

**SPRINGFIELD TOWNSHIP BOARD MEETING**  
**April 14th, 2005**  
**SYNOPSIS**

CALL TO ORDER: 7:30 p.m. by Supervisor Walls

PUBLIC COMMENT:

CONSENT AGENDA:

- a) Approved Minutes: March 10, 2005 Regular Meeting with bills and additional disbursements of \$204,138.24
- b) Accepted March 2005 Treasurer's Report
- c) Received March 2005 Reports: Building, Electrical, Plumbing, Mechanical; Litigation; Fire & Ordinance
- d) Authorized payment of bills as presented, total \$140,317.15
- e) Adopted Resolution Re: Flexible Benefit Plan Amendment
- f) Accepted Hubbell, Roth & Clark 2005 Hourly Rate Schedule
- g) Authorized contracting with Road Commission for Oakland County 2005 Public roads Dust Control Program @ 24 cent/foot for 4 applications
- h) Extended Lawn Maintenance Contract with All N One Lawn Care for 2005 season @ 2004 rates
- i) Contracted with Road Maintenance, Inc. for 2005 private road dust control @ 8 cents/foot per application
- j) Received communications and placed on file

PUBLIC HEARING

- 1. Industrial Development District Dissolution: No comments received
- 2. Special Land Use-Harrington Funeral Home: Received verbal comments

OLD BUSINESS:

- 1. Adopted Resolution dissolving Industrial Development Districts
- 2. Adopted Amendment to Ordinance No. 29: Omnibus Criminal Ordinance
- 3. Adopted False Alarm Ordinance No. 76
- 4. Conditionally approved Huron Creek Master Deed, By-Laws and Exhibit B

NEW BUSINESS:

- 1. Harrington Funeral Home: Tabled Special Land Use & Concept Plan
- 2. First Reading, Prospectors Industrial Park PUD: Authorized Publishing for Second Reading
- 3. Hillsboro Road Paving – Tentative Assessment District: Authorized Supervisor to schedule Information Meeting
- 4. Springfield Oaks: Denied Site Plan Fee Waiver Request at this time
- 5. Metro Park Ordinance No. 47 Amendment: Authorized Attorney to draft changes and Clerk to publish for Second Reading
- 6. Selected roads for 2005 Gravel Program
- 7. First reading: Amendment to Ordinance No. 26 Article XVI, Section 16.24, Transient and Seasonal Display of Products or Materials Intended for sale: Referred to Planning Commission for report

PUBLIC COMMENT:

ADJOURNED: 10:40 p.m.

NANCY STROLE, Clerk

**Call to Order:** Supervisor Collin Walls called the April 14, 2005 Regular Meeting of the Springfield Township Board to order at 7:30 p.m. at the Springfield Township Civic Center, 12000 Davisburg Road, Davisburg, MI 48350.

**Roll Call:**

**Board Members Present**

Collin W. Walls	Township Supervisor
Jamie Dubre	Township Treasurer
Nancy Strole	Township Clerk
Dennis Vallad	Township Trustee
David Hopper	Township Trustee
Roger Lamont	Township Trustee
Marc Cooper	Township Trustee

**Others Present**

Greg Need	Township Attorney
Lisa Hamemah	Township Attorney
Leon Genre	Planning Director
Charlie Oaks	Township Fire Chief

**Agenda Additions & Changes:**

Supervisor Walls noted that Item #7 of New Business: Phase II – IDEP Amendment, should be deleted. Item G of the Consent Agenda, First Reading of Amendment to Ordinance no. 26, Article XVI, Section 16.24, should be added as Item #7 of New Business.

There were no objections to these changes.

**Public Comment:**           **None**

**Consent Agenda:**

- **Trustee Hopper moved to approve the agenda as amended. Trustee Lamont supported the motion. Vote on the motion. Yes: Walls, Dubre, Strole, Vallad, Hopper, Lamont and Cooper; No: none. The motion carried by a 7 to 0 vote.**
- a) Approval of Minutes: March 10, 2005, Regular Meeting with bills and additional disbursements of \$204,138.24.
- b) Acceptance of March 2005 Treasurer’s Report.

