

**PLANNING COMMISSION  
FINAL BUSINESS MEETING AGENDA**

**July 18, 2005**

**CALL TO ORDER:** 7:30 P.M.

**MINUTES:**

**APPROVAL OF AGENDA:**

**PUBLIC COMMENT:** Items Not On Agenda

**PUBLIC HEARING:**

**UNFINISHED BUSINESS:** Site Plan  
1. Wilderness Estates - **07-21-101-008** - Final

**NEW BUSINESS:** Site Plan  
1. Big Lake Bluffs - **07-29-100-003** - Concept

**OTHER BUSINESS:** Miscellaneous  
1. Priority List

**NEXT MEETING DATE:** August 4, 2005 -- Workshop  
August 15, 2005 -- Business

**ADJOURNMENT:**

**The Mission of the Springfield Township Planning Commission is to guide and promote the efficient, coordinated development of the Township in a manner that will best promote the health, safety, and welfare of its people.**

**Springfield Township  
Planning Commission – Business Meeting  
Minutes of July 18, 2005**

**Call to Order:** Vice Chairperson John Steckling called the July 18, 2005 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**

John Steckling  
Paul Rabaut  
Chris Moore  
Bill Leddy

**Commissioner(s) Absent**

Roger Lamont  
Dean Baker  
Ruth Ann Hines

**Staff Present**

Leon Genre  
Nancy Strole

**Consultants Present**

Randy Ford  
Sally Elmiger

**Approval of Minutes:**                      **None**

**Approval of Agenda:**

There was unanimous consent to approve the agenda as presented.

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

**Public Hearing:**                                **None**

**Unfinished Business:**

1.        Wilderness Estates – 07-21-101-008 Final

Vice Chairperson Steckling commented that based on his review of the documents submitted by HRC and the other consultants, he is not happy with the information provided and the deficiencies noted. He is not sure the applicant can adequately address the issues this evening.

- **Vice Chairperson Steckling moved to table Wilderness Estates so the items can be completed along with other items called out in the Carlisle/Wortman letter. Commissioner Rabaut supported the motion. Vote on the motion. Yes: Steckling,**

**Rabaut, Moore and Leddy; No: none; Absent: Lamont, Baker and Hines. The motion carried by a 4 to 0 vote.**

**New Business:**

1. Big Lake Bluffs – 07-29-100-003 Concept

Ms. Elmiger summarized Carlisle/Wortman's review dated June 3, 2005. Ms. Elmiger explained that this property is approximately 40.45 acres on Big Lake Road west of Big Lake. The applicant is proposing to construct 13 units under the Open Space Preservation provisions of the Ordinance and is "Cluster by Right." Ms. Elmiger said this does require a density plan which has been provided by the applicant. She does ask that the applicant confirm that the road stub could actually connect to an existing road. She noted that the slopes in front of five lots are relatively steep; between 17% and 30%. Ms. Elmiger asked if the applicant has considered locating the new drive where the old drive was located because it is much flatter and already cleared and noted that the first turn-around is 100 feet longer allowed by ordinance. Regarding Natural Resources, she suggests that the three homes at the north end be clustered with the other homes, this would provide for a much larger, unfragmented piece of woodland that would connect to the adjacent subdivision's open space. This property is located within the Big Lake Woods MNFI site, therefore, it falls under Section 17.12. She did not receive the ecological characterization which is required under Section 17.12. Ms. Elmiger said Carlisle/Wortman has proposed ways to limit the amount of grading and clearing in their review. She does have a concern on unit 4 because as currently configured, it will require a 400 foot-long driveway.

Mr. Randy Ford summarized HRC's review dated June 29, 2005. Regarding site access, overall he believes the alignment of the road takes advantage of the cuts and fills and believes it is a good layout in terms of balancing. Mr. Ford said they do need the calculations for the stormwater retention for final site plan. Regarding pretreatment, the applicant is proposing some curb and gutter but will be directing some runoff into the depressional areas. He suggested some type of pretreatment.

