

**SPRINGFIELD TOWNSHIP BOARD MEETING**  
**August 11th, 2005**  
**SYNOPSIS**

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

PUBLIC COMMENT: None

CONSENT AGENDA:

- a) Approved Minutes: July 14, 2005 Regular Meeting with bills and additional disbursements of \$454,318.11
- b) Accepted July 2005 Treasurer's Report
- c) Received July 2005 Reports: Building, Electrical, Plumbing, Mechanical; Litigation; Fire & Ordinance
- d) Authorized payment of bills as presented, total \$223,557.54
- e) Authorized attendance at 2005 Michigan Association of Planning Conference with budget per attendee of \$1,055.00
- f) Authorized attendance by Arlene Badgley at Muskegon MAA Seminar, not to exceed \$250.00 per 8-1-05 memo and to rescind attendance at Novi Conference.

OLD BUSINESS:

- 1. Fire Department First Responders: Conditionally approved Fire Department for Basic Life Support Transport of medical emergencies

NEW BUSINESS:

- 1. Big Lake Bluffs: Authorized 13 lots per Density Plan; discussed Concept Site Plan.
- 2. Softwater Lake Treatment Plant: Agreed to support negotiation of agreement by Oakland County Drain Commission and Independence Twp. to tie into Clinton-Oakland System.
- 3. Station No. 2 Expansion: Agreed to include space for Sheriff's Substation in design plan.
- 4. Tabled execution of Radio System Agreement with Oakland County.
- 5. Adopted National Incident Management System Standard.
- 6. Appointed Marc Cooper to Leadership Clarkston Steering Committee, Nancy Strole alternate.
- 7. Civic Center: Authorized HVAC equipment upgrades, not to exceed \$17,105.00
- 8. Ellis Centennial House: Approved moving to Ingomar Farms development

PUBLIC COMMENT: None

ADJOURNED: 9:35 p.m.

NANCY STROLE, Clerk

**Call to Order:** Supervisor Collin Walls called the August 11, 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**

Lisa Hamameh	Township Attorney
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**Agenda Additions & Changes:**

Supervisor Walls suggested adding to New Business, Item #8, Moving Buildings.

- **Trustee Cooper moved to approve the agenda as revised. 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.**

**Public Comment:           None**

**Consent Agenda:**

- **Trustee Lamont moved to approve the Consent Agenda as published. 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.**
- a) Approval of Minutes: July 14, 2005, Regular Meeting with bills and additional disbursements of \$454,318.11.
- b) Acceptance of July 2005 Treasurer's Report.
- c) Receipt of July 2005 Reports: Building, Electrical, Plumbing, Mechanical, Litigation, Fire, Ordinance.
- d) Authorize payment of bills as presented, totaling \$223,557.54.

- e) Authorize attendance at 2005 Michigan Association of Planning Conference with budget per attendee of \$1055.00.
- f) Authorize attendance by Arlene Badgley at Muskegon MAA seminar, not to exceed \$250.00 per 8/1/05 memo and to rescind attendance at Novi Conference.

## **Old Business:**

- 1. Fire Department First Responders**
  - a) Transport Protocol**
  - b) Dispatch Protocol**

Supervisor Walls explained that in regard to re-routing, a priority one patient and patients deemed unstable by EMS crew will be transported to the closest appropriate facility regardless of that facility status. Emergency facilities will accept priority one or two patients transported by basic life support units regardless of their re-routing status unless the facility is in a declared disaster mode.

- **Supervisor Walls moved that the Township Board approve the Springfield Township Fire Department for transport of medical emergencies only under the following conditions: 1) No transport service is available from a private ambulance service or adjacent municipal service within a time frame that is reasonable based upon the condition of the patient. 2) Attempts to obtain ambulance service from at least two private or adjacent municipal services shall take place prior to transport by Springfield Township. 3) The patients condition is life threatening (“priority one”), delay in transport could pose further significant risk to the patient and the transport has a reasonable probability of saving the patient’s life. 4) Township transport will be at Basic Life Support level only in accordance with State licensing and an attempt will be made to obtain an intercept from an Advanced Life Support unit. 5) All patients will be transported to Genesys Health Park until a closer facility approved to accept emergency ambulance patients becomes available. If Genesys Health Park is not available then the patient shall be transported to the closest facility available. 6) The decision to transport will be made by the highest ranking officer of the Springfield Township Fire Department on the scene after consultation with a doctor at Genesys. At this time, because we do not have an ordinance in place authorizing it, we will not charge for this service but we will assist any intercepting ALS Agency if they wish to bill the patient transported. Clerk Strole supported the motion.**

Trustee Lamont asked, if adopting this, how is the Township protected or insured?

