

**PLANNING COMMISSION
FINAL BUSINESS MEETING AGENDA**

November 21, 2005

CALL TO ORDER: 7:30 P.M.

MINUTES:

APPROVAL OF AGENDA:

PUBLIC COMMENT: Items Not On Agenda

PUBLIC HEARING: Rezoning R-2 to OS -- 9191 Dixie Highway -- requested by John and Laura Aulgur **07-14-478-037**

UNFINISHED BUSINESS:

NEW BUSINESS: Rezoning R-2 to OS -- 9191 Dixie Highway -- requested by John and Laura Aulgur **07-14-478-037**

Site Plan

1. Maxx Storage - **07-36-376-017** - Final
2. Springfield Retail - **07-14-402-002** - Concept

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

NEXT MEETING DATE: December 1, 2005 -- Workshop
December 19, 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 November 21, 2005**

Call to Order: Chairperson Roger Lamont called the November 21, 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
Dean Baker
Ruth Ann Hines
Bill Leddy
Bill Champion

Commissioner(s) Absent

John Steckling
Paul Rabaut

Consultants Present

Sally Elmiger

Staff Present

Leon Genre
Nancy Strole

Approval of Minutes: **None**

Approval of Agenda:

There was unanimous consent to approve the agenda as published.

Public Comment: **None**

Public Hearing:

1. Rezoning R-2 to OS – 9191 Dixie Highway – Parcel I.D. # 07-14-478-037

Chairperson Lamont opened the Public Hearing at 7:33 p.m.

Mr. Matt Earing, 9445 Softwater Woods Dr., said he is concerned with the traffic at the entrance of Softwater Woods Dr.; this could add possibly 180 trips to this area. Mr. Earing said there are multiple access points for this lot and he is concerned with those. He is concerned his property value will diminish being surrounded by commercial property. His biggest concern is the attached parcel on the west of Softwater Woods Dr. and asked if this would be an access site.

Mr. Alan Partington, 9448 Softwater Woods Dr., commented that he concurs with Mr. Earing's concerns. Mr. Partington provided the Township with a letter stating his objections. **[A copy of this letter is on file at the Office of the Clerk, Springfield Township].** Mr. Partington said

there seems to be no reason to rezone this other than the owner is trying to get more money for the property and he does not believe the Planning Commission should be involved. Mr. Partington said he is worried about all of Dixie Highway and an oil change facility was not a great thing to do, and he would like to see Dixie Highway kept residential.

There were no further public comments.

Chairperson Lamont closed the Public Hearing at 7:38 p.m.

Unfinished Business: None

New Business:

1. Rezoning R-2 to OS – 9191 Dixie Highway – Parcel I.D. # 07-14-478-037

The applicant is not present but has been notified of this agenda and the Public Hearing.

Ms. Elmiger of Carlisle/Wortman said the Master Plan indicates that this parcel is to be high-density residential. While the Master Plan designation is not the applicant's desired zoning district, an office/service use would provide a transition from Dixie Highway to the residential property to the south and would be compatible with the office park to the west. Changing the zoning to Office Service could possibly preserve the existing stone house, which is a relatively unique architecture on Dixie Highway. In regard to the Dixie Highway Corridor plan, this property is within that corridor and some of the plan's goals are to preserve the positive aspects of the corridor's visual characteristics. Ms. Elmiger said it is Carlisle/Wortman's opinion that if the stone house were retained, it could help preserve the character of the roadway and provide quality architecture and potentially preserve the grouping of the trees at the northeast corner of the property. The location of the current house would necessitate that the parking be at the rear. There are no currently existing natural resources on the property. As far as development potential, the intensity of the development under office/service, while moderate, will still most likely be greater than if the property were left under the current zoning. However, Dixie Highway has been designated as a primary location for office development within the Township and changing this parcel to office/service would cluster the office uses with the adjacent offices.

In regard to traffic impact and site access, Carlisle/Wortman did evaluate both general office and single family residential uses, and an office use will be more intense at about 187 trips per day versus approximately 20 trips per day if left as is. Ms. Elmiger said Carlisle/Wortman is in favor of the rezoning proposal.

Commissioner Leddy said there is no guarantee that the existing stone house will remain after a rezoning and if that is required, this should be approached as a PUD. Commissioner Champion said if it stays residential, there is also no guarantee that house will remain. Commissioner Champion said, in regard to traffic, office hours could conflict with school bus schedules and if an access is constructed off Softwater Woods Drive, it could compound the congestion.

Chairperson Lamont noted that Commissioner Rabaut provided his comments in writing in lieu of his absence tonight. Commissioner Rabaut disagrees that rezoning this parcel would benefit Springfield Township, based on the fact that it conflicts with the Master Plan and would be a step away from Township efforts to promote residential development on Dixie Highway. Rezoning to OS would not be consistent with the largely residential designation and neighboring zoning. Retention of the stone house is not likely and saving the house cannot be tied to the rezoning. There would be an increase in traffic, and the Township has sufficient OS zoned property.

