

**Springfield Township  
Planning Commission -- Business Meeting  
Minutes of March 17, 2008**

**Call to Order:** Chair Roger Lamont called the March 17, 2008 Business 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  
Dean Baker  
Ruth Ann Hines  
Bill Leddy  
Laura Moreau  
John Steckling

**Commissioners Absent**

Frank Aiello

**Staff Present**

Collin Walls  
Nancy Strole

**Consultants Present**

Sally Elmiger

**Approval of Agenda:**

- **Commissioner Baker asked that ‘Zoning and Ordinance Requirements for Adult Business Siting be added as item 4 under New Business.**

There were no objections.

**Public Comment:**

None.

**Consent Agenda:**

- **Commissioner Steckling moved to approve the Consent Agenda as presented. Support by Commissioner Baker. Vote on the motion: Yes: Baker, Hines, Lamont, Leddy, Moreau, Steckling. No: none. Absent: Aiello. Motion carried.**
  - a) Approval of Minutes: February 18, 2008
  - b) Communications: Letter from Holly Township dated 2-20-08

**Public Hearing:**

**Partial Rezoning of P.I. #07-18-251-009 from Resource Conservation to Parks & Recreation (Shiawassee Basin).**

A portion of the Shiawassee Basin Preserve, located at 12000 Davisburg Road and owned by Springfield Township, is proposed by the Planning Commission to be rezoned from RC-Resource Conservation to PR-Parks & Recreation. Part of P.I. #07-18-251-009, located north of Davisburg Road and south of the CN Railroad tracks.

Chair Lamont opened the Public Hearing at 7:35 p.m.

No public comment was heard.

Chair Lamont closed the Public Hearing at 7:36 p.m.

**Old Business:**

**1. Conditional Zoning Process – Ordinance No. 26 Amendment**

Chair Lamont stated this item had been in front of the Planning Commission previously and questions were asked of the Township Attorney that were answered in a letter from Attorney Need.

Supervisor Walls asked Commissioners to specify, when approving the Amendment, whether to include the change that Commissioner Aiello requested and whether to address other questions Commissioner Aiello asked at last month's meeting.

Commissioner Steckling suggested approving the Amendment without changes. He feels Attorney Need's letter adequately addressed concerns brought up at the last meeting.

Commissioner Moreau suggested the language changes in section 18.14 (4)a that were recommended by Commissioner Aiello at the last meeting be incorporated into the Amendment. Attorney Need's letter indicated he had no problem with the suggested language change.

Commissioner Baker also agreed with the suggested language changes to section 18.14 (4)a.

- **Commissioner Steckling moved to recommend a Public Hearing be set at the earliest convenient date to adopt the amendments, including language changes to section 18.14 4a., to Ordinance No. 26 to provide for conditional rezoning. Support by Commissioner Leddy. Vote on the motion: Yes:**

**Baker, Hines, Lamont, Leddy, Moreau, Steckling. No: none. Absent: Aiello. Motion carried.**

**New Business:**

**1. Partial Rezoning of P.I. #07-18-251-009 from Resource Conservation to Parks & Recreation (Shiawassee Basin).**

Sally Elmiger recapped the review she prepared of the proposed rezoning (copies of which were provided to Commissioners at tonight's meeting). She stated the rezoning proposal is for the northern part of the southern portion of the Shiawassee Basin Preserve. The acreage for the proposed rezoned area is approximately fifty (50) acres.

Chair Lamont asked for clarification of the boundaries of the entire southern portion. Sally Elmiger stated the entire southern portion of the Basin includes the area from the railroad tracks to Davisburg Road, not including the Civic Center.

Sally Elmiger stated the Civic Center poses an issue in that the proposed rezoning area goes through the parking lot. She stated an aerial photo was not used when the boundary for the Civic Center was originally drawn on the zoning map. Now that the boundary has been overlaid on the aerial photo, it is not accurate. She stated if this rezoning goes through, that boundary will have to be amended to accurately reflect what it being rezoned.

- **Commissioner Leddy moved to table the rezoning of the southern part of the Shiawassee Basin Preserve until there is a definitive description of the Public Service land area that includes the Civic Center. Support by Commissioner Moreau. Vote on the motion: Yes: Baker, Hines, Lamont, Leddy, Moreau, Steckling. No: none. Absent: Aiello. Motion carried.**

**2. Dixie Highway Corridor**

Chair Lamont stated this item was put on the priority list and due to the Planning Commission's schedule, this item has been postponed until this point.

