

Springfield Township
Planning Commission Meeting
Minutes October 21, 2013

Call to Order: Chairman Baker called the October 21, 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:

Dean Baker
Ruth Ann Hines
Dave Hopper
Bill Leddy
Kevin Sclesky
Linda Whiting
Neil Willson

Commissioners Absent

Consultants Present

Sally Elmiger, Planner, Carlisle Wortman, Associates
Randy Ford, Engineer, Hubbell, Roth and Clark, Inc.

Approval of Agenda:

Commissioner Willson moved to approve the agenda as presented. Seconded by Commissioner Leddy. Voted yes: Baker, Hines, Hopper, Leddy, Sclesky, Whiting, Willson. Voted no: None. Absent: None. Motion Carried.

Public Comment: None

Consent Agenda:

1. Minutes of the September 16, 2013 Planning Commission meeting

Commissioner Hopper moved to approve the minutes of the September 16, 2013 meeting as presented. Seconded by Commissioner Willson. Voted yes: Baker, Hines, Hopper, Leddy, Sclesky, Whiting, Willson. Voted no: None. Absent: None. Motion Carried.

Public Hearing: None

New Business:

**1. Umbrella Holdings Concept Site Plan
Parcel ID # 07-26-326-033 & 07-26-326-036
Lots 18 & 19 Valentines's Industrial Plat**

Mr. Jim Scharl, Kieft Engineering introduced himself to the Commission. He also introduced Jim Brown who is affiliated with the asphalt business proposed at the site. Mr. Scharl summarized the proposed site plan including the business operations, use of the existing buildings and the proposed new building. He summarized the proposed truck routes through the site including the use of the existing drive and the intended use of the proposed drive. He outlined where the septic would be located and clarified that currently the site does not have septic or water since it was a storage facility. Mr. Scharl indicated that the two lots will be combined and explained the loading area was in the front of the building due to grade change on the lot. He also indicated that the septic was located in the proposed location because this is the only area that would perk and is the ideal location for the septic tank and field.

Ms. Sally Elmiger summarized the Preliminary Site Plan Review dated October 9, 2013. She emphasized the need for a narrative at Final Site Plan Review that would fully describe the proposed use. This should include the description of materials stored in warehouses, number/size of trucks/vehicles using the property including seasonal changes outlined, chemicals stored on the property and whether vehicles will be repaired/worked on and/or washed/cleaned on the property. Ms. Elmiger also expressed the need for a safety path easement on the site. She stated that a variance would be required to allow the loading area within the required greenbelt. She also suggested fewer parking spaces might be considered and that the Planning Commission can waive, if they wish, the distance between drives requirement.

Mr. Scharl asked if the safety path easement needed to be on the site or if it could be within the right-of-way. If it is on-site, this could conflict with the exiting drainage easement.

Ms. Elmiger explained that this item would need further investigation.

Mr. Randy Ford summarized his report dated October 1, 2013. He explained that an existing storm sewer traverses the front of the property which was installed in conjunction with the Valentine's Industrial Plan development. While existing drainage patterns are to be maintained, there will be an increase in runoff associated with the additional paved surfaces being proposed at the site. He explained the need to quantify and address how the increased runoff is to be accommodated in accordance with Township ordinance requirements. Also, stormwater quality for site runoff needs to be addressed. This matter should be addressed for final site plan submittal.

Mr. Scharl stated that he did not have the original site plan which outlined the location and capacity of the stormwater sewer system.

Mr. Ford stated that all of the driveway improvements within the Andersonville Road right-of-way are subject to review and issuance of a construction permit from the Road Commission for Oakland County (RCOC). For Final Site plan consideration, the Applicant must provide a copy of RCOC's review on the subject permit application. Also, at Final Site plan, correspondence must be provided from the Oakland County Health Division for the proposed installations for well and septic. Internal truck turning movements and routes were requested for final site plan.

Mr. Scharl concurred with the above. He discussed the desire to request RCOC approval and Final Site Plan review at the same time, but will wait to combine the properties until after they receive approval from the RCOC for the two driveways.

Ms. Elmiger suggested that this would not work because the two considered individual properties would not be in compliance with the Zoning Ordinance regarding setback requirements.