- c) Receipt of March 2005 Reports: Building, Electrical, Plumbing, Mechanical, Litigation, Fire, Ordinance.
- d) Authorize payment of bills as presented, totaling \$ 140,317.15
- e) Adopt Resolution Re: Flexible Benefit Plan Amendment.
- f) Acceptance of Hubbell, Roth & Clark 2005 Hourly Rate Schedule.
- g) Authorize contracting with Road Commission for Oakland County 2005 Dust Control Program @ 24 cent/foot for four applications.
- h) Extend Lawn Maintenance Contract with All N One Lawn Care for 2005 season @ 2004 rates.
- i) Contract with Road Maintenance, Inc. for 2005 private road dust control @ 8 cents/foot per application.
- j) Receipt of Communications
  - March 14<sup>th</sup>, 2005 letter re: Program Evaluation for CDBG 5-1-03 thru 4-30-04.
  - March 16<sup>th</sup>, 2005 letter Celebrating 30<sup>th</sup> Anniversary of CDBG, Media Event 4-6-05.
  - Independence Township Senior Center Transportation Report Feb. 05.
  - Letter from Christine Riley re: Downtown Davisburg Association.

## **Public Hearing:**

1. Industrial Development District Dissolution

### **Supervisor Walls opened the Public Hearing at 7:35 p.m.**

There were no public comments.

### **Supervisor Walls closed the Public Hearing at 7:36 p.m.**

2. Special Land Use – Harrington Funeral Home

Supervisor Walls explained that this is a Special Land Use request for permission for a mixed-use development. The existing home would be used as a residence for the owner and operator of a funeral home. A future office building is planned. The property is located on Dixie Highway and currently fronts on Softwater Lake.

Mr. Chris Hertz of Pumford Construction briefly explained the plans to the public. He said they are also proposing to add a pedestrian circulation path as required in the Dixie Highway Overlay

District, which would be an 8-foot pedestrian walkway inside of the road right-of-way and a public seating area.

**Supervisor Walls opened the Public Hearing at 7:45 p.m.**

Ms. Carol Cane, 9067 Bavarian Ct., asked if this is currently zoned office, do we have to make changes before going forward? Supervisor Walls said, no. Ms. Cane said it sounds like it is a good plan and asked if the original home will be demolished at some point? Mr. Hertz said, no. Supervisor Walls explained that, because it is a Special Land use and part of the review for that is the mixed-use, the residential, it cannot come down unless there is an amendment to the Special Land Use.

Ms. Susan Postemski, 8887 Cedar, commented that she is the house right next door to this proposed development. She asked if any changes in the future would have to come back to this Board? Supervisor Walls said, there may be some minor changes that do not but significant changes must come back to the Board. Ms. Postemski said she is concerned about maintaining the lake frontage as residential and not an area for an office building, small or large. She is concerned with the maintaining of the natural environment and asked what type of drainage may go into the lake and what kind of protection will be in place for the lake? Ms. Postemski said it is her understanding that several government agencies will ensure that all protection is in place. Supervisor Walls said, that is correct. Ms. Postemski said she is concerned with the proximity of the parking lot to her home and property. She noted that there are trees on the property line but those trees have been pruned up to 12 feet, therefore, allowing for no privacy. Ms. Postemski said she is also concerned with headlights shining in her bedroom window at night.

There were no further public comments.

**Supervisor Walls closed the Public Hearing at 7:52 p.m.**

**Old Business:**

1. Industrial Development District Dissolution

- **Clerk Strole moved to adopt the Resolution presented before the Board this evening to terminate the Industrial Development Districts in Springfield Township, specifically the parcels and properties identified in the Resolution. Trustee Vallad supported the motion.**

Supervisor Walls commented that the obvious lack of interest at this public hearing and meeting indicates that the dissolution is a good choice.

- **Vote on the motion. Yes: Walls, Dubre, Strole, Vallad, Hopper, Lamont and Cooper; No: none. The motion carried by a 7 to 0 vote.**

2. Second Reading: Amendment to Ordinance No. 29: Omnibus Criminal Ordinance

- **Trustee Vallad moved that the Township adopt amendments to Ordinance No. 29: Omnibus Criminal Ordinance as presented for 2<sup>nd</sup> Reading this evening, said amendments to take effect seven days after publication. Trustee Hopper supported the motion. Vote on the motion. Yes: Walls, Dubre, Strole, Vallad, Hopper, Lamont and Cooper; No: none. The motion carried by a 7 to 0 vote.**

3. Second Reading: Proposed False Alarm Ordinance No. 76

Trustee Lamont commented that this ordinance brings us in harmony with other surrounding communities that already have a false alarm ordinance.

