Ford continued that they asked the project engineer to determine that the storm sewer that they are tying into in front of the shopping center has the capacity to take the unrestricted discharge from all of the site improvements. The applicant provided supporting calculations to show that the storm sewer is sized to take the run off. There is a drawing that they are looking for with the actually detail. The applicant is proposing tying into a storm sewer that is in the Road Commission right of way. The applicant will need a permit for the utility work in the road right of way. There are 3 permits required by the Road Commission, the road signal permit, the permit for all of the paving improvements and a permit for the utility work. They have received copies of the signal permit application and the pavement improvements, but not the utility work.

Mr. Ford continued that they did have some concern about the water system. They have 3 water supplies; one for the potable water for McDonalds and the Fuel Center, one for the fire suppression and there is a third that is for irrigation. They have a concern with the tight location of these water mains to each other. This may be problematic if there are issues in the future or any repairs that are necessary. It is more common to separate them as much as possible. There are a couple of other details that he outlined on page 5 however, they are comfortable with recommending approval with the applicant cleaning up detail s through a technical review done administratively.

Supervisor Walls asked if the Commissioner's received Commissioner Hopper's comments. Commissioners agreed that they were included in the packet.

J.D. Damrath agreed to correct typos and inaccuracies in the site plan. He stated that they did change the truck path to better accommodate truck traffic and he can supply shop drawings as requested. He stated that every comment in the reviews are items that they can conform to. He stated that the Road Commission has indicated that the utility permit is not required because the run off to the roadway is actually decreased and he has an email to show that correspondence. He stated that he provided Sally Elmiger with an updated lighting plan and all the lights now are at 21 feet. The existing lights that are different will be conforming to the 21 feet.

Commissioner Whiting asked Doug Lewan where the 114 square feet came from for the Kroger Business Center sign. Her calculations suggested it was 128 square feet.

Mr. Lewan stated that he will check it.

Commissioner Whiting asked about the references to the credit union monument sign. She asked about the R-1 and R-3 signs and the incorrect references on page C-200.

Mr. Damrath indicated that the credit union and the bank were the same sign.

Commissioner Whiting stated that the ordinance required 56 spaces, not 55 spaces.

Commissioner Leddy asked about the RCOC signal agreement.

Mr. Kurzmann stated that they were working on this standard agreement. As soon as they apply for the permit, they will sign the agreement.

Commissioner Hines summarized Commissioner Hopper's memo. Mr. Damrath was provided with a copy of this document.

Mr. Damrath agreed that the message sign will remain static and the fuel price sign will be static for just fuel prices changes only.

Mr. Lewan stated that the applicant requested higher lighting along the sidewalk on Dixie Highway.

Commissioner Willson asked where they were on the electronic sign.

Mr. Kurzmann answered that there were no proposed variances for the electronic signs. The only variances were for square footage and height variances.

Commissioner Hines asked if the McDonalds sign was going to be a static message sign.

Mr. Kurzmann answered yes.

Commissioner Hines stated that she agreed with the number of parking spaces proposed and the 21 feet uniform height for lighting poles. She would be in favor of the higher light levels along the sidewalk. She stated that the plan meets the intentions of the Overlay District and she would be in favor of approving. A traffic study will be necessary for any future development of the vacant property.

Commissioner Whiting asked how tall the existing business center sign is. She stated that she is in favor of the businesses letting people know that they are there through the signage but she doesn't know if they need to add 6 feet to this sign. She concurred with the parking spaces and the lighting plan.

Mr. Kurzmann stated that when they decided to table the sign issue with the ZBA, they decided to go back and study it further. This business center sign was increased. The current businesses have slots for signage on this business center sign but currently the slots are impossible to see from a distance. At 50 miles per hour, which is 75 feet a second, it is impossible to see no matter which direction you are going. There is just not the time to focus on the signage. They added the number of tenants that were available in the shopping center and determined how they could be seen on the business center sign. The slots would also be determined if they wanted to lease one space or two.