Mr. Scharl reiterated that they had to have two approaches to make site circulation work with Flow Boy trucks and other large truck traffic.

Commissioner Baker and Commissioner Leddy asked about the use of the new drive for truck traffic. This drive is close to a residential area and it is possible that it would create issues.

Mr. Scharl assured the Commission that most trucks would only be entering and exiting out of the existing drive. The new drive which is close to the houses will be used primarily for deliveries using the loading dock. However, he explained the need for the two drives. He also stated that they could not switch the locations of the office and warehouse/loading dock on the proposed building because of the need to have the septic system where it is due to the perc. He understood that he will need to obtain a variance to build the loading dock in its current location.

Commissioner Hopper asked if the trucks were going to be exiting out of the overhead doors in the existing building because that would mean that they will be driving on the septic system.

Mr. Scharl replied no; they would not be using these exit doors for site access. He also explained that they believed that they would need all the parking spaces proposed since each Flow Boy truck has a driver that will arrive on site by car.

Ms. Elmiger explained that they would have to look at the internal radii for large trucks and the circulation pattern at the site at final site plan.

Commissioners provided their comments on the Concept Site Plan and made the decision that a motion was not necessary. They urged the applicant to address all of the engineer's, planner's and Commission's concerns prior to presentation of Final Site Plan.

**2. Kroger Fuel Station Relocation/McDonald's Final Site Plan
Parcel ID #07-14-101-024, Dixie Highway**

Mr. J. D. Damrath, Premier Engineering and Mr. Danny Kurzmann, property owner introduced themselves to the Commission. They explained that the lighting plan was revised and now included and involved replacing all lighting with LED including existing lighting at the Kroger store. The lighting would be consistent throughout the development. They also received approval for the traffic light permit from RCOC which will be located at the northern drive which they are looking to realign. They understand that they will need sign variances for the excess sign square footage over what is allowed per the ordinance, but they have greatly reduced their proposed signage since they went before the Zoning Board of Appeals recently. They will modify soil erosion plans as requested. They now have storm water calculations from original development and will provide for review. The parking spaces at McDonald's do not meet ordinance so they will have to request a variance. They addressed the Commission's traffic concerns regarding the proposed southern drive by increasing the stacking for cars exiting McDonald's to four.

Ms. Sally Elmiger summarized the review done by Carlisle Wortman Associates dated October 10, 2013. She provided a synopsis of the deficiencies in the site plan and all items that CWA would like corrected or require clarification before they would recommend approval. She also stated that we would be remiss to not consider the effect of future development of the vacant property to the west on the McDonald's drive. She stated that regarding McDonald's access, the applicant should provide data substantiating that the traffic access routes and drive through routes are not a problem since they have had this operation model in effect at other locations. She also suggested a legal agreement be created involving the Township and the developer so that if and when the vacant 7 acres are developed and it creates a problem with McDonald's access, corrections to the drive configuration will be made. For example, there will be a trigger, like number of trips that would necessitate the need for possible modifications to the southern drive. She suggested that having the agreement on file would be beneficial for both the property owner and the Township, as it would provide guidance to future issues on the southern drive due to new construction on the 7 acre parcel. She suggested using attorney Greg Need for creation of this document. Ms. Elmiger recognized the statement that McDonald's lighting would be consistent with the rest of the development but plans showing details of McDonald's proposed lighting would be needed for review.

Mr. Randy Ford provided a summary of his site plan review dated October 8, 2013. He provided a synopsis of the deficiencies in the site plan and all items that HRC would prefer to have corrected or clarified on before they would recommend approval. He concurred with Ms. Elmiger regarding the need for an agreement regarding future development of the seven acre parcel in the rear of the property and its effect on the southern drive.

Commissioner Sclesky stated that he was pleased with the site plan submitted and thanked the applicant for their efforts. He stated that this is a problem that has been present for a long time and they are looking to solve the traffic problems that are present at the Kroger. He feels 50 parking spaces at McDonald's are sufficient and architecture is consistent with requirements.

Commissioner Leddy concurred. He is concerned about the sound generated from McDonald's and requested that noise issues be addressed if problems occur.

Commissioner Whiting asked why the signs were located so far back from the road. She supported relocating the main sign out of the drive and into the grass for better visibility. She was encouraged by the revisions and felt access is safer now.

