

**Springfield Township
Planning Commission -- Business Meeting
Minutes of April 21, 2008**

Call to Order: Chair Roger Lamont called the April 21, 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:

No changes were made to the agenda.

Public Comment:

None.

Consent Agenda:

- **Commissioner Baker moved to approve the Consent Agenda as presented. Support by Commissioner Steckling. Vote on the motion: Yes: Baker, Hines, Lamont, Leddy, Moreau, Steckling. No: none. Absent: Aiello. Motion carried.**

- a) Approval of Minutes: March 17, 2008
- b) Communications: None

Public Hearing:

Zoning Ordinance No. 26, Section 18.14 Conditional Rezoning Amendment

Chair Lamont stated the purpose of the amendment is to bring the Township's Zoning Ordinance into compliance with the Michigan Zoning Enabling Act.

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

Clerk Strole briefed the Commission on the history of the issue. She went back in the files and found what was originally adopted. Subsequently, because the most recent unofficial map was re-printed incorrectly, changes adopted by the Planning Commission and Township Board do not reflect the correct Civic Center location.

- **Commissioner Hines moved to direct the Clerk to advertise for re-zoning of the property outlined in red to Public Service, the rest of the property rezoned to Parks and Recreation. Support by Commissioner Steckling.**

Clerk Strole clarified that the intent is to rezone the remainder of the property going west to the Township boundary line and south of the railroad tracks.

Chair Lamont asked Commissioner Hines if her motion is based on the map presented tonight. Commissioner Hines responded it was.

Supervisor Walls clarified that the upcoming rezoning notice will include a notice to rezone from Parks & Recreation to Parks and Recreation, Resource Conservation, to Parks and Recreation and a notice to rezone from Public Service to Public Service because part of this had already been done.

Clerk Strole stated she can include a detailed explanation in the notice to avoid any confusion.

Vote on the motion: Yes: Baker, Hines, Leddy, Lamont, Moreau, Steckling; No: none; Absent: Aiello. Motion Carried.

2. Master Plan Update Phase II
b.) Continued Review of Sub-Area Plans

Chair Lamont stated this item was addressed at the last Planning Commission meeting where sub-committees were formed to address the individual sub-areas. Sally Elmiger reviewed the changes made at the last meeting, as well as changes made to Sub Areas 1 –3 discussed at an earlier meeting.

Sally Elmiger stated it was earlier discussed to identify properties that are governed by consent judgment. Supervisor Walls asked if in the earlier discussion, this designation was in reference to the Future Land Use Plan or Existing Land Use Plan. Elmiger responded it was in reference to the Future Land Use Plan.

Commissioner Baker stated the discussion started about the property bordered by Andersonville and Clark Roads. The intent was to have some type of document with graphical representations of areas covered by consent judgment. Elmiger suggested compiling a list of properties. Clerk Strole suggested a map or document separate from the Future Land Use Plan could be created.

Sally Elmiger will work with Supervisor Walls and Clerk Strole to come up with something.

Sally Elmiger presented all the sub-area changes made to the map based on input from previous meetings. Additional minor changes were suggested and will be made before the next meeting.

Supervisor Walls noted an error in the notes from the April 3, 2008 Meeting. Under Sub Area IX, fourth bullet point, Frontage on Dixie Highway should be designated Office, not Local Commercial.

In Sub Area X, consensus was to revise the Dixie Highway Planned Mixed Use designation, to include residential.

Elmiger will write a definition for the utility corridor category and will report back to the Commission.

3. Commercial Market Analysis

Commissioners reviewed the Commercial Market Analysis portion of the Master Plan.

Supervisor Walls stated the reason for the highlight under Table 12 on page 116 was that the information on the chart is compiled from 2002 census data, but the source says 2005. He does not think the information in the Table matches Springfield Township.

Clarification of dates is needed. Page 115 refers to 2002 census data and the source data on page 116 refers to 2005. Elmiger clarified the data is from 2002.

Elmiger stated she did not work on this portion of the Master Plan, but will relay comments from tonight's meeting to Dick Carlisle.

Planning Commission discussed usefulness of information that was not current and asked Dick Carlisle to expand with more of his professional expertise.

New Business:

1. Zoning Ordinance No. 26 Amendment – Section 18.14 – Conditional Rezoning

- **Commissioner Steckling moved to recommend to the Township Board approval of amendment to Zoning Ordinance 26, Sections 2 and 18.14, pertaining to conditional rezoning. Support by Commissioner Hines. Vote on the motion: Yes: Baker, Hines, Lamont, Leddy, Moreau, Steckling. No: none. Absent: Aiello. Motion carried.**

Other Business:

1. Priority List

The Commercial Market Analysis and final documents are scheduled for May 19. Sub Area Reviews are complete; discussion of the Land Use Plan and Map is scheduled for a special May 1 meeting. Dean Baker will provide follow up information regarding adult business zoning provisions at the May 19 meeting.

2. May 1st Workshop, if needed

Public Comment: None

Adjournment:

Hearing no other business, Chair Lamont adjourned the meeting at 10:02 p.m.

Renee Wilson, Recording Secretary