Fire Chief Oaks asked if the twelve month period is from the first alarm? Trustee Vallad explained that it is within a calendar year.

- **Trustee Hopper moved to adopt Ordinance No. 76: False Alarm Ordinance as published for 2<sup>nd</sup> Reading, said ordinance to take effect seven days after publication. Trustee Lamont supported the motion. Vote on the motion. Yes: Walls, Dubre, Strole, Vallad, Hopper, Lamont and Cooper; No: none. The motion carried by a 7 to 0 vote.**

4. Huron Creek Master Deed, By-Laws and Exhibit B

Attorney Greg Need explained that the Master Deed is lacking our standard provisions requiring Township approval for any expansion of the condominium or modification of units. There are several areas where Township approval is required and the phrase “which shall not be unreasonably withheld or delayed” was added and that is something the Township typically does not allow. It would set a subjective standard capable of different interpretation. There were restrictions added with regard to the various conservation easements, specifically the park conservation easement, the woodland conservation easement and waterfront conservation easement. There was discussion about the Township having the ability to enforce the easements and the language allowing that is not in the document. Mr. Need noted that there was also discussion at last month’s meeting in regard to having an independent third party review for landscape plans, with the Township approving that third party reviewer. The documents provide for notification to the Township but not for approval. In regard to landscape provisions requested by Supervisor Walls in his written memo, there were provisions added and that would be left to the Board if those are acceptable. Mr. Need said there are significant penalties with regard to violation of those landscape provisions and enforcement was left up to the condominium association. Mr. Need said most of what was requested is in the documents. He would not object if the Board agrees to a conditional approval with these items being addressed to the satisfaction of the legal office, Supervisor or another administrative official.

Trustee Vallad asked about the paragraph prohibiting daycare operations. He said that state law prohibits the Township from regulating this. Mr. Need explained that the Township is not automatically prohibited from regulating daycare operations. The ability to regulate is significantly restricted but not totally eliminated. He said these are private enforcement documents and are not held to the same standard.

Clerk Strole commented on the Master Deed, top of page 26, new language added provides the right to install a pedestrian path across the waterfront conservation easement areas. It does not restrict the path to be located within the 30 feet allowed for clearing down to the lake. She thinks any pedestrian path should be limited to that 30 foot clearing. Clerk Strole said in that same paragraph, what is not stated, is the prohibition of clearing of vegetation. Regarding the By Laws, page 23, section 22, Clerk Strole said we need to define the location of the easement areas.

Trustee Cooper commented that in the paragraph where “healthy” trees may be removed, “healthy” is an opinion. He suggested deleting the word “healthy.” Trustee Cooper said the definitions of “shed” and “shack” should be clarified on page 16 of the By Laws.

Supervisor Walls said on the top of page 24 dealing with healthy trees, it should refer to buildable area but does not indicate that. He thinks the sentence should clearly say “buildable areas.” In his opinion, everything should be deleted in the last sentence except for “dead trees may be removed.” Top of page 25, it starts with “portions of units” can have maintained lawn area... He believes the word “units” should be changed to buildable areas. Supervisor Walls commented that the applicant’s attorney did a very good job in a very short time and he is thankful for the manner in which these documents were presented so the Board could see the changes made.

Trustee Hopper commented on page 27 of the Master Deed, in regard to the suitable markers, it should be “suitable permanent markers or monuments to be located.” In the By Laws, page 16, Trustee Hopper noted a typo.

Supervisor Walls asked the Board if we wish to require that the Township would have the ability to enforce the landscaping provisions? The Board agreed, it should have the ability but not the obligation. Supervisor Walls asked who might be serving on the landscape committee? The applicant said he is not sure yet. Supervisor Walls said residents of the development are not typically as inclined to be strong willed in looking at the landscape plans as someone who is an outsider. He asked the applicant to indicate who may be on the committee from outside the project. The Board agreed it should be someone from outside.

Trustee Lamont noted that the entire document changed house to residence but further down on page 16, the “dwelling house” should be “dwelling residence” to be consistent.