Ms. Elmiger stated that the ordinance requires that the signs be 15 feet from the road right of way.

Mr. Kurzmann mentioned that they needed to make sure signs did not block vision from drives.

Commissioner Hopper questioned the applicant about the plan inconsistencies. Several details include references that either are not on the sheet notes, or the sheet noted is not included in the submission materials. For example, no seating detail as required under Dixie Highway Overlay District on Sheet C-200. He additionally pointed out that on sheet C-203, Future Multi-tenant shows detail "G" which is a Fuel post marker; Sheet C-400 Fire Hydrant at Kroger is M-1 not Kroger and this will be confusing for contractors; and sheet C-200 K-1 detail A on AG-101 is actually C on AG-101. He asked about the truck routes in and around the site and explained that he wanted to see more detail and clear traffic patterns including the fuel trucks and McDonald's delivery trucks. If the fuel trucks are using the front of the fuel station, the applicant needs to provide heavy duty asphalt in this area. Also, the lighting exceeds the ordinance standards of 1.0 foot candles on Dixie Highway and this will need to be corrected. He asked to see hard data from McDonald's regarding their need for parking and how many spaces they would consider to be adequate; they can use data from other McDonald's in the area and the Planning Commission can use this data to make their decision on the number of parking spaces needed. The Planning Commission has the ability to override the ordinance requirement of 56 spaces needed if they feel that the reduction to 50 spaces is warranted. He asked what the lighting fixtures looked like at McDonald's and stated that he would want to see that before approval. He noted the McDonald's monument sign is not their typical sign but will be the same as others in development. He requested an explanation of scrolling price sign proposed at the Kroger fuel center. He noted that all fuel center plans should show the shingle roof. The number of queuing spaces of four is okay now, but may need to be addressed in the future.

Mr. Damrath explained that the scrolling price sign does not move. It is a digital sign that allows the price to be changed easily.

Commissioner Hines agreed with the 18 foot sign height proposed. She stated that it is very difficult to see these signs from the road and to determine what businesses were located there. She asked for hours of operation and Chris Rogers from Kroger said that the Kroger Fuel Center would be open from 6:00 am to 11:00 pm but the hours for McDonald's is not known. She does not feel extra parking is needed but support for reduction in number of spaces required should be provided by McDonald's. She agreed with the larger multi-tenant signs and stated the landscaping blocks the existing monument sign.

Commissioner Willson stated that he is still trying to convince himself that the southern access drive as proposed will work. He urged the applicants to take the comments of neighbors regarding lighting and smell into account and to be sensitive to their needs. He agreed with the larger multi-tenant sign. He asked about the type of building materials that would be used.

Mr. Damrath showed McDonald's and the Kroger Fuel Center materials and handed out copies of color renderings of buildings to address Commissioner Willson's question. The brick proposed for the fuel center matches the existing Kroger store.

Commissioner Baker stated that he would like to see more detail regarding the truck turning movements and making sure that those internal traffic patterns are able to be met. He asked for this at final site plan.

Mr. Kurzmann stated that with the help of Highland Treatment, he had addressed the odor complaints that he was aware of by installing carbon filters. He was not aware that any more complaints have been made. He stated that in reference to the agreement that Mr. Ford and Ms. Elmiger had mentioned, he wasn't aware that this would be an issue because whatever was proposed on that seven acre parcel would have to come back to the Planning Commission for site plan approval. At that time, they would look at site access, probably ask for a traffic study and plus have all of the data historically from McDonald's and Kroger regarding operation and access to draw from. At that time, the Planning Commission could make recommendations, or just choose to deny the plan if they were concerned about ingress, egress and internal access. He disagreed with the need for an agreement at this time regarding the 7 acre parcel that might never get developed. He further explained that if there was an issue when a plan was submitted for the seven acre parcel, the Planning Commission would address it at that time.

Chris Rogers, Kroger, explained that their willingness to invest in this property was based on the site access that is approved at this time. They would not want to support a change in that access if that is what their financial commitment was based on.

Mr. Jeff Hamilton, 9880 Boulder Court, supported the new Kroger fuel center. He expressed his concern regarding noise and odor at the proposed development and the sound generated by the drive through at McDonald's. He asked what the hours of

operation would be for McDonald's and if the Township would allow a 24 hour operation.

