

Springfield Township

ROAD CLASSIFICATION POLICY

Public / Private

Public roads are required within all new developments. Access to all new “splits” or acreage division must be provided by public roads. Private roads may be approved within condominium developments with special permission of the Township Board.

According to current Zoning Ordinance provisions, condominium Master Deeds must provide for perpetual maintenance, repair and replacement of roads and drainage systems. Private roads will be designed in accordance with Road Commission for Oakland County “Large Lot Plat” design standards (open ditch & Black top). The Township Board may grant variances from the road design standards using the same procedures and variance standards as it uses for all other design variances (Chapter 1, Section 1-5 Township Design and Construction Standards.)

DESIGN STANDARDS

Proposed roads which meet all Road Commission design standards shall be public. The Township Board may waive this requirement where they determine that the applicant has shown sufficient benefit to community and/or users of the private road.

NATURAL FEATURES

Private roads may be approved when strict compliance with Road Commission standards would result in destruction or alteration of natural features of the site, which would not be necessary with a private road designed according to standards approvable by the Township Board. The decision of the Township Board may be based upon information submitted by the applicant, Township consultants or other sources.

INTERCONNECTION

As a condition of private road approval, the applicant will be required to connect roads with roads in adjacent developments and/or stub roads to adjacent undeveloped property and provide provisions in the Master Deed acceptable to the Township, which allow interconnection and use by other properties. However, no development of over four (4) lots or units will be allowed if the only access is provided by connection or extension of a private road from another development. This policy may be waived if applicant shows that physical features of property make extension to public road impractical or would result in substantial degradation of natural resources.

SCHOOL BUS ACCESS

School bus service to any development is subject to individual school board decision. Classification of a road as public or as private does not automatically indicate school bus service to residents. Therefore, the Township will require a Master Deed provision allowing access on private roads by school buses but clearly indicating that the school district is not required to provide service.

Adopted By
Township Board
May 16, 1995