- **Clerk Strole moved to approve the Huron Creek Exhibit B Master Deed and By Laws conditioned on revising the Master Deed and By Laws to incorporate the corrections and revisions outlined in Attorney Need’s letter and the revisions put forth by Board members this evening, such review and revisions to be undertaken**

**by the Township attorney and Township Supervisor in consultation if necessary with the Board. Trustee Cooper supported the motion. Vote on the motion. Yes: Walls, Dubre, Strole, Vallad, Hopper, Lamont and Cooper; No: none. The motion carried by a 7 to 0 vote.**

## **New Business:**

### **1. Special Land Use & Concept Plan – Harrington Funeral Home**

Clerk Strole asked the applicant to elaborate on the plans for the sitting area by Dixie Highway. Mr. Hertz explained that it was originally proposed for the rear of the site. However, the comments by the Planning Commission indicated that it would not serve passers-by in that area. The funeral home does have its own seating area. Therefore, they proposed to move this sitting area adjacent to the pathway, it would have shrubs, hedges and benches. Clerk Strole asked if the relocation of the seating area is more specifically intended for those using the path system? Mr. Hertz said, yes. Clerk Strole asked what materials are being proposed for the 8-foot safety path? Mr. Hertz said it would be asphalt. Clerk Strole explained that the Dixie Highway Overlay District requires two features. One has been indicated and she asked what the second is? Mr. Hertz said he considered the pathway in front one of the features. Clerk Strole said, on the landscape plan, no screening is shown on the west side. Mr. Hertz said they will show the buffers at a later date and did not think they had to show it at concept. However, he understands it was the number one comment from the Planning Commission. Clerk Strole asked where the loading areas are and how many deliveries are typical? Mr. Hertz said this funeral home would receive approximately 80 cases per year. There will be some flower delivery with each of those and there will be some pumping of the tanks. The septic system is in two parts, a septic system for the bathrooms and a holding tank for the mortuary.

Supervisor Walls asked if there are larger trucks than a UPS type truck anticipated? Mr. Hertz said, no.

Trustee Hopper noted that a casket truck is large and about the same size as a furniture delivery truck. It appears that the driveway radius would handle it but it is still a large truck backing in right next to a house. Trustee Hopper asked if the overhead power lines are intended to be buried? Mr. Hertz said he would imagine, but he hasn't designed that particular building yet. Trustee Hopper explained that it is going across the parking lot and one pole is right in the middle of one of the walks.

Trustee Cooper asked what the traffic flow is for lining up a procession? Mr. Hertz showed on the plans how they intended to line up vehicles.

Supervisor Walls asked how many parking spaces does the applicant feel is necessary? Mr. Hertz said, 30 to 40. Supervisor Walls said there is enough room if laid out properly with 40 parking spaces considering the drives and so forth to accommodate funerals and still have a safe situation? Mr. Hertz said they have been asked by the Planning Commission to consider making the parking lot smaller and he would be getting into that with the owner in the near future.

Trustee Lamont said this appears to be the same plan but without the changes that were recommended by the Planning Commission. As he recalls, there was discussion about the pumping area and valves and outlets being moved from both the septic and the closed container to be away from the residential. Those are not shown on the plans. Mr. Hertz said he was under the assumption that they would receive further comments from the Board and then make all the changes.

Clerk Strole commented that she believes this plan can qualify for Special Land Use and qualifies under the Dixie Highway Overlay District. She believes the combination of the funeral home and the architectural design shown in combination with an office building and retaining the residential home along with the west portion of the lakeside can potentially meet the requirements. Clerk Strole said in her view, currently we are lacking critical elements before she could vote yes with confidence. She needs to be assured that screening will be addressed as is required by the ordinance. Clerk Strole said the pine trees that have been trimmed provide no screening and the applicant must bring in some good size vegetative screening that will screen immediately. Another critical element is what is envisioned for the patio/seating area. She believes it could be a benefit to help the plan qualify but believes the sidewalk should not be asphalt, it should be concrete to be consistent with other developments. The applicant must demonstrate something creative for the public sitting area and the entrance way. Clerk Strole said she is concerned with what could be done to move the parking lot area on the west side. Anything we can do to reduce the proximity of the parking to the homes should be done. She noted she would have to think about the safety path counting as one of the two required features.