- **Supervisor Walls amended his motion to include that the Township make sure the present insurance coverage includes or that we add coverage for that transport. Clerk Strole supported the amended motion. Vote on the amended motion. Yes: Walls, Dubre, Strole, Vallad, Hopper, Lamont and Cooper; No: none. The motion carried by a 7 to 0 vote.**

## **New Business:**

### **1. Big Lake Bluffs: Density Plan and Site Plan Concept**

Mr. Jim Scharl of Kieft Engineering explained that this 40-acre development was before the Planning Commission previously. It is an extremely unique site and heavily wooded. The low point is at the southwest corner of the site along Big Lake Rd. The highest point of the site is located approximately 7/8 of the site back. Soil conditions are extremely graveled and sandy making runoff rapid and permeability extremely good. Mr. Scharl said the developers intend to develop this site into a condominium underneath the guidelines of the Cluster Ordinance. The density plan will be prepared in accordance with the ordinance, which shows 13 units, all of which meet or exceed the requirements of Springfield Township. A park is shown in accordance with the ordinance adjacent to Big Lake Rd. Since the street length is in excess of Township policy, a cul-de-sac is shown and stub streets are shown strictly for density purposes to the north and to the south.

Clerk Strole said there is a path that runs off lot 21 in Hickory Ridge Meadows that cuts into this site and runs in an easterly direction. She asked Mr. Scharl to show her the location on the plan. There are tremendous changes in elevation in this area and she asked where a house would go on lot #8 of the Big Lake Bluffs Density Pan? Mr. Scharl said he would anticipate following the natural contours.

Trustee Lamont said in regard to density, he has concerns with the slopes and wonders if it could be built without clustering. As it is drawn today, he does not believe we could because we have a tree preservation policy and more information is needed with the plans to make a determination. Also, the slopes that were mentioned in the Carlisle review, in his mind, exceed what the ordinance will allow, particularly at the entrance. Trustee Lamont said he has a concern with the road length to the cul-de-sac being 100' over ordinance. Supervisor Walls said he questions how it was measured because, no matter how he scaled it, it is not 1100 feet. There is nothing in our design standards or ordinance to say where we measure a cul-de-sac from.

Supervisor Walls commented that Randy Ford reviewed the density plan at his request, and it was his opinion that an entrance at the grades required by the Road Commission could be constructed with the major assumption that this would be a private road. Back approximately 500 feet there would be an 8% slope in the road, which would be the steepest spot and the average slope would be 4%. Mr. Ford felt that there would not be an excessive amount of cut back into the woods.

Trustee Vallad commented that this plan is very similar to Hickory Ridge Meadows and that was achievable. Supervisor Walls said he believes this is achievable.

Trustee Hopper concurred that this plan is achievable with the cluster option. Regarding the ecological characterization, he does not think it is as important on the density as it may be on the cluster plan.

Clerk Strole said she does not believe this density plan meets our ordinance requirements and criteria for site plan review. Section 17.12 applies to this site and she does not see how it would conform to section 17.12. She also questions a number of the lots in the density plan and the changing elevation and the amount of grading required. Clerk Strole said the density plan must meet all the provisions of our ordinance and she does not believe 13 lots could be built.

- **Supervisor Walls moved that the density plan for Big Lake Bluffs presented by the plan received July 28, 2005 is determined to be achievable with 13 lots/units as presented. Trustee Vallad supported the motion. Vote on the motion. Yes: Walls, Dubre, Vallad, Hopper, Lamont and Cooper; No: Strole. The motion carried by a 6 to 1 vote.**

In regard to the Cluster Plan, Supervisor Walls asked in reference to the road, why is the applicant showing a 60 foot road right-of-way? Mr. Scharl said it could be shrunk to 50 feet but he does not know if it would have an impact on the limits of clearing, construction of boulder walls and those types of things. Supervisor Walls asked if it is the intention to have utilities within the 60 feet? Mr. Scharl said he hopes to do so.

Supervisor Walls said if he were required to vote on the cluster plan at this time, he would vote no. Supervisor Walls said the boulder walls are shown behind the right-of-way line and asked if that is automatic? Mr. Scharl said he would review that at detailed engineering. Supervisor Walls said sometimes, moving the boulder walls within the right-of-way, would reduce the amount of cut into the hill and tree removal. Mr. Scharl said that is possible but he wants to maintain the drainage within the right-of-way, generating it to the low areas. Supervisor Walls said he agrees with the consultants' comments about the rear three units. It would appear that without a great deal of effort and significant reduction in unit size, the areas of units 2, 3, 4, 5 and 6, with some adjustment could accommodate two additional units and unit 1 could be 1 and 2 without a lot of effort if one has a house built into the side of the hill. It appears a similar move could be made in lots 2, 3 and 4. Supervisor Walls said the three units at the north end could be eliminated without jeopardizing the integrity of the rest. He is also concerned that, on the west line, there should be a connection between the open space areas and make an effort to reduce the fragmentation.

Trustee Vallad asked if the limited site distance at the entrance is because of the vegetation and the narrowness of the road right-of-way? Mr. Scharl said it would require clearing and there is no public right-of-way recorded there.

