

**Springfield Township
Planning Commission –Workshop Meeting
Minutes of July 7, 2005**

Call to Order: Chairperson Roger Lamont called the July 7, 2005 Workshop Meeting of the Springfield Township Planning Commission to order at 7:30 p.m. beginning at the Towering Pines, 7901 Holcomb Rd., Clarkston, MI 48350.

Attendance:

Commissioners Present

Roger Lamont
Dean Baker
Ruth Ann Hines
Chris Moore
Bill Leddy

Commissioner(s) Absent

John Steckling
Paul Rabaut

Consultants Present

Dick Carlisle
Randy Ford

Staff Present

Supervisor Walls
Leon Genre
Mary Blundy

The Planning Commissioners met at the Towering Pines Site to discuss the lot layouts, the construction of swales, retention pond and landscaping. They discussed the importance of site visits, what to look for and information on plans.

The Planning Commission returned to the Board room at 8:00 p.m.

Supervisor Walls explained that changes were made to the Towering Pines plans that were discussed at the last Township Board meeting. There is still a slight drainage swale on units 8, 9 and 10 but it is pulled back 25 feet from the edge of the property and there is a 25-foot tree preservation area. The swale on unit 7 has been eliminated and the water will flow over to the leaching basin in the adjacent property. Units 4, 5 and 6 have no drainage swale and the property naturally drains southeasterly. In regard to the leaching basin that was in the deciduous area, the drainage portion is marked off as a permanent drainage easement and the balance of that wooded area is referred to as a park. Supervisor Walls said, in his opinion, consultants and the Planning Commission should have a simple statement about the landscape plan; it does not meet the minimum standards of the ordinance.

Supervisor Walls explained that it is critical for the Planning Commissioners to walk the property of proposed developments. It seemed strange to him that Planning Commission approval was conditioned on a couple of things from HRC but Carlisle/Wortman's review was not mentioned at all.

Mr. Carlisle commented the consultant's role is to review the plans and point out where it does or does not meet standards. He believes that in the past, there have been comments of the over-detail of their reviews and he would like some direction. Mr. Ford explained that he agrees with

Mr. Carlisle and he tries to focus on conformance with the ordinance, rather than getting into making suggestions for the Planning Commission.

Supervisor Walls asked the Planning Commissioners what depth of review they would like to see from the consultants? Commissioner Baker said his primary focus has been to ensure a plan is inside the ordinances, and some plans don't come in until the last minute leaving no time to adequately review them or visit the site. Commissioner Baker said, sometimes the Commission has received so many plans that they are bending over backwards to accommodate developers by adding them to the workshop agenda to accommodate the developers' building schedules, calendars and seasons. Commissioner Baker said he would like to have a single list with a plan that shows the chronology of the plan stages and requirements. Mr. Genre said architects normally provide a list of changes made. Supervisor Walls said we require the applicant to do that but are not getting it.

Chairperson Lamont said he supports the comments made by Commissioner Baker and sometimes important details are missed and a list of chronological changes would be helpful, especially on plans that continue to come back month after month. Commissioner Moore agreed and feels we should not be putting plans on the Workshop agenda. This would allow the Commissioners more time to adequately review the plans. Commissioner Baker said if the developer loses a month, too bad. Chairperson Lamont said he would concur.

Commissioner Leddy suggested that the plans be superimposed over an aerial view so there is a good idea where the landscaping and trees are. Mr. Ford said sometimes there is a much better product to present when there is a land planner involved working in conjunction with an engineer. Mr. Carlisle noted that the pressure is on the planners to essentially do other peoples work because the level of quality that they are receiving is continually diminishing.

Supervisor Walls read portions of Section 18.07.2 of the Zoning Ordinance and portions of the Design and Construction Standards and urged the Planning Commission to concentrate less on what is black and white and think outside the box. He asked the Commissioners not to send the Board conditional approvals that range so far out because if they are dealing with black and white and the plan is neither, then they should wait until it is. Mr. Genre noted that the Planning Commissioners get information regarding workshops and seminars and they are encourage to attend these events.