Trustee Lamont commented that he concurs with comments made by Clerk Strole. He believes this qualifies for the planned development option. Maintaining the residence along the lakefront and maintaining shoreline protection are imperative. The mixed use on the property allows for services needed within the Township and this type of proposed use is limited in hourly use and traffic is usually at a minimum. Trustee Lamont said many things were talked about at the Planning Commission and agreed to by the developer but he did not change the plans. Trustee Lamont said he would have to see the revised plans, particularly the screening along the east and south side before he could go forward with this plan. Trustee Lamont said, although it does comply with ordinance, he does not care for the location of the dumpster. If it could be moved toward the south main drive and have screening he would be happy. Trustee Lamont suggested reducing some parking spots along the lot line and perhaps make the parking lot a little bit longer. Regarding the safety path, as he understands the ordinance, it is required and cannot be counted as a second feature.

Trustee Vallad said he believes this plan qualifies for the mixed use plan. Regarding shortcomings on the plan, this is in the concept stage. Trustee Vallad said he believes screening



to the adjacent homes is important but he likes the concept and believes this proposal is the proper use of this land. Screening is the most important part along the back edge and he suggested pulling the parking lot away from the lot line and he doesn't have a problem with anything else. Trustee Lamont commented that the applicant must show where the access points to the septic and the closed tank would be.

Trustee Hopper said he personally doesn't have any problems with the septic, it is the other tank he has a problem with because the septic will probably be pumped every three years and is strictly toilets.

Trustee Cooper said he believes mixed use will work well for this property. He does have a concern that the handicapped parking spots need to be in a position away from delivery areas.

Trustee Hopper said he believes mixed use is a great idea and he likes the building plan. He likes the seating being moved up to the front with the walkway but has some issues in regard to screening. Trustee Hopper said he would like to see some lighting plans and believes accel/decel lanes are necessary.

Treasurer Dubre said she agrees that shifting the parking lot would solve issues regarding the buffer and residential area. She does believe the dumpster should be moved away from residential along with the holding tank. Mr. Hertz said it must be located within that area. Treasurer Dubre said she does believe this plan qualifies for Special Land Use but would like to see updated plans.

Supervisor Walls said he does not know how the applicant will accommodate reasonable landscaping in the front with an eight foot walkway and a septic system. He believes the building should be set back more; the ordinance states 50 feet but he explained that if they allow more room things may be easier for the applicant. Supervisor Walls said, as he interprets the zoning ordinance, the parking should be designed based on the assembly area of the building which is just under 2000 square feet. Therefore, the maximum number of parking spaces that would be required is 93. He believes the applicant should reduce the hard surface parking to about 50 and provide a stacking plan, which will show how cars would be accommodated that might be as many as 90. Supervisor Walls said accel/decel lanes are necessary and, in his opinion, for purposes of approval of this plan, the Board should not be considering the office building because we have no information on it. He explained that screening is the most critical issue and suggested that the applicant use screen option #3 of the ordinance. The sidewalk is a specific requirement for the Overlay District and therefore, cannot be one of the two focal point features. Supervisor Walls said we cannot determine that this is not going to be an adverse economic impact on adjacent residential uses without seeing how screening will be addressed. He would concur that the line nearest the residential home should be landscaped and not a wall. He concurs on the concern of the southern most parking lot light and the applicant may not need the light if spaces are reduced.

- **Supervisor Walls moved that the plan as currently presented, does not meet the requirements of Section 18.13 and should be tabled to allow the applicant to revise**

**the plans to address concerns and issues raised by both the Planning Commission and the Township Board. Trustee Lamont supported the motion. Vote on the motion. Yes: Walls, Dubre, Strole, Vallad, Hopper, Lamont and Cooper; No: none. The motion carried by a 7 to 0 vote.**

## 2. First Reading: Prospectors Industrial Park PUD

Supervisor Walls said a revised Road Commission letter has been received by the Township in reference to the stop light and an engineering consultants' proposal to engineer a stop light at the intersection. The Oakland County Zoning Coordinating Committee has recommended approval but the Oakland County Road Commission has said no stop lights are currently necessary. They have provided information of what is necessary in order to install the stop light with a cost estimate.

Mr. Tim Wickersham said he appreciates the work that Springfield Township has helped with in regard to the road commission issue.

Trustee Hopper asked the applicant what is different about this plan versus the last plan? Mr. Wickersham explained that the drainage is different and the swales and natural areas are different. He confirmed he has incorporated the new Design and Construction Standards. Trustee Hopper said, on the north corner, there is a 16 foot fall and the engineer mentioned he would utilize two walls but did not show it. The detail shows a maximum five foot high wall with a 4% slope, but Trustee Hopper said it may require more than that. Mr. Wickersham said he will do whatever is necessary in that area. Trustee Hopper asked if the south driveway is being considered for moving as requested by the White Lake planner? Mr. Wickersham said he did look at that option but he designed this so the truck traffic did not come around to the front of the building.