Commissioner Baker commented that he is concerned with the increase to traffic volume in this area. If the stone house remains, we would be forcing traffic to come in off Softwater Woods Dr. and that is a private road. He does not see how access off Dixie Highway would be possible. Commissioner Baker said he believes a PUD is much more tenable and gives the Township more control as to what happens with the parcel. Commissioner Baker said he is not in favor of the rezoning.

Chairperson Lamont said he concurs with Commissioner Baker and believes it is hard to make a decision without more information as to what is planned, particularly if the goal is to retain the stone house. He believes a PUD makes more sense and is not in favor of the rezoning at this time. Chairperson Lamont noted that this was before the Planning Commission previously, and it was recommended that it not be rezoned.

Commissioner Hines commented that she concurs with the comments made by fellow commissioners and does not agree with rezoning at this time.

- **Commissioner Hines moved that the Planning Commission recommend to the Township Board that the request for rezoning of Parcel I.D. #07-14-478-037 be denied. Commissioner Leddy supported the motion. Vote on the motion. Yes: Lamont, Baker, Hines, Leddy and Champion; No: none; Absent: Steckling and Rabaut. The motion carried by a 5 to 0 vote.**

2. Maxx Storage – 07-36-376-017 – Final Site Plan Approval

Ms. Elmiger of Carlisle/Wortman said the applicant did respond to many of the comments from the previous meeting. She noted that the applicant is proposing three more parking spaces than required by the zoning ordinance. Confirmation is needed as to whether the applicant has an agreement with the adjacent property owner for storm water discharge into the pond. The electrical transformer pad must be shown on the site plan. The landscape plan is lacking in some requirements, such as: in the wetland meadow mix in the retention basin, the ordinance requires that a site preparation and weed control method be added to the plan. There are some existing trees shown on the plan, and those must be labeled. The applicant is proposing an eight foot fence for screening, which is fine, but a fence detail must be shown on the plans. Ms. Elmiger said the plans do not show if the sod in front of the building will be irrigated. The ordinance requires that 10% of the property be in landscaping, and there is not a calculation on the plans that this is the case. In regard to lighting, Ms. Elmiger said they do need manufactured cut sheets of the proposed light fixtures and there is an increase in foot candle readings at the northwest

corner of the property that must be adjusted. The height of the light fixture pole must also be indicated on the plans. Ms. Elmiger said the sign location is not detailed and must be 15 feet off the right of way, and she would like to know the exterior colors of the building. Ms. Elmiger said, with those issues resolved, Carlisle/Wortman would recommend final site plan approval.

Chairperson Lamont noted that Randy Ford of HRC is not present but summarized his review dated November 7, 2005. HRC believes the issues from the August 4th concept plan review were adequately addressed. Still outstanding items are: securing of the easement with the adjacent property owner and Road Commission installation of the accel/decel lanes and a passing lane. HRC recommends approval of the final site plan subject to their comments in the 11-7-05 review.

Mr. Tim Affolder commented that the building height has been adjusted to comply with ordinance; the exterior walls of the building have been changed to masonry as per the ordinance; the exterior east and west elevations have been changed as requested previously; the landscape screening buffer plans have been revised to provide the required setback and landscape screening; storm water management plan has been altered to include separators at the point prior to discharge into the retention pond. The applicant does have a drafted easement agreement for both grading issues and the storm sewer, but they do not have final approval as of yet. In regard to the comment regarding the transformer, there will be no electrical transformer. Mr. Affolder said he does have cut sheets on the light fixtures to submit to the Township and does have revised plans on the light poles showing the height at 20 feet. Mr. Affolder commented that he does have sign information and façade information for the Planning Commission.

Commissioner Baker commented that he would like the buffer outside of the fenced area. He does not have a problem with only seven parking spaces and thanked the applicant for the safety path opportunity he provided. Commissioner Baker said he would like the lighting plan finalized so there will be no issues and would like assurance that the discharge agreement with the neighboring property owner will happen and, with that, he would be in support of final approval of this plan.

Commissioner Hines commented that the plan is very nice and she has no problem with the final minor issues being handled administratively.

Chairperson Lamont thanked the applicant for working with the Township. He commented that the applicant accommodated all of the details addressed and added some best management practice storm water drainage. The building colors proposed appear to blend well into the surrounding area. Chairperson Lamont said he would support final plan approval with details and conditions to be handled by the Planning Director and Township Supervisor. He asked the applicant if there is an estimated timeframe for construction of the phased proposed future buildings? Mr. Affolder said the first phase would start immediately but future phases are dependant upon the rate of rentals.

- **Commissioner Baker moved to approve the final site plan for Maxx Storage located on the south side of Andersonville Rd. east of Crosby Lake Rd., the site plan referencing plans date stamped received November 2, 2005. Approval**

conditioned upon completion administratively of a fence detail, a lighting plan that meets Township ordinance, inclusion of the calculation of at least 10% landscaping, permission to have seven parking spaces, those administrative details to be managed by the Township Planner, Township Supervisor and consultants as needed and conditioned upon agreement to the Township's satisfaction with neighboring property owner for the discharge of overflow water from this site and construction to include the color scheme as presented to the Planning Commission this evening. Commissioner Hines supported the motion. Vote on the motion. Yes: Lamont, Baker, Hines, Leddy and Champion; No: none; Absent: Steckling and Rabaut. The motion carried by a 5 to 0 vote.

