

**PLANNING COMMISSION
FINAL BUSINESS MEETING AGENDA**

June 2, 2005

CALL TO ORDER: 7:30 P.M.

MINUTES: April 18,2005 Business Meeting
May 5, 2005 Workshop Minutes

APPROVAL OF AGENDA:

PUBLIC COMMENT: Items Not On Agenda

PUBLIC HEARING:

UNFINISHED BUSINESS: **Site Plan**
1. Peter Carroll Industrial Building **-07-36-451-002-** Final

NEW BUSINESS: **Site Plan**
1. Towering Pines - **07-13-400-002** - Final
*Note: Please keep these plans or return them. Need for Town Board-
Thank you*

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

NEXT MEETING DATE: June 20, 2005 - Regular Business Meeting
July 7, 2005 -- Workshop

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 –Workshop Meeting
Minutes of June 2, 2005**

Call to Order: Chairperson Roger Lamont called the June 2, 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
John Steckling
Paul Rabaut
Chris Moore
Ruth Ann Hines
Dean Baker
Bill Leddy

Commissioner(s) Absent

Staff Present

Leon Genre
Nancy Strole

Consultants Present

Sally Elmiger
Randy Ford

Approval of Minutes: April 18, 2005 Business Meeting
May 5, 2005 Workshop Meeting

- **Commissioner Rabaut moved to approve the Minutes of April 18, 2005 as presented. Commissioner Baker supported the motion. Vote on the motion. Yes: Lamont, Steckling, Rabaut, Moore, Baker, Hines and Leddy; No: none. The motion carried by a 7 to 0 vote.**
- **Commissioner Hines moved to approve the Minutes of May 5, 2005 as presented. Chairperson Lamont supported the motion. Vote on the motion. Yes: Lamont, Steckling, Rabaut, Moore, Baker, Hines and Leddy; No: none. The motion carried by a 7 to 0 vote.**

Approval of Agenda:

There was unanimous consent to approve the agenda.

Public Comment: None

Unfinished Business:

1. Peter Carroll Industrial Building Final Site Plan: Parcel I.D. 07-36-451-002

Mr. Mark Malvich and Mr. Jim Scharl are present representing the applicant.

Mr. Scharl noted that Planning Director, Leon Genre has indicated that he is satisfied with the changes submitted. Mr. Genre confirmed this. Mr. Scharl said there are other items that will be taken care of with building plan reviews and with site construction and he trusts that the Planning Commission is satisfied with the additional submitted data in accordance with the building and lighting questions.

Mr. Genre submitted the proposed colors of the building to the Planning Commissioners. Mr. Malvich said the proposed building would be almost identical to the building next door. Mr. Genre said the applicant would be using residential coach lighting in the front of the building, which is well within the required illumins. Chairperson Lamont asked the intended wattage for the coach lighting? Mr. Malvich said, 80 watts at the most.

Mr. Genre asked what height would the wall packs be mounted at? Mr. Malvich said there would be six total between the side and the rear at 13 feet high.

Chairperson Lamont asked the applicant if he has the easement with the adjacent property owner? Mr. Malvich said it is in the works and understands a building permit will not be issued until it is take care of.

Commissioner Hines said, at the last meeting, the ability of a large truck getting in and dumping salt and turning around was discussed, and she believes the removal of the rear parking lot planter would provide more room for vehicles to turn around or at least make the planter smaller. She said she does not have an attachment to the requirement that the parking lot planter exist.

Commissioner Steckling said he is not a fan of the rear parking lot planters either and they could be eliminated in his opinion.

Chairperson Lamont noted that the fixtures are not shielded and according to the ordinance, they must be. Mr. Malvich said he would shield them then.

- **Commissioner Steckling moved to approve the application for final site plan approval for Peter Carroll Industrial Building according to the plans and documentation submitted for review May 3, 2005. This approval is based upon review of the foregoing submissions, as well as the written reviews of Township Planner, and Engineer, and a determination that the applicant has complied with Section 18.07.2, and all other applicable provisions of the Springfield Township Zoning Ordinance, the Design and Construction Standards, and all other applicable ordinances, policies and standards. The following additional findings of**