Mr. Lewan determined that Commissioner Whiting was correct in the 128 square feet.

Commissioner Willson stated that the business center sign logic was right on. He understands that it will require sign variances, but he is in favor of the business center sign increase.

Commissioner Hines agreed with the larger business center sign and the fuel center sign variance.

**Commissioner Hines moved to APPROVE the final site plan revision dated November 15, 2013 for the Kroger Fuel Station Relocation/McDonalds final site plan that it meets final site plan approval pursuant to Section 40-136(2) Criteria for Site Plan Review and Section 40-136(3) Informational Requirements for Site Plan Review of the Springfield Township Code of Ordinances. This site plan is recommended for approval with the following conditions:**

- 1. The concerns that are noted in the Township Planner's review dated December 4, 2013.**
- 2. The concerns noted in the Township Engineer's review dated December 5, 2013.**
- 3. It is the Planning Commission's opinion that number of parking spaces provided is adequate and the deviation of 6 spaces is allowed for McDonalds.**
- 4. The site plan must show the location of the wall pack light at the rear of the Kroger store.**
- 5. Planning Commission understands that there has been an agreement to provide uniform mounting height of 21 feet for the lighting at the fuel center and the McDonalds restaurant.**
- 6. Planning Commission agrees that the light levels in front of the fuel center along Dixie Highway is allowed to be higher than ordinance requirements so as to provide additional lighting for pedestrian traffic along the sidewalk.**
- 7. This final site plan approval is contingent upon the necessary action by the Zoning Board of Appeals on requested sign variances for the Kroger Business Center sign, the new Kroger Fuel Center signs and the McDonalds signs.**

8. **It is the determination of the Planning Commission that the architectural specifications and details are satisfactory and meet the intent of the Dixie Highway Overlay District.**
9. **The final site plan is to be revised to address items raised by Hubbell Roth and Clark in their review letter and giving the Township Engineer the authority to confirm that those revisions have taken place to his satisfaction.**
10. **Any subsequent development of the vacant property to the west will require a traffic study as part of the site plan review to determine if the existing internal roadway system will handle the additional traffic the proposed development would generate.**

**Seconded by Commissioner Willson.**

Supervisor Walls explained that since we do not have or have not seen the lighting plan; he asked which plan they are approving. He asked which roof pattern they were approving for the fuel center; he assumed it was the sloped and shingled roof; this is sheet A-201.

J.D. Damrath explained that the lighting plan approved was the same one that was in the original packet with the pole height adjusted uniformly to 21 feet.

**Commissioner Hines amended motion: Additionally, the lighting plan approved was lighting plan L-0114775-14. This represents the uniform 21 pole height. This will be conditioned on a memo from the Township Planner indicating their approval of the lighting schematic plan and the sloped and shingled roof of the Fuel Center represented on Sheet A-201. Amendments were seconded by Commissioner Willson. Voted yes: Hines, Leddy, Whiting, Willson. Voted no: None. Absent: Baker, Hopper, Sclesky. Motion Carried.**

**2. Mineral Mining (Section 40-597) and Extractive District (E-1)  
Discussion**

Commissioner concurred with Supervisor Walls' opinion in his memo provided to the Commission. This issue will be revisited by a committee formed by Supervisor Walls, Dick Carlisle, Greg Need, Doug Lewan and representatives of the Planning Commission.

Old Business:

**1. 2014 Meeting Schedule**

**Commissioner Whiting moved to set the Meeting Dates for 2014 as the third Tuesday of each month at 7:30 PM. Seconded by Commissioner Willson. Voted yes: Hines, Leddy, Whiting, Willson. Voted no: None. Absent: Baker, Hopper, Sclesky. Motion Carried.**

Adjournment:

**Commissioner Whiting moved to adjourn the meeting at 8:28 PM. Supported by Commissioner Willson. Voted yes: Hines, Leddy, Whiting, Willson. Voted no: None. Absent: Baker, Hopper, Sclesky. Motion Carried.**

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Erin A. Mattice, Recording Secretary