3. Springfield Retail – 07-14-402-002 – Concept Plan Review

Mr. Victor Saroki, architect for Springfield Retail, explained that this site is zoned C-2 and fronts Dixie Highway west of Old Pond Road. The site is just over six acres in size and will be developed in a campus of six buildings, three being commercial with retail uses and three buildings which will utilize office space. Mr. Saroki said the site will have one central point of access off Dixie Highway that will terminate at one office building. Each building will be 4800 square feet in area and developed in two phases. Retail will be built in the first phase and the second phase will be office buildings subject to need and market demand. The applicant has provided 173 paved parking spaces between phase 1 and phase 2 and they show an additional 19 parking spaces to be land banked. Mr. Saroki said they have provided an on-site detention pond designed as a 10-year pond. They have also provided an on-site septic field along with a reserve septic field and have maintained 100 feet between the septic field and the detention pond. They have linked the three retail buildings with brick pavers providing a definitive cross-walk, while separating the vehicular traffic from the pedestrian traffic. In regard to the building design the buildings will be all masonry buildings with store front glass and a combination of fabric awnings and structural awnings. The general height will be anywhere from 20 to 27 feet while sufficiently screening the mechanical units.

Ms. Elmiger of Carlisle/Wortman summarized her review dated September 9, 2005. Ms. Elmiger commented that the storm system will carry water underground into the detention basin and she felt there may be some additional ways the storm water could be used to infiltrate into the ground, rather than pipe it all directly underground into the basin. In regard to natural features preservation, Ms. Elmiger said this site is located in an MNFI site but was only ranked as a "5." In order to be covered under the Resource Protection Overlay District it would have had to be ranked a "7." The property does have quite a few trees and existing woodlands; she suggested there may be more ways that some of the existing plant materials could be incorporated into the developed part of the design of Phase 1. Ms. Elmiger suggested that the seating area proposed at the southern end of the retail building contain some kind of buffering since it is near the parking lot. Carlisle/Wortman agrees with the applicant regarding the required amount of parking being too much. Ms. Elmiger said they would like the applicant to consider pedestrian access of phase II as they have considered vehicular access to phase II.

Commissioner Baker commented that he would like to have as much parking as needed but as minimum a number of hard surface spots as possible. Commissioner Baker said he likes the overall concept of the project.

Chairperson Lamont summarized HRC's review dated October 24, 2005. Regarding site grading and drainage, the proposed detention basin has been moved but not exactly where HRC would like it; however, it will work. The basin must be sized for a 25 year storm, not 10 year as proposed by the applicant. A defined overflow spillway must be provided from the basin to protect other properties from flooding. The detention basin side slopes need to be called out on the plans. Regarding site access, the plan has been revised with the elimination of the east drive. The proposed decel lane is depicted as a taper rather than a right-turn lane in accordance with the Road Commission standards. Regarding site utilities, the size of the septic must be confirmed and proper permits must be obtained.

Commissioner Hines commented that she likes the concept and it is a nice development.

Commissioner Leddy commented that he would like to see the applicant square the easement with the property line with the house. He said the back end of the building is "alley type" and he thinks it would look more attractive if the back end were nicer, since it can be seen from the office buildings.

Chairperson Lamont commented that this plan is a harmonious blend into that particular section of Dixie Highway, and he likes the staggering of the buildings with some parking in the front and side. He believes this meets the intent of the Master Plan and the Dixie Highway Corridor Overlay District. Chairperson Lamont commented, regarding the internal pathway suggested by Carlisle/Wortman, it is extremely important in his opinion. He likes the architecture, design and colors and would like to see a pedestrian pathway. Chairperson Lamont concurs that reduced parking is adequate. Regarding the Best Water Management Practices, he believes for the plan to qualify for the reduced detention pond size, the applicant would have to really step forward on best water management practices to the maximum extent allowable within this site. There should be two amenities near Dixie Highway and should be reviewed at final.

Commissioner Baker asked regarding retail B handicapped access parking, whether or not it would make more sense to be on the front? Commissioner Hines said the handicapped spaces will probably access retail A also. Commissioner Baker said it might be suitable to spread them around somewhat.

Chairperson Lamont suggested that the applicant work with the Township Building/Planning Director to iron out issues and develop the plan further to come back to the Planning Commission.

Other Business:

1. Priority List

Review PL and RC District is set for the 12/1/05 Workshop Meeting. Review Waste Water Treatment Ordinance is TBD. Build Out/Traffic Study is TBD. Innovative Storm Water Management is TBD. Pathway Systems Priority is set for the 12/1/05 Workshop Meeting. Resource Protection District is set for the 12/1/05 Workshop Meeting. Existing, Non-conforming Setbacks is TBD. Proposal to rezone property at 9191 Dixie Highway is completed.

Adjournment:

Hearing no other business, Chairperson Lamont closed the meeting at 9:35 p.m.

Susan Weaver, Recording Secretary