

**Springfield Township
Planning Commission –Workshop Meeting
Minutes of February 3, 2005**

Call to Order: Chairperson Roger Lamont called the February 3, 2005 Workshop 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
Paul Rabaut
Chris Moore
Dean Baker
Ruth Ann Hines
Bill Leddy

Commissioner(s) Absent

John Steckling

Consultants Present

Dick Carlisle

Staff Present

Leon Genre
Collin Walls
Mary Blundy

Approval of Minutes: January 6, 2005

- **Commissioner Hines moved to approve the Minutes of January 6, 2005 as presented. Commissioner Baker supported the motion. Vote on the motion. Yes: Lamont, Rabaut, Baker, Moore, Hines and Leddy; No: none; Absent: Steckling. The motion carried by a 6 to 0 vote.**

Approval of Agenda:

The Planning Commissioners unanimously approved the agenda as written.

Public Comment: None

Unfinished Business:

1. Amend Section 16.13 Fences, Walls and Screening Structures

Chairperson Lamont explained that the major change in this revision is in item #3 stating that "A fence, screening wall or screening structure that is intended to provide privacy to a deck, patio or terrace that is either structurally attached or adjacent to the principal residence and is located within a rear yard shall be exempt from the maximum height requirements. No such structure shall be located in any required side yard." Commissioner Leddy asked if we should have restrictions as to how far down to the lake the fence can run? Commissioner Hines said she does not think there should be no maximum height requirements. Commissioner Moore asked if it is implied that a fence will not extend beyond the deck, patio or terrace? Chairperson Lamont said,

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it is implied, but what would prevent someone from putting the patio at ground level, which does not require a permit, and then screening that?

Commissioner Rabaut said he shares concerns with this paragraph. Leon Genre said paragraph 1 says the required front yard space, which is the actual setback and the other paragraph says "a front, side or rear yard" which is the distance between the house and the front setback. Mr. Carlisle said the intent is that we would allow such screening structures to screen a deck, patio or terrace. Patio and terraces are at grade structures. The point he tried to get across was that these things would normally be either structurally attached or adjacent to a principal residence, where one would want privacy. Mr. Carlisle said he had some difficulty with the location, so his recommendation was to confine it to a rear yard.

Supervisor Walls suggested the Planning Commissioners tell Mr. Carlisle what it is they want and move on. There has not been but one fence problem in this Township. He does agree that 16 to 20 feet above grade makes sense. Commissioner Hines said she would like to limit how far down the lot line one can construct the fencing.

Chairperson Lamont said he likes the wording and asked Mr. Carlisle to include "not to exceed 16 feet from the principal structure and not to exceed 8 feet from the grade or finished floor." Chairperson Lamont said he would like to see that all other aspects of the ordinance prevail. Commissioner Rabaut said he could not support paragraph 2 but would support paragraph 3. Commissioner Leddy said he thinks it should be structured so it in no way blocks someone else's view. Mr. Carlisle asked if "terrace" should be eliminated? The Planning Commissioners agreed it should be eliminated.

Mr. Carlisle said he would make the suggested changes and bring it back to the Planning Commission for one more final review.

2. Review of Public Lands (PL) District - Verbal by Dick Carlisle

Mr. Carlisle explained that when this district was set up, it was set up with the pure intent of recognizing publicly owned land in Springfield Township. However, it did not fully reflect future Township facilities that would be included. Therefore, he added the term "Public Facilities" which he believes sufficiently includes other types of governmental property. Mr. Carlisle said he eliminated paragraph 1.a in Section 5.02 because a golf course will have as much property as needed to support it. He explained that he does now reference screening requirements on page 2, paragraph c and did eliminate subsection 6.c on page 3. Mr. Carlisle suggested that the Planning Commissioners look at the accessibility to a paved public road. He suggested they look at this as they are reviewing all issues, because there are a number of uses that require accessibility to a paved public road and look at the uses and evaluate if some of these uses need that.

Mr. Carlisle said on the last page, he added "fire stations and other public safety facilities" to the list under item #9. Supervisor Walls said #9 should have criteria and maybe we need to break it down. There are places where fire stations are appropriate and places where they are not. Mr.

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Carlisle said the Planning Commission needs to try to anticipate future uses and put it into the ordinance now, so they are not rewriting the ordinance every time a non-listed use comes up.

Chairperson Lamont asked Mr. Carlisle to refine the changes and bring it back to the Planning Commission.