Mr. Jim Scharl of Kieft Engineering, explained that this is an extremely challenging project but he believes it can be built. There is 140 feet of grade and the northerly 80% is part of the Big Lake Woods Resource Management site. He fully intends to provide the ecological characterization required in the ordinance. Mr. Scharl said he first wanted to look at criteria for the density plan as prepared. It shows all requirements necessary for this project to meet the standards of a residentially designed complex with 2 ½ acre lots. The road as shown, does have steep grades but it can be built and in his opinion, this plan meets the various requirements.

Commissioner Moore asked Mr. Scharl regarding the cluster plan, if he would be able to get the grade changes approved through Oakland County? Mr. Scharl said, as far as access is concerned, yes.

Commissioner Rabaut noted that regarding the density plan, there are slopes that range from 17% to 30% as pointed out by Ms. Elmiger. He asked if those slopes are consistent with the

Township standards? Mr. Ford said driveway slopes are specified at a maximum of 10% but explained that a driveway does not have to be a straight shot from point A to point B.

Vice Chairperson Steckling asked if the road itself complies with our ordinances in regard to the “T,” the “stub,” the internal cul-de-sac and the lengths? Mr. Ford and Ms. Elmiger both said, yes, to the best of their knowledge.

Vice Chairperson Steckling asked for comments regarding the density plan from the Commissioners. Commissioner Rabaut commented he thinks this density plan seems reasonable and achievable. Commissioner Leddy said he would agree with the density plan as presented. Commissioner Moore said he agrees with Commissioner Rabaut’s comments. Vice Chairperson Steckling said he also agrees with the density plan.

- **Commissioner Leddy moved that the density plan as shown meets the criteria set up by the Township standards and that we can accept the 13 lots as a feasible possibility to proceed to a concept plan. Commissioner Rabaut supported the motion. Vote on the motion. Yes: Steckling, Rabaut, Moore and Leddy; No: none; Absent: Lamont, Baker and Hines. The motion carried by a 4 to 0 vote.**

In regard to the cluster plan, Commissioner Moore said he does not believe the length of the cul-de-sac is a major hurdle to overcome. He believes the three homes at the north end could be moved back further to the south.

Commissioner Leddy commented that he can see advantages of having natural space in between sites and following the terrain and it could make for a beautiful subdivision. Commissioner Rabaut said he believes this is a fine plan and Mr. Scharl has outdone himself. Commissioner Moore said this is a very sensitive area and would like to see at least unit 8 moved back if possible.

Vice Chairperson Steckling commented that the trees 24-inches in diameter must be inventoried according to the ordinance but the site is all woods. Therefore, he believes it is not necessary, but the Township Board may require it. Vice Chairperson Steckling said he does not have a problem with the cluster plan and the fact that the sites are spread out makes these lots much more attractive.

The Planning Commissioners unanimously agreed to forward this plan to the Township Board.

## **Other Business:**

### **1. Priority List**

Review Screening, Fences, and Walls is set for the August 4<sup>th</sup> Workshop meeting. Review PL and RC Districts is set for the August 4<sup>th</sup> Workshop meeting. Review Waste Water Treatment Ordinance is set for the August 4<sup>th</sup> Workshop meeting. Build Out/Traffic Study is TBD. Innovative Storm Water Management is TBD. Pathway Systems is set for the August 4<sup>th</sup>

## Planning Commission Business Meeting - Minutes of July 18, 2005

Workshop meeting. ZBA/PC Workshop with Greg Need and Dick Carlisle is set for the September 1<sup>st</sup> workshop meeting. Lake Shore Protection Policy is set for the August 4<sup>th</sup> Workshop meeting. Existing, non-conforming setbacks is set for the August 4<sup>th</sup> workshop meeting. Clerk Strole asked to add to the priority list a discussion regarding Section 17.12 – Resource Protection Overlay – this discussion is added to the August 4<sup>th</sup> workshop meeting.

### **Adjournment:**

Hearing no other business, Vice Chairperson Steckling closed the meeting at 9:10 p.m.

---

Susan Weaver, Recording Secretary