

Springfield Township
Planning Commission – Business Meeting
Minutes August 15, 2011

Call to Order: Chairman Commissioner Steckling called the June 20, 2011 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
Bill Leddy
John Steckling
Ruth Ann Hines
Beverly Shaver
Neil Willson
Roger Lamont

Commissioners Absent

Staff Present

Collin Walls, Supervisor
Chris Benedict, Assistant-Supervisor's Office

Consultants Present

Brian Oppmann, Planner

Approval of Agenda: Approved as presented.

Public Comment: None.

Consent Agenda: Minutes of the June 20, 2011 meeting.

Commissioner Shaver moved to approve the minutes of the June 20, 2011 as presented. Support by Commissioner Baker. Voted yes: Leddy, Steckling, Baker, Shaver, Willson, Hines, Lamont. Voted no: None. Absent: none. Motion Carried.

Public Hearing: None.

New Business: None.

Old Business:

1. Sign ordinance-proposal and overview

Chairperson Steckling proposed the Planning Commission send the sign ordinance to the Township Board on an interim basis to get their feedback on the changes that have been made so far to see if they are going in the direction that they want to go. He stated that Supervisor Walls is going to get a complete marked up copy of the sign ordinance and provide it to the Commission.

Supervisor Walls asked Chris Benedict to take the proposed sign ordinance changes and compare them to the current sign ordinance and highlight the differences. He provided this copy to the Commission.

Chairperson Steckling asked the members for their feedback.

Commissioner Lamont made a motion to send the sign ordinance to the Township Board for their thoughts and recommendations. Support by Commissioner Hines. Voted yes: Leddy, Steckling, Baker, Shaver, Willson, Hines, Lamont. Voted no: None. Absent: none. Motion Carried.

2. Article XI-O-S- Office Service-discussion regarding adding churches as an allowable use

Chairperson Steckling stated that last time the Commission had recommended adding it as a permitted use subject to special conditions. There are no specific conditions outlined, but it would have to conform to site plan approval. The Commission was provided with the proposed Amendment in their packet.

Commissioner Hines stated that it was on the priority list as being a public hearing item in September. This is proposed based on the action taken during this meeting.

Chairperson Steckling stated that this was being held to combine it with something else.

Commissioner Leddy stated that there is a group that wants to put a church in Office Service zoning, so they should not hold it too long. He stated that Divine Mercy Parish is considering putting a temporary church in the old Citizen's Bank building.

Commissioner Leddy made a motion to send Article XI-O-S-Office Service, amendment to add churches as a principal use permitted subject to special conditions to public hearing as soon as possible. Support by Commissioner Willson. Voted yes: Leddy, Steckling, Baker, Shaver, Willson, Hines, Lamont. Voted no: None. Absent: none. Motion Carried.

2. Zoning Ordinance revision – Definition of family

Chairperson Steckling read through the proposed ordinance as given out to the Commissioners. He stated that this is the copy received from the attorney and this is the accepted language. The number was changed from 6 to 4 members.

Commissioner Willson asked about A.2, "four persons plus their offspring", he asked if the four persons are related by blood, marriage, or guardianship. He asked who they are referring to.

Mr. Oppmann stated that this is four plus their offspring, as long as they meet the description of Housekeeping Unit.

Commissioner Willson asked if they were not related by blood, marriage or guardianship, did this constitute a family.

Commissioner Baker stated that he was reading it in section "A", they define a family as either item #1, or it might be item #2. As long as it is one of them, then it is a family and you apply section "B" to it.

Commissioner Willson stated that it seems to be less than what a family is and more like controlling numbers in a home.

Chairperson Steckling stated it is done because we are trying to comply legally with the current state of affairs.

Supervisor Walls referred to a past case that went to litigation and stated that the Township won.

Commissioner Hines stated that it could be 4 unrelated people.

Mr. Oppmann stated this came from Ann Arbor and that is why it is written that way because it is a college town. He stated that it probably would not be an issue in this community.

Commissioner Hines stated that this would prohibit college housing in a residential community.

Commissioner Leddy questioned why B.1 ended with "and".

Chairperson Steckling stated that this is because you are supposed to take both of these into consideration in applying the test.

Commission Lamont stated that "A" is defined as meeting "one of the following". When you look at "B" it refers to subsections A.1 and A.2.

