

**Springfield Township
Planning Commission – Business Meeting
Minutes of January 17, 2005**

Call to Order: Chairperson Roger Lamont called the January 17, 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

Roger Lamont
John Steckling
Paul Rabaut
Dean Baker
Chris Moore
Ruth Ann Hines
Bill Leddy

Commissioner(s) Absent

Staff Present

Leon Genre

Consultants Present

Sally Elmiger

Approval of Minutes: **None**

Approval of Agenda:

Commissioner Steckling asked to switch the Springfield Medical Center Site Plan as Item #1 and ahead of the Public Hearings. The Planning Commissioners agreed to this change.

Public Comment: **None**

New Business:

1. Springfield Medical Center Site Plan - Parcel I.D. #07-03-176-003

Dr. Paul Hadduck explained that this is a proposal to finish off the existing basement for a small office for physical therapy that would consist of four exam rooms. This is a currently existing walk-out basement. They will also be adding a small amount of parking in the rear to accommodate the physical therapy.

Sally Elmiger of Carlisle/Wortman confirmed that this is an evaluation of the parking and the related site improvements. The Planning Commission is not reviewing the building plans for inside the building. Ms. Elmiger explained that this is the second review of this plan. The applicant is proposing a new entry driveway and a nine space parking lot at the rear of the medical building. The previous site plan review had ten spaces. She asked the applicant if there

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is any interior connection between the two floors because this is creating more parking than the building requires. Dr. Hadduck said there is an existing stairwell but is not patient friendly and more for access for the employees. Ms. Elmiger said in regard to screening of the parking lot from adjacent residents, the parcel to the south is a residentially used parcel and there is a lot of space and vegetation between this parking lot and that parcel. However, she does recommend that the screening be evaluated after the parking lot is built. Ms. Elmiger said lighting details were not included on the site plan. She recommends that the Township Engineer evaluate the suitability of the soils for the parking lot. Ms. Elmiger said Carlisle/Wortman recommends approval on this site plan.

Commissioner Steckling said he questions the procedure of reviewing the screening after the fact and how it would affect the applicant. Dr. Hadduck said this is a small operation and he is comfortable with that, and does not see a problem. Ms. Elmiger said they have done it this way before, and she is comfortable with the procedure. She believes it can be beneficial to the applicant, because it allows him to go forward and have a better idea of what is going on on the site. Leon Genre said he does not think the applicant will have a problem with the screening. He may have to plant one or two trees but appears to be willing to do that. Commissioner Steckling said it still makes him nervous.

Commissioner Baker said it is not uncommon for the Township to have approved this type of situation and evaluate it again afterwards where unique physical features or foliage issues are present. Commissioner Steckling asked the applicant if he will be submitting a lighting plan. Dr. Hadduck said he would submit a lighting plan. Commissioner Steckling said, lighting can be offensive and the key is to have something that services the business but does not present overkill.

Commissioner Moore asked if the soils have been addressed? Mr. Genre said, yes. The soils are very sandy with minimal clay and a substantial base. He said that since this is just a parking lot, there will not be a lot of disturbance.

Commissioner Rabaut asked what we are trying to screen since the house is ten feet up on the left side the parking lot goes down? Ms. Elmiger said she does not have topo information so she did not know. She has to ask the questions and address the screening issue, and that's why she thinks it is practical to evaluate the property afterwards. Commissioner Rabaut asked if there is enough handicapped parking set aside? Dr. Hadduck said there is only about eight patients for a full day. Mr. Moghul, the physical therapist, said 90% of their patients do not require handicapped facilities.

Commissioner Leddy asked if the driveway could come all the way around so people could drop off patients at the back door? Dr. Hadduck said it is very steep on that side.

Commissioner Baker said he does not have issues with evaluating the screening after the fact. He said he would like to see the lighting plan. Commissioner Baker asked if the Township has any desire of what type of mulch or seed would be used? There was no response by anyone.

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Commissioner Steckling said he would be in favor of waiving the curbed islands within the parking and is in favor of the plan the way it is drawn as opposed to the islands. Mr. Genre said he made note to reassure that the applicant puts in the anchored concrete bumper blocks rather than a curbed, because it is needed for the sheet flow coming off the site.

Commissioner Hines commented that she would like to make sure the lighting detail is addressed. She does not concur that there will be a screening issue and doesn't feel a need for any additional screening on this site. She said she does agree with no parking islands.

Chairperson Lamont asked if 8.2% grade on the parking lot slope is acceptable to a private drive? Mr. Genre said 8% is the maximum. Chairperson Lamont asked the applicant if he has received a building permit and plan approval? Dr. Hadduck said the paperwork has been submitted. Chairperson Lamont asked if a restroom is existing on the lower level? Dr. Hadduck said no. They would be adding a restroom and have been in touch with the Health Department. Chairperson Lamont asked, regarding the drive on the northwest side of the building, if the applicant foresees anyone walking down or up from that area? Dr. Hadduck said, no.

Chairperson Lamont said he has no problem with the landscaping being handled administratively and does encourage the use of evergreens. Any lighting added to the exterior would have to comply with all ordinances.