Trustee Vallad asked if the applicant is proposing two, 20,000 gallon tanks? Mr. Wickersham said, yes.

Clerk Strole asked Mr. Wickersham to show the traffic flow for cars that are getting food from the take-out window? Mr. Wickersham showed the Board, on the plans, how this traffic would flow. Clerk Strole said there may be a traffic conflict depending on how many trucks are utilizing the facility. Clerk Strole asked if there would be signage on the building for the convenience store? Mr. Wickersham said he will be proposing signage for that area but it is not on the plan yet. Clerk Strole said, this is a PUD and the Board must approve the plan exactly. She asked the applicant if he is proposing neon lighting? Mr. Wickersham said, no. Clerk Strole asked what color schemes would be utilized? Mr. Wickersham said the colors would be neutral and matching.

Supervisor Walls said, regarding a traffic light, the road commission's engineer suggested that the process would speed up if someone contracted directly with them. He asked the applicant if he is willing to make any commitment in reference to assisting in the cost of the traffic light? Mr. Wickersham said he is willing to deal with the issue. The Road Commission will pay 75%

of the light and he was hoping that the Township would pay 12 ½% and he, himself would pay 12 ½%. Supervisor Walls said the light will not make the list for 2006 unless the Township and Mr. Wickersham are willing to share in the cost.

Trustee Hopper said he likes the building design but would like to see the canopy match exactly to the building. He would like to see the lighting plan but his biggest issue is traffic and getting a light installed.

Trustee Cooper commented that people will be on the wrong side of the driveway at the take-out window and if a truck is coming in, there may be problems. He believes it needs to be configured better for ingress and egress or make trucks come in the other way and only go out this way. In regard to the dumpster, he does not like the location and suggested moving it to the left.

Supervisor Walls said the applicant needs to provide canopy lighting and building lighting on the illumination plan. Regarding the light on the north wall of the gas station, Supervisor Walls suggested that if it is necessary, to make sure it is extremely well shielded because it will be eye level from the intersection. Supervisor Walls said the plans do not indicate how the signs will be illuminated. The ground sign sizes are fine, but realistically, he believes at least the one for the gas station/convenience store is probably too small because it does not allow for signage for the future fast food chain. He agrees that we need some detail on the canopy and facades. He asked the applicant to advise as to what he would do about grading and landscaping within the clear vision portion of the intersection. He agrees a traffic light is necessary and suggested to the applicant that he contract with the engineer to get it going immediately and that would allow the Township Board to consider contribution before the Second Reading. Supervisor Walls said, it is an excellent plan.

Trustee Lamont said he concurs with the comments regarding moving the dumpster and truck traffic flow. The lighting plan detail, canopy and building plan detail are imperative for approval. Trustee Lamont said there is a spillway marked on sheet 2 and he believes it may need a grease trap or need to be curbed. Supervisor Walls said, it should be designed so that the fuel is not supposed to flow into the storm drains. Trustee Lamont said he would like to see it addressed. He agrees that the proposed tenant space fits in the proposed mixed use. He noted that the plan is nice and the applicant has addressed all issues raised by the Planning Commission but we still need more detail.

Clerk Strole said she concurs we must have a traffic light to move forward and it appears that hurdle has been overcome. She believes the proposed uses qualify for planned unit development and the architecture on the buildings is above and beyond what we could have ended up with. She understands why the southern entrance is where it is and believes moving it may not be a safe alternative. Clerk Strole noted some typographical errors on the plans. She explained that it is very important to see the canopy detail, color schemes, building signage and lighting detail. She would like to see how the traffic pattern for the take-out window and truck traffic will be handled. Clerk Strole said she believes this is a consistent and compatible use for Springfield

Township and the surrounding area. However, she would like to see the windows remain uncluttered from signage.

Trustee Vallad commented that he would like the truck flow reversed and if there is some way to show an estimate of the retaining wall and how it will work, he would like to see details. Trustee Vallad said, overall the plan is good and believes we need a traffic light there no matter what.