Supervisor Walls suggested both consultants should be making recommendations to make plans better. He noted that he would like Sally Elmiger to make recommendations on the entire plan. She makes recommendations on native landscape and very little other. He does not see anything wrong with a blue spruce or a Colorado spruce, he believes Carlisle/Wortman's reviews have gone too far in relationship to the native landscaping and we are losing track of overall natural features. Chairperson Lamont asked, what can the Planning Commission do to correct a situation when a portion of a plan comes in at the last minutes and it happens to be on that particular agenda? Supervisor Walls said, it should immediately be moved to "table."

Commissioner Baker commented that there are times when we get updates on the ordinances and sometimes they come in more than one change and may be relevant to totally different sections

of the ordinance. We get it all on one page and it is sometimes, front and back. Commissioner Baker said when he is reviewing these, he questions where he has put it. In his experience, books of this type are computerized and if you change a section, you get new sheets. You take the old ones out and put the new ones in. On the bottom of the new pages, it contains the updated date. The Planning Commissioners unanimously agreed they would like to see ordinance changes in this manner.

- **Chairperson Lamont moved to make a resolution in the form of a letter to the Clerk's Office that we request updated ordinances with "plug and pull" pages and when it is placed on the web, that it be placed with section amended at the top or bottom of each amended page and the date it is amended. Commissioner Baker supported the motion. Vote on the motion. Yes: Lamont, Baker, Moore, Hines and Leddy; No: none; Absent: Steckling and Rabaut. The motion carried by a 5 to 0 vote.**

Approval of Minutes: June 2, 2005

- **Commissioner Hines moved to approve the Minutes of June 2, 2005 as presented. Commissioner Baker supported the motion. Vote on the motion. Yes: Lamont, Baker, Hines, Moore and Leddy; No: none; Absent: Steckling and Rabaut. The motion carried by a 5 to 0 vote.**

Public Comment: None

Unfinished Business:

1. Article XVIII Section 18.13.5.d Pedestrian Pathway Systems (Dixie Overlay District)

Commissioner Leddy said he reviewed the list of suggestions by Chairperson Lamont and feels it is incomplete. There are roads that need pathways that were not included, such as Ormond Rd., and perhaps do all roads that have a speed limit of over 30 mph. Chairperson Lamont said his list was intended as a starting point.

Mr. Carlisle pointed out that the Planning Commission, as a goal, try to take pathways to the Township line to areas that they know will connect with other pathway systems.

Commissioner Hines said she has been thinking about this more in terms of short term and what can really be done and where should we start? She believes that the Hamlet of Davisburg should be a starting point, but then realizes that there are other areas that could use paths such as on Dixie Highway. Commissioner Moore said he would concur starting with the Hamlet and go out.

Chairperson Lamont said, in regard to Dixie Highway, safety was his priority, and he believes a pathway is a priority.

Mr. Genre noted that Dixie Highway paths will eventually get built because we are requiring developers to do the paths during construction. He commented that the Planning Commissioners must be careful on whether or not pathways will be required if we do not have the ordinance to require it.

Mr. Carlisle suggested that if the Planning Commissioners were to take a pathway plan from the Master Plan and highlight the sections they feel are priorities and the sections they feel are non-priorities this would be helpful. Chairperson Lamont said we could discuss those at the next workshop meeting and go from there. The Planning Commissioners agreed.

New Business: None

Other Business:

1. Priority List

Review Screening, Fences & Walls (Section 16.13) is set for the 8/4/05 workshop meeting. Review PL and RC District is set for the 8/4/05 workshop meeting. Review Waste Water Treatment Ordinance is set for the 8/4/05 workshop meeting. Build Out/Traffic Study is TBD. Innovative Storm Water Management is TBD. Pathway Systems is set for the 8/4/05 workshop meeting. ZBA/PC Workshop with Greg Need and Dick Carlisle is set for the 9/1/05 workshop meeting. Lake Shore Protection Policy is set for the 8/4/05 workshop meeting. Existing, non-conforming setbacks are set for the 8/4/05 workshop meeting. Open Space/Park Area vs. Detention/Retention area is to be deleted. Supervisor Walls confirmed that a detention/retention area could be counted as the open space under cluster but might not be allowed as a Park under our Subdivision Ordinance.

Adjournment:

Hearing no other business, Chairperson Lamont adjourned the meeting at 10:25 p.m.

Susan Weaver, Recording Secretary