Trustee Lamont said this concept plan has a lot of positive aspects trying to utilize the flat spots. He agreed with comments made by Supervisor Walls in regard to lots 1 and 2 and trying to pull some of the lots out of the back and connecting to Hickory Ridge Meadows.

Trustee Hopper commented that he would like to eliminate the 300-foot driveway proposed. He believes the flat spot to the west where the common preserve is, would be buildable. He also believes if the cul-de-sac could be moved back near lot 12, it is flatter and you could still access most of the lots from the cul-de-sac. By doing this it would change the lots lines somewhat but would not change the building envelopes.

Clerk Strole said she concurs that suggestions made by Supervisor Walls and Trustee Hopper are worth looking at. Anything that can be done to remove the three lots in the northern section should be done. Reducing fragmentation is a requirement in Section 17.12. She said when the applicant gets to more detailed planning it is absolutely vital that there are restrictions on the clearing of vegetation and trees, even within the unit boundaries. She is concerned from a soil erosion standpoint regarding both soil erosion and water quality and preservation of the natural resources. Clerk Strole said we need an ecological characterization. Mr. Scharl said he would have it at final.

Supervisor Walls suggested the applicant revise the concept plan and bring it back to the Board, however, that is at the option of the applicant.

## **2. Softwater Lake Treatment Plant**

Supervisor Walls explained that a treatment plant is located along I-75 that serves 259 apartments and condominiums. Many years ago a combined condominium/apartment project was approved for approximately 400 units. Several years ago Springfield Township was included in a study area of the Clinton Oakland Interceptor with a sole purpose of determining available capacity to utilize to eliminate the sewage treatment plant because MDEQ has been requesting upgrades to the plant for some time. Supervisor Walls said there is a proposal that would mean the elimination of the plant, tying into the sewer on Dixie Highway near Foster Rd. It is before the Township Board to ensure that we still support this and if so, it would allow the Drain Commission to go to the Independence Township Board and if they support it, then the Drain Commission and Independence Township would continue this negotiation. Supervisor Walls said the county does not have statutory authority to levy special assessments so we would most likely be asked to utilize Act 188 to do a special assessment district so they could be assured payment. The current estimate for a plant upgrade is 2.5 million dollars and the current estimate with the sewer extension is 2.3 million dollars. Those are very conservative, rough estimates with 50% contingency in both. With the extension there would be a significant reduction in operating and maintenance costs to the property owners. Supervisor Walls said it is critical to note that the system is owned and operated by Oakland County and there is a segment of the Township population that has a major debt hanging over their head. This would put some certainty to that.

Trustee Lamont said he believes the logical choice is to connect. Clerk Strole noted that connecting rather than upgrading is a logical choice. However, he pointed out that if at some future time, Independence Township becomes a city, that area of the Township would be very vulnerable to annexation. Trustee Hopper said he agrees we should support connection. All Board Members agreed. Supervisor Walls said he would send the appropriate correspondence.

### **3. Station No. 2 Expansion – Sheriff Sub-Station**

Supervisor Walls suggested recommending that we ask the architect to revise the Concept Plan for Fire Station No. 2 to accommodate 1000 to 1,200 square feet for a future Sheriff Department Sub-Station noting that this action does not bind us in any way but would provide flexibility in the future.

The Board Members all supported pursuing this possibility.

### **4. Radio System Agreement Oakland County**

- **Clerk Strole moved to table consideration of the Radio System Agreement between Oakland County and Springfield Township until such time as the county has developed and provided the policies and procedures related to the agreement. 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.**

### **5. NIMS – National Incident Management System**

- **Treasurer Dubre moved to adopt the Resolution (attached) as drafted. 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. Steering Committee Appointment, Leadership Clarkston**

Trustee Cooper said he would serve as representative of Springfield Township on the steering committee for Leadership Clarkston. Clerk Strole volunteered to serve as an alternate.

### **7. HVAC Software**

Mike Forst, property manager, explained the HVAC software.

- **Clerk Strole moved to authorize purchase and installation of a new net controller power supply with UPS circuit at a cost of \$1,425.00 and a new Tridium Jace 403 – EXT software system at a cost of \$15,680.00 for a total cost of \$17,105.00 and to authorize Mike Forst to implement the purchase and installation. 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.**

**8. Moving Buildings - Section 16.15**

- **Supervisor Walls moved that the Township Board grant approval of the relocation of the Ellis house from its location on Dixie Highway to lot #1 in Ingomar Farms and waive conditions #1, #2, #3 and #5 of Section 16.15 and allowing the Building Department to determine what, if any, bonding is necessary. 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.**

**Public Comment: None**

**Adjournment:**

Hearing no other business, Supervisor Walls adjourned the meeting at 9:30 p.m.

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Collin W. Walls, Township Supervisor

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Nancy Strole, Township Clerk