- **Commissioner Steckling said, based on the plans and the narrative submitted for Springfield Medical Center and Dr. Paul Hadduck, date stamped received by the Township December 14, 2004, and the determination that the proposed development meets the specific requirements of the Springfield Township ordinances, he moved that this project be granted final site plan approval subject to the following: 1) an administrative review by the planner after construction of the parking lot improvements for the purpose of determining sufficient screening opacity between the portion of the parking area that is adjacent to residential zoned property, and further stipulation that the applicant will comply with the requirements determined by the planner for additional screening if necessary, and also contingent upon resolution of the grade in the driveway, which is now shown as 8.2%, and bringing it up to our construction standards; further subject to submission to the planner for administrative review of the details surrounding the lighting to be used at the rear of the property, so that it complies with the ordinance requirements and a further stipulation that the parking lot plan not be required to include curbed islands as the ordinance provides, but also allows us to waive. Commissioner Rabaut supported the motion.**
- **Chairperson Lamont asked to amend the motion to state for the final site plan review a new parking area. Commissioner Steckling said that was fine. Commissioner Rabaut supported the amended motion. Vote on the amended motion. Yes: Lamont, Steckling, Rabaut, Baker, Moore, Hines and Leddy; No: none. The motion carried by a 7 to 0 vote.**

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Public Hearing:

1. Amend Article II, Section 2.00 Definitions

Chairperson Lamont opened the Public Hearing at 8:15 p.m.

There were no public comments.

Chairperson Lamont closed the Public Hearing at 8:16 p.m.

2. Replace Article IX, Section 9.00 C-1 Local Business District

Chairperson Lamont opened the Public Hearing at 8:16 p.m.

There were no public comments.

Chairperson Lamont closed the Public Hearing at 8:17 p.m.

3. Replace Article X C-2 General Business District

Chairperson Lamont opened the Public Hearing at 8:18 p.m.

There were no public comments.

Chairperson Lamont closed the Public Hearing at 8:19 p.m.

4. Replace Article XI Office Service District

Chairperson Lamont opened the Public Hearing at 8:20 p.m.

There were no public comments.

Chairperson Lamont closed the Public Hearing at 8:21 p.m.

5. Amend Section 16.02.1g schedule of Off-Street Parking Requirements, subsection (6) Recreational Uses

Chairperson Lamont opened the Public Hearing at 8:22 p.m.

There were no public comments.

Chairperson Lamont closed the Public Hearing at 8:23 p.m.

Unfinished Business: None

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New Business:

- 2. Amend Article II, Section 2.00 Definitions**
- 3. Replace Article IX, Section 9.00 C-1 Local Business District**
- 4. Replace Article X C-2 General Business District**
- 5. Replace Article XI Office Service District**
- 6. Amend Section 16.02.1g Schedule of Off-Street Parking Requirements, subsection (6) Recreational Uses**

Chairperson Lamont said these ordinances have been under review since April 16, 2004. Office Service, has gone for five revisions and C-1 and C-2 have gone for four revisions.

Commissioner Leddy commented that he believes there is no way possible to prevent immoral or perverse activities from coming into the Township. If at all possible, he believes this should be worded so it is practically impossible to establish any illicit business in Springfield Township. Chairperson Lamont explained that the wording proposed is legal wording that has come as a result of previous court actions around the country where municipalities have been taken to court and challenged. The wording before us is wording that has survived those challenges and could be enforceable in a court of law. Commissioner Leddy asked if the minimum distance requirements could be enlarged? Chairperson Lamont said, while he does not personally disagree, the Commission did discuss this issue and they pushed it to the maximum enforceable, realistic limits.

- **Commissioner Steckling moved that the Planning Commission recommend for approval an amendment to the Township Zoning Ordinance the sections of the ordinance set forth on the agenda and were the subject of the Public Hearing: 1) Amend Article II, Section 2.00 Definitions; 2) Replace Article IX, Section 9.00 C-1 Local Business; 3) Replace Article X C-2 General Business District; 4) Replace Article XI Office Service District; 5) Amend Section 16.02.1g Schedule of Off-Street Parking Requirements, subsection 6 Recreational Uses. Commissioner Moore supported the motion. Vote on the motion. Yes: Lamont, Steckling, Rabaut, Baker, Moore, Hines and Leddy; No: none. The motion carried by a 7 to 0 vote.**

Other Business:

1. Priority List

Office Services and C-1 and C-2 were sent to Township Board. Review Screening, Fences and Walls is set for 2-3-05 Workshop Meeting. Temporary Outdoor/Transient Sales has been set for Public Hearing on February 21, 2005. Review Lakefront Structures is to be determined. Review P.L. District is set for 2-3-05 Workshop Meeting. Review R.C. District is set for 3-3-05 Workshop Meeting. Amend Section 18.11 (5)b has been moved to 3-3-05 Workshop Meeting. Hamlet of Davisburg is set for 2-3-05 Workshop Meeting. Buildout/Traffic Study is to be

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determined. Innovative Storm Water Management is to be determined. Proposal to rezone properties at Andersonville and Farley Roads remains as pending review of PL District. Rezoning R-2 to R-1 Sub Area 2 is set for 2-3-05 Workshop Meeting. Workshop with Greg Need was added and the date is to be determined. Wastewater Treatment Discussion was added and the date is to be determined. Review of Schedule of Regulations limiting height, bulk, density and area by land use (Article 25) was added and the date is to be determined.

Adjournment:

Hearing no other business, Chairperson Lamont closed the meeting at 8:47 p.m.

Susan Weaver, Recording Secretary