The applicants responded that they didn't know what the McDonald's hours were going to be.

Supervisor Walls stated that he has not had any complaints regarding the sewage treatment plant in some time. If there is a problem, he would advise resident to call Highland Treatment which services the sewage treatment plant. The Township receives reports on a regular basis regarding the operation of the plant.

Ms. Gail Hamilton stated that she has called Highland Treatment and the representative insists that he can't smell it. The operator told Ms. Hamilton that he has been around it for so long he cannot smell it any longer.

Mr. Wayne Wong, 9852 Boulder Court, expressed his dismay at the possible odors that would be produced by McDonald's. He asked if the exhaust that the restaurant produces could be treated to minimize odors.

Applicants responded that they didn't know.

Ms. Sally Elmiger answered that there were no ordinance provisions for exhaust air cleaning from restaurants and Commissioner Sclesky responded that in Royal Oak, he is aware that there is no ordinance stipulations for exhaust odors.

Commissioners discussed the different lighting pole heights and whether or not it should be the same. The proposed pole height at the Kroger and the fuel center is 27 feet high and the proposed pole height at the McDonald's is 21 feet high. After discussion, Commissioners agreed that the different pole height was acceptable considering that they are two different uses as long as lighting source is consistent.

Commissioners discussed the need for sign variances because the square footage proposed exceeds the ordinance in both square footage and height. The applicant will have to go back to the Zoning Board of Appeals. Some Commissioners supported the height variance for the business center signs, while others did not.

Commissioner Hopper moved to TABLE Final Site Plan Approval for Kroger Fuel Station relocation and McDonald's Final Site Plan for parcel #07-14-101-024 to allow the applicant to address issues raised tonight and by our Township Engineers and Planners in their reviews. Please note that any subsequent development to the vacant property to the west MAY require modification to the circulation system to allow for additional traffic if the proposed system is incapable of handling the increased traffic loads; at that time a Traffic Study will be required from the applicant. The items to be addressed by the applicant include:

- 1. Label the new stop signs at the eastern McDonald's entrance on the plans**
- 2. Provide existing and proposed contours on the landscape plan**
- 3. Provide properly sized plant material per Township Ordinance**
- 4. Identify the location of the proposed new wall pack light at Kroger store**
- 5. Provide building elevations for McDonald's that include proposed materials and colors**
- 6. Provide data from McDonald's that the entry drive as proposed will not cause traffic issues**
- 7. Provide truck route for McDonald's as requested at concept and clarify tanker truck and fire truck routes to and through fuel center**
- 8. Address lighting showing that all bulbs will be the same type and provide cut sheets illustrating the appearance for the lights at McDonald's**
- 9. Provide "heavy" asphalt at the front of the Kroger fuel center as this is depicted as a truck route for north bound fuel trucks**
- 10. Provide information on how many parking spaces McDonald's requires for this size of restaurant so the Planning Commission could act on the waiver to reduce the number required**
- 11. Reduce lighting levels on Dixie Highway in front of the fuel center, as this proposal is above 1.0 foot candles at the property line and reduce the level under the canopy as it is above the maximum level allowed**
- 12. Revise north bound exit signs**
- 13. Clarify all sign elevations**

Seconded by Commissioner Hines. Voted yes: Baker, Hines, Hopper, Leddy, Sclesky, Whiting, Willson. Voted no: None. Absent: None. Motion Carried.

Other Business:

1. Priority Task List

Commissioners reviewed and made updates and revisions to the current Priority Task List.

Supervisor Walls stated that the 425 Agreement would be considered at a Public Hearing in Independence Township on November 12th and at a Public Hearing in Springfield Township on November 14th.

Commissioner Baker asked the Commission to look into the 100 foot setback requirement from bodies of water to a septic system. Ms. Elmiger responded that she would research this item and provide feedback to the Commission.

Adjournment:

Commissioner Hines moved to adjourn the meeting at 10:18 PM. Supported by Commissioner Whiting. Voted yes: Baker, Hines, Hopper, Leddy, Sclesky, Whiting Willson. Voted no: None. Absent: None. Motion Carried.

Erin A. Mattice, Recording Secretary