3. Review of Resource Conservation (RC) District - Verbal by Dick Carlisle

Mr. Carlisle said he would like the Planning Commissioners to review this district and be prepared to discuss it at the next workshop meeting as he would like some input and direction from the Commission. Supervisor Walls said he suggests that the Planning Commission also look at the intent and the language and compare it with our zoning district. He thinks one thing that was done that could be done better, is that we took what was previously in RC or Recreation, changed some to public lands, some to RC, and we actually have recreational activities that are a long way from resource conservation.

New Business: None

Other Business:

1. Prospectors Industrial Site Review for future Workshop Meeting

Chairperson Lamont said, after discussion with Leon Genre, it appears that the next Business Meeting agenda is filling up rapidly. Mr. Genre explained that there will be two site plans at the next business meeting, one being Home Depot. He said it would work well for the Township and the applicant if they could have a site plan review on the next Workshop agenda. The applicant cannot make the next Business Meeting, because for legal publishing reasons we have missed the deadline. However, he understands that the Commissioners voted to not review site plans at workshop meetings.

Commissioner Hines said she would be remiss to make a motion because she has not been on the Planning Commission long enough to be inundated with site plans. Commissioner Moore said he believes the Commission should stick with what workshop meetings are intended for and does not agree to reviewing site plans. Mr. Carlisle explained that the applicant needs a traffic light at this site and without approval he cannot go forward anyway. He suggested that without evidence of approval of the light, it won't make a difference to the applicant to wait another month anyway.

Commissioner Hines said she would not be opposed to reviewing it at the Workshop Meeting. Commissioner Baker commented that if we come to a meeting and get done early, he will feel like we could have added this to the agenda without too much time put into it. However, if we are overloaded for that workshop meeting, then he would suggest holding the applicant off until the next Business Meeting.

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- **Commissioner Hines moved to allow the site plan at the next workshop meeting. Commissioner Baker supported the motion. Vote on the motion. Yes: Lamont, Rabaut, Baker, Hines and Leddy; No: Moore; Absent: Steckling. The motion carried by a 5 to 1 vote.**

2. Rezoning Sub Area 2 R-2 to R-1

Planning Director Leon Genre said this section is the property that takes in part of the golf course off East Holly Rd. and the adjacent properties that are part of the MNFI site. He does not believe rezoning it at this time will accomplish anything due to its layout and what it is being used for. The Planning Commissioners agreed rezoning this parcel is not a priority at this time.

- **Commissioner Baker moved to withdraw this parcel from consideration for rezoning. Commissioner Hines supported the motion. Vote on the motion. Yes: Lamont, Rabaut, Baker, Hines, Leddy and Moore; No: none; Absent: Steckling. The motion carried by a 6 to 0 vote.**

3. Hamlet of Davisburg

Planning Coordinator, Mary Blundy explained that this group is meeting two times per month and are scheduled to have guest speakers at their March 2nd meeting. Mary provided memos dated January 10th and January 26th to the Planning Commissioner summarizing the Revival of Hamlet of Davisburg meeting.

Chairperson Lamont commented that he is amazed at how these business owners are coming together and working together to revive the Hamlet of Davisburg.

4. Priority List

Office Services and C-1 and C-2 was complete and deleted from list. Review Screening, Fences and Walls (Section 16.13) was moved to the February 21st Business Meeting. Temporary Outdoor/Transient Sales was moved to the March 21st Business Meeting. Review Lakefront Structures was deleted. Review P.L. District was set for the March 3rd Workshop. Review R.C. District was set for the March 3rd Workshop. Amend Section 18.11 (5) b was set for the March 3rd Workshop. Review Waste Water Treatment Ordinance was set for the April 7th Workshop with a presentation by Dick Carlisle and moved from Ordinance Amendments to Miscellaneous on the priority list. Review Height and Area Coverage Article 25 was set for the April 7th Workshop and moved from Ordinance Amendments to Miscellaneous on the priority list. Hamlet of Davisburg is Work in Progress. Build Out/Traffic Study is TBD. Innovative Storm Water Management is TBD. Proposal to rezone properties at Andersonville and Farley Roads is pending review of PL District. Rezoning from R-2 to R-2 Sub Area 2 was withdrawn from consideration and deleted from priority list. ZBA/PC Workshop with Greg Need is TBD.

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Adjournment:

Hearing no other business, Chairperson Lamont adjourned the meeting at 9:45 p.m.

Susan Weaver, Recording Secretary