fact are relevant to this application: 1) 29-foot setback is approved as well as for parking in this area as it conforms with the pre-existing setback condition. The following conditions are attached to this approval: 1) There will be six 250-watt shielded wall pack lights according to the cut-sheet specifications submitted in the plans to be located 13 feet above grade on the rear of the building, the front of the building will only have low-watt coach lamps on the side facing Old White Lake Rd; 2) Dimensions on the salt storage bins shall be satisfactory to hold the intended supplies and the construction will be reviewed with the building plans for code and permit compliance by the Building Department and Planner; 3) The building colors and exterior shall be substantially the same as the Maltech property located directly to the west as to construction materials and colors; 4) Conditioned upon the receipt of proper authorization to perform minor grading on the adjacent property as shown on the site plan. Compliance with the foregoing conditions shall be undertaken on an administrative basis, with the applicant working in conjunction with the Planning Director who may consult with others. The applicant shall not be required to provide the following items: 1) the planting area in the rear parking lot. Commissioner Hines supported the motion.

- Commissioner Steckling amended his motion to change six lights in the back to four in the back and two on the east side. Commissioner Hines supported the amended motion.
- Chairperson Lamont asked to add to the motion, regarding salt storage, that the Township body responsible for approval will approve and delete the “Building Department.” Commissioner Steckling amended his motion to make this change. Commissioner Hines supported the amended motion.
- Chairperson Lamont asked to add that the coach lamps in front, do not exceed 100 watts and that the east unit within the building have two 36-inch glass doors. Commissioner Steckling amended his motion. Commissioner Hines supported the amended motion.
- Vote on the amended motion. Yes: Lamont, Steckling, Rabaut, Moore, Baker, Hines and Leddy; No: none. The motion carried by a 7 to 0 vote.

New Business:

1. Towering Pines 07-13-400-002 Final

Mr. Randy Ford explained that there is no need for a Road Commission permit for the approach since it is part of the Holcomb Road paving project. Regarding the internal roadway, the proposed road will be private and there is a shared driveway that is serving units 3, 4 and 5. Regarding drainage, the entrance road will be crowned and tipped to the outside towards the back cul-de-sac. Ultimately, drainage will be directed through a ditch on the east side of the

shared drive down towards the park area. He is comfortable that the drainage satisfies the Township Design Standards. The applicant did add additional details requested by HRC and they did obtain a DEQ permit for placement of fill. The required soil erosion permit has also been obtained along with the required correspondence for the on-site wells and septs from the Oakland County Health Department. The Health Department is requiring language regarding test wells in the Master Deed.

Ms. Elmiger of Carlisle/Wortman said regarding the berm to be built within the woodland area, the ordinance requires some kind of cross-section for construction. Using the woodland area as a detention basin has been discussed over the last five reviews and it seems to her, the way the ordinance is worded, open space areas and park areas are to be used for enjoyment and recreation. She feels allowing it to be used as a detention is contrary to the ordinance. She noted that in 2003, the Township Board noted that they prefer a cluster design to save the oak and cherry woodland. The applicant has provided a 25-foot tree preservation easement and she suggests that in the rear of lots 2, 3 and 4, markers be shown on the back of the lots to help delineate the tree preservation area. She also recommends that markers be shown to delineate the wetland buffer and language be included in the Master Deed and By Laws to protect the wetland vegetation. Discussion of fertilizers and pesticides should also be included in the Master Deed and By Laws. Regarding safety paths and sidewalks, she recommends sidewalks not be required. Ms. Elmiger said the vegetation seems to be all on the adjacent properties and the Planning Commission may want to require additional screening. Along the west line, there will also be grading and vegetation removal, she believes some type of screening will be necessary there. In regard to the greenbelt buffer, the applicant has suggested we use the existing vegetation, which Ms. Elmiger feels is fine but she would like to see the plants identified to ensure they meet the ordinance requirements. Dimensional information is required for the sign size. Regarding the gazebo, she suggests a pedestrian crossing sign be installed and she does need details about the gazebo.

Mr. Scharl said, from an engineering standpoint he has no issues. In regard to the berm, it is only six inches to one foot high. He believes they have bent over backwards putting in so many sub-surface ground absorption devices in this facility and the water will not stand in the woods at all. There are two 1,000 gallon leaching basins with perforated pipe and sheet flows via an open ditch into an existing depression. Mr. Scharl explained that they would be putting in a four inch drain tile which will not allow any water to accumulate. Mr. Scharl said the easements mentioned, are already in place and the drainage was already taken into account in the overall master drainage patterns of Bridge Valley. Regarding the greenbelt buffer, there are between 50 and 100 trees in this area. Mr. Scharl thanked the Planning Commission for allowing this plan to be on the Workshop Agenda.