Commissioner Steckling stated both of the parcels in the I-75/Dixie Highway area are very large in size and are a gateway to the community. He would like guidelines put in place so when developers come before the Commission, they will know what the Township's desires are for that property in terms of infrastructure and how they would like the property developed; for the Township to be proactive in their wants instead of reacting to what a developer proposes.

Commissioner Steckling stated Redico spent money on a traffic study and designing roadway improvements in this area and suggested the Township contact Redico to get copies of these items.

Chair Lamont stated the Planning Commission adopted the Dixie Highway Overlay District to use as a guiding tool when developing parcels on Dixie Highway as a gateway to the community.

Supervisor Walls stated there was previous discussion that Dick Carlisle was to provide him a cost estimate to do a revised concept, along the lines of what was discussed with a sub-committee with Redico, that combined Redico's work, Calvin Bordine's work, as well as concepts suggested by Clerk Strole and himself. He stated the figure was a few thousand dollars and did not include engineering, but in his opinion, had sufficient detail so when a developer came along, they could engineer it.

Supervisor Walls stated that at the Township Board meeting last week, the Board was asked to put together priorities over the next six to seven months. A majority of Board members listed the Dixie Highway Corridor and Boulevard Planning as priorities. He stated he will contact Dick Carlisle to move forward with this at the April meeting. He suggested getting a cost proposal for the Master Plan component for the Dixie Highway corridor.

### **3. Master Plan Update Phase II**

#### **a) Land Use Plan**

Sally Elmiger stated this item addresses the text of the Plan. Instead of addressing the Plan as a whole, it was decided to look at the definitions of each category and then look at each sub-area of the Land Use Plan. The categories would be looked at tonight to see if there is any additional Commissioner comments to what has already been changed, and each sub-area will be addressed based on these definitions.

She stated this will be a back and forth process of looking at the sub-areas, then looking at the definitions, changing the map and possibly changing definitions based on what is on the map. This item will be addressed at the April 3<sup>rd</sup> workshop meeting as well, and she hopes this item will be finished at that meeting.

The Land Use Plan chapter has been changed to reflect how the Land Use Plan was developed. It was revised to reference ordinances, guidelines, and standards the Township has at its disposal when thinking about development.

Minor language and formatting changes were suggested on pages 41, 42, 43, 44 and 45. Elmiger will make the changes.

#### **b) Review Sub-Area Plans**

Sally Elmiger reviewed sub-areas one, two and three with Commissioners. Minor language changes (page 71), as well as updating/correcting land use

designations, were suggested. Elmiger will make the changes, but will not update the map until after all Sub-Area Plans have been addressed.

The remaining Sub-Area Plans will be addressed at the April 3, 2008 workshop meeting.

#### **4. Zoning and Ordinance Requirements for Adult Business Siting**

Commissioner Baker stated there was previous discussion regarding including in the Township's ordinances revised definitions of adult business. Ordinances cannot be created to keep adult businesses out; rather language was added that states where such businesses would be permitted.

Commissioner Baker stated he participated in the Citizen Planner Program. In order to qualify for the Master Citizen Planner designation, he needed to complete a Capstone project. The project he chose was to evaluate the Township's ordinance language, the restrictions placed within the ordinance regarding adult businesses, and to evaluate where in the Township such a business could exist within the current zoning and ordinance language.

He stated an adult business has to be placed in a C-2 zoning district and it has to be at least five-hundred (500) feet from the listing of neighboring uses. He referenced the Zoning Map and identified nine (9) areas that are currently zoned C-2.

His findings concluded that the Township's ordinance, by its language, does not prohibit adult businesses. He stated most likely, the C-2 area by East Holly Road & I-75 would be where the business could be placed. He stated other C-2 areas in the Township could probably be eliminated if the distance from neighboring uses was increased from five-hundred (500) feet to seven hundred fifty (750) feet.

Commissioner Baker was asked by other Commissioners to see what sites would be eliminated in the C-2 district if the distance from neighboring uses was increased from five-hundred (500) feet. Commissioner Baker responded he will find out and report back to the Commission. He also noted that adult businesses cannot exist within one thousand (1000) feet of each other.

#### **Other Business:**

##### **1. Priority List**

Commissioners reviewed the priority list and added the following items:

Shiawassee Basin Rezoning

Amendment to Ordinance No. 26 Public Hearing

Dixie Highway Corridor

**Public Comment:** None

**Adjournment:**

Hearing no other business, Chair Lamont adjourned the meeting at 10:09 p.m.

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Renee Wilson, Recording Secretary