Mr. Jim Nicholson, 8200 Nathan Oscar, said he is concerned with possible fuel spills. He asked why there is no access to Andersonville Rd? Supervisor Walls said, because there is about a 16-foot elevation change. Mr. Nichols said the traffic is not bad in that area now but if this building is built, it will become an issue. He said he is concerned with oil run-off and asked if there are provisions for that? Regarding lights, Mr. Nichols said once those are installed, they will block out his sky and asked if there is a way to turn them off at night? Mr. Nichols asked how fires would be fought? Supervisor Walls explained that there is hydrant access across the street.

Ms. Christine Draska, 4216 Cross Road, asked why this proposal needs so many gas pumps and noted that a fast food chain was never mentioned to the residents at the Planning Commission meeting. Ms. Draska said she has EPA reports that indicate that there are 400,000 leaks to date and asked how the water will be guaranteed safe? Supervisor Walls said we do not rely on the State of Michigan.

Ms. Kathy Nicholson, 8200 Nathan Oscar, said her largest concern is her well and the public park. She does not want to see them contaminated and believes there is no possible way that they will not leak.

Ms. Denise Gyorke, 4136 Cross Road, said her concern is just the gas station and did not have a problem with a development in this area, but the proposed gas station is more like a truck stop.

Ms. Linda Schober, 4300 Cross Road, said the lighting concerns her and she is afraid that she will see nothing but glaring lights at night and believes the residents are the ones who will pay for it.

- **Supervisor Walls moved that the Board authorize the Clerk to publish the Prospectors PUD rezoning for Second Reading to take place no earlier than the June meeting and that based on the commitment from the applicant to cover the \$4,500.00 we contract with Manzell Associates to have the stop light engineering study conducted. Trustee Vallad supported the motion. Vote on the motion. Yes: Walls, Dubre, Strole, Vallad, Hopper, Lamont and Cooper; No: none. The motion carried by a 7 to 0 vote.**

### 3. Hillsboro Road Paving – Tentative Assessment District

Supervisor Walls suggested that we include, tentatively in the assessment district, all the roads that feed to Hillsboro within the proposed paving area, except for Wertz. The Board unanimously agreed.

4. Springfield Oaks – Site Plan Fee Waiver Request

Supervisor Walls recommended approving a small waiver of the acreage rate portion of the fee. We could deal with any refund when we find out the condition of the plan and how much the consultants will charge. The Board had no objections.

- **Supervisor Walls moved the request be denied at this time. Trustee Vallad supported the motion. Vote on the motion. Yes: Walls, Dubre, Strole, Vallad, Hopper, Lamont and Cooper; No: none. The motion carried by a 7 to 0 vote.**

5. Metro Park Ordinance – No. 47 Amendment

- **Supervisor Walls moved to authorize the attorney to draft the necessary changes to the Ordinance, incorporating the request and when those are done, authorize the clerk to publish for Second Reading at the first available opportunity. Trustee Hopper supported the motion. Vote on the motion. Yes: Walls, Dubre, Strole, Vallad, Hopper, Lamont and Cooper; No: none. The motion carried by a 7 to 0 vote.**

6. 2005 Gravel Program

Supervisor Walls explained that the Road Commission believes the worst roads in need of gravel are Scott, Hall and Clark Roads. It would cost approximately \$60,000 but we have an option still under review that may result in a lower price. Groveland Township owns property that has a gravel pit in it. The Road Commission promised to work with the operator of this gravel pit and it has been indicated that they may be able to meet specs. Therefore, the price would be 60% of what the Road Commission would be. This is only available if Groveland will allow us to do this. Supervisor Walls suggested graveling Scott, Hall and Clark Roads and if we get the lower rates to add Eaton and Farley. The Board agreed.

- **Treasurer Dubre moved to gravel Clark, Hall and Scott Road and if we get the better deal, then add Eaton and Farley. Trustee Vallad supported the motion. Vote on the motion. Yes: Walls, Dubre, Strole, Vallad, Hopper, Lamont and Cooper; No: none. The motion carried by a 7 to 0 vote.**

7. First Reading: Amendment to Ordinance No. 26, Article XVI, Section 16.24, Transient and Seasonal Display of Products or Materials Intended for sale; Authorize publication for Second Reading

Supervisor Walls suggested sending this back to the Planning Commission for a report so we clearly allow retail sales of products grown on someone's property without permit. The Board unanimously agreed.

**Public Comment: None**

**Adjournment:**

Hearing no other business, Supervisor Walls adjourned the meeting at 10:40 p.m.

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Collin W. Walls, Township Supervisor

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Nancy Strole, Township Clerk