Commissioner Rabaut said he believes the engineering report is clean and the items in Ms. Elmiger's report are minor.

Commissioner Baker asked what the general direction of the berm is heading? Mr. Scharl said it goes around the southwest edge.

Commissioner Steckling asked if we have any provisions for a safety path easement? Mr. Scharl explained that, along Holcomb Rd., there is a much wider right-of-way now than before because of the way the road was jogged before. The proposed 60-foot right-of-way has been deeded to the Road Commission for Oakland County.

Chairperson Lamont commented that he thinks all the conditions required by the Township Board at its October 9, 2003 meeting should be confirmed complete to the satisfaction of the Township. However, the motion from 2003 was not included and he is sure there are some outstanding issues. The wetland buffer mechanisms need to be adequately marked to the satisfaction of the Township. Sign detail must be included and he agrees that sidewalks should be waived. Chairperson Lamont said he would prefer the Master Deed and By Laws should contain the health warning language requested by the health department. He likes the safety paths and screening to be handled administratively after development.

Clerk Strole commented that the October 9, 2003 Township Board action should have absolutely been included in the Planning Commissioner's packets as the Planning Commissioners have confirmed that they have never viewed the motion.

- **Commissioner Steckling moved to recommend the application for final site plan approval for final site plan of Dr. Stephen Werner/Towering Pines according to the plans and documentation submitted for review, date stamped by the Township May 20, 2005. This recommendation for approval is based upon review of the foregoing submissions, as well as the written reviews of the Township Planner, Engineer and a determination that the applicant has complied with Section 18.07.2, and all other applicable provisions of the Springfield Township Zoning Ordinance, the Design and Construction Standards, and all other applicable ordinances, policies and standards. The following conditions are attached to this recommendation for approval: 1) By Law provisions in the Master Deed which will protect the wetland vegetation within the buffer and throughout the wetlands in the common space as well as the open space and the trees; 2) the buffers and easements will be marked in some fashion so that the residents can easily identify them and respect their care; 3) approval of all necessary drainage easements as to form and content by the appropriate Township officials; 4) the screening and additional landscaping that may be required to be added after construction, if necessary, will be reviewed after the site is completed by the appropriate Township officials to determine whether additional requirements and plantings are necessary to meet the ordinance; 5) the Master Deed language covering the building and design and materials will require compatibility with the Bridge Valley subdivision located to the south and contain the required Oakland County Health Department warnings; 6) the unresolved conditions in the Hubbell, Roth & Clark's letter of May 6, 2005 be addressed, specifically numbers 2, 3 and the first portion under site drainage and grading number 1. Compliance with the foregoing conditions shall be undertaken on an administrative basis with the applicant working in conjunction with the Planning Director who may consult with others. The applicant shall not be required to provide the following items: sidewalks, as the distance to Holcomb Rd. is very short and a further ZBA approval will not be**

required for the accessory buildings located on the larger lot adjacent to the existing house. Commissioner Hines supported the motion.

- **Commissioner Steckling moved to amend his motion to include the applicant furnishing sign dimensions which show they are in compliance with the ordinance. Commissioner Hines supported the amended motion. Vote on the amended motion. Yes: Steckling, Rabaut, Baker, Moore, Hines and Leddy; No: Lamont. The motion carried by a 6 to 1 vote.**

Other Business:

1. Priority List

Review Screening, Fences and Walls, Section 16.13 is TBD. Review PL District and RC District is set for the July 7, 2005 Workshop meeting. Review Waste Water Treatment Ordinance is TBD. Build Out/Traffic Study is TBD. Innovative Storm Water Management is TBD. Pathway Systems is set for the July 7, 2005 Workshop meeting. ZBA/PC Workshop with Greg Need is TBD. Lake Shore Protection Policy is TBD. Existing setbacks discussion is added to the Priority List as TBD.

Public Comment:

Commissioner Hines commented that she is conflicted with local government getting to the point where we tell an applicant the color they can put on their building at site plan review time. She does not feel this is local governments place.

Adjournment:

Hearing no other business, Chairperson Lamont adjourned the meeting at 9:25 p.m.

Susan Weaver, Recording Secretary