Commissioner Hines made a motion to schedule a public hearing for the Definition of Family as presented as soon as possible. Supported by Commissioner Shaver. Voted yes: Leddy, Steckling, Baker, Shaver, Willson, Hines, Lamont. Voted no: None. Absent: none. Motion Carried.

Other Business:

1. Priority Task List

Chairperson Steckling stated that the packet contained information about the 425 Agreement that they had spoken of before. This property is partially in Springfield and partially in Independence. When a development has been proposed there, an agreement had to be worked out. The Township Attorney was asked to provide feedback on the 425 Agreement. This summary agreement is contained in the packet, it is from Holly Township. He stated that he doesn't think we need to do anything with it now.

Commissioner Leddy stated that they are planning on repaving Dixie Highway south of I-75 and now would be a good time to re-plan out the intersection.

Chairperson Steckling stated he didn't know how that would impact it.

Denny Vallad, 8684 Sunset Cove, Clarkston, stated that this was the time to review the plan so if a development company comes in, they have a plan in place. While it is slow, now is the time to review and implement ideas. He stated that he wants the discussions to take place with Independence so they have all of the parameters and they can work on the agreement now.

Commissioner Hines stated that if the 425 was only good for 50 years and they do it now, what if nothing comes along for 10 years? She asked if the structure of the agreement should be related to what kind of business is going in there.

Mr. Vallad stated no. It is a plan for how that property will develop.

Commissioner Leddy asked Mr. Vallad what he wanted the Commission to do.

Mr. Vallad stated that this is the time to work on this type of agreement.

Commissioner Leddy reiterated that the Commission would recommend to the Township Board that they initiate some kind of agreement.

Mr. Vallad stated that our Planning Consultant can begin to structure an agreement between the two Townships making it an agreement of record for the property.

Commissioner Hines stated that there is no plan. She stated that it would be the Township Board that would enter into and sign an agreement.

Chairperson Steckling apologized that Mr. Vallad had brought this to the Commission before and they had not acted on it then. He stated that Mr. Vallad had a good point, this is the time to consider it and since they are the Planning recommendation group for the Township, now would be the time to come up with a proposal and put a framework in place for the property. He stated that they have no experience with this issue.

Mr. Oppmann stated they needed to come in with a map of the property.

Commissioner Shaver stated that after it was mentioned last time, she researched the area and provided a map of the property. She stated that Springfield had almost no Dixie Highway access; it is all on the Independence side so we must cooperate with them.

Chairperson Steckling stated they had talked about creating different access too.

Mr. Vallad stated that any changes in the Zoning Ordinance should be done now. Any changes made after the codification is complete will be cumbersome.

Commissioner Leddy stated that it is appropriate to look at the property and agreement now.

Chairperson Steckling stated that they should have communication with Independence Township because they need their input and consideration.

Supervisor Walls stated that one of the issues that came up before is that the water and sewer have to come from Independence Township. There are many things to consider: who provides fire service, how the taxes are paid, who provides police coverage and who gets the tax revenue.

Chairperson Steckling stated that there was a proposal that one of the roads was going to run out to Big Lake Road, this is where the realignment of the road was considered.

Mr. Vallad stated that he is primarily interested in the Mediplex property.

Chairperson Steckling asked Mr. Oppmann to provide the Commission with proposals on how to proceed in written form.

Commissioner Lamont stated that if our property is landlocked, we should compare our zoning with Independence zoning. He was part of the committee when there was a proposal in years past and they went with the most restrictive use.

Chairperson Steckling stated that they would now hand it to Mr. Oppmann and he thanked Mr. Vallad for his input.

Commissioner Baker stated that they recently had a case before the Zoning Board of Appeals in which a lot owner was petitioning for additional accessory lot square footage and there was some discussion about whether or not the square footage was based on the original zoning, or was it based on the parcel size. He asked for input as to whether that was clear, or whether or not Ordinance language should be amended.

Brian Oppmann, Denny Vallad and Supervisor Walls had a discussion and reached the conclusion that the language is clear in the existing ordinance and the accessory structure lot square footage allowance is based on parcel size and the definition of zoning lot. The language is abundantly clear and does not need to be amended.

Commissioners went through the priority task list and updated it as needed.

Public Comment: None.

Adjournment:

Commissioner Hines made a motion to adjourn the meeting at 8:15 pm. Supported by Commissioner Leddy. Voted yes: Leddy, Steckling, Baker, Hines, Shaver, Willson, Lamont. Voted no: None. Absent: None. Motion Carried.

Erin Mattice, Recording Secretary