

**PLANNING COMMISSION
FINAL WORKSHOP MEETING AGENDA
October 6, 2005**

CALL TO ORDER: 7:30 P.M.

APPROVAL OF MINUTES: N/A

APPROVAL OF AGENDA:

PUBLIC COMMENT: Items Not On Agenda

PUBLIC HEARING:

UNFINISHED BUSINESS: **Ordinance Amendments**
Discussion
1. Review of PL & RC Zoning Districts

Planning/Policies
1. Pathway Systems Priority

NEW BUSINESS: **Miscellaneous**
1. Watershed Plan

MISCELLANEOUS: 1. Priority List

NEXT MEETING DATE: October 17, 2005 – Regular Business Meeting
November 3, 2005 – Workshop

ADJOURNMENT:

**Springfield Township
Planning Commission –Workshop Meeting
Minutes of October 6, 2005**

Call to Order: Chairperson Roger Lamont called the October 6, 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
Dean Baker
Ruth Ann Hines
Bill Leddy

Commissioner(s) Absent

John Steckling

Consultants Present

Sally Elmiger

Staff Present

Leon Genre
Mary Blundy
Nancy Strole

Approval of Minutes: **None**

Approval of Agenda:

There was unanimous consent to approve the agenda as presented.

Public Comment: **None**

Unfinished Business:

1. Review of PL and RC Zoning Districts

Ms. Elmiger of Carlisle/Wortman explained that they are suggesting reworking the Resource Conservation District and the existing Public Lands District and adding a new district called, "Parks and Recreation District." The recreation activities have been essentially removed from the Resource Conservation District and moved to the Parks and Recreation District in this proposal. The Public Lands District has been modified to be called a Public Service District. The recreation activities have been removed from that district as well, and this concentrates much more on purely what is believed to be public services such as schools and municipal properties.

Mr. Genre, Building/Planning Director explained that this originally came to be because Oakland County Parks and Recreation operates the 4H Fairgrounds and came to the Township asking to rezone that property to something else but they did not know what. They wanted to be able to

allow an equestrian facility, an event campground with full facilities and other uses. Those uses did not fit anywhere other than going to a commercial type zoning.

Commissioner Baker commented that he thinks the Planning Commission is heading down the right road with this proposal. He was struggling when dealing with public lands and resource conservation. It seemed like these two districts were trying to fit together and we were missing something. He believes the idea of creating a Parks and Recreation District to capture these uses that currently exist in RC and PL but may better exist elsewhere such as the proposed Parks and Recreation District. He believes there are some enhancements that need to be worked out but it is heading in the right direction.

Chairperson Lamont said he would concur with Commissioner Baker and believes moving toward the separate Parks and Recreation District is a good idea. He believes the change needs refinement and there is some question as to what should occur in a Resource Conservation District as far as landscape nurseries and such.

Ms. Elmiger said she would work on revising these amendments with Dick Carlisle, and it would be placed back on the agenda at a later date. The Planning Commissioners agreed to further pursue creating the Parks and Recreation District.

2. Pathway Systems Priority

Ms. Elmiger provided a map and a memo indicating pathway ideas to the Planning Commissioners and said it essentially reflects what was discussed at the last pathway discussion. She noted that Independence Township has in their Engineering and Design Standards language that indicates anyone going through site plan review, unless for a single home, must provide a safety path or provisions for a safety path. This could be done by giving the Township money to have a safety path constructed if a safety path in that location is a reasonable expectation within approximately the next ten years.

As asked by Commissioner Rabaut, Mr. Genre noted that the safety paths are for non-motorized use only except for handicapped individuals with electric wheelchairs.

Commissioner Leddy said he agrees with the ideas provided by Ms. Elmiger this evening. He agrees developers should be required to provide for safety paths but is not sure whether we want the developers to actually construct the safety path until the whole route and details have been designed in full. Commissioner Hines and Chairperson Lamont both concurred.

Commissioner Hines asked if, in the meantime, we could ask for an easement to be provided? Mr. Genre said, yes, and noted that on Dixie Highway it is already part of the ordinance.

Chairperson Lamont said the routes on the map proposed this evening are really not too different from the Master Plan with the exception of a small area at Tindall and Scott Rds. and the Davisburg extension to the Township line. He said that path on Davisburg Rd. to the Township line should go all the way through. The Planning Commissioners agreed.

Chairperson Lamont suggested that an important determination should be, are pathways necessary on both sides or on one side of a road? If determined to be necessary on one side, what side would be the most practical side from a youth standpoint and an environmental standpoint? He suggested that we allow Mr. Genre to work with Carlisle/Wortman on these issues. Mr. Genre said there would be other areas that are going to be environmentally harmful on either side of the road. Therefore, we may need to discuss possibly eliminating the safety path and go with a larger paved shoulder in those locations. The Planning Commissioners agreed. Mr. Genre said we should also look at construction materials, because in some areas, an asphalt path may not be appropriate, such as on Tindall Rd., an asphalt path is completely inappropriate.

Chairperson Lamont suggested that the Planning Commissioners continue to review and prioritize pathway ideas. The Planning Commissioners unanimously agreed. Ms. Elmiger said she would begin amending the pathway map and codes and work on a new draft for discussion at a later meeting.

New Business:

1. Watershed Plan

Ms. Elmiger explained that this is a Federal mandate by the Phase II Clean Water Act. The Federal Government wants communities and jurisdictions to start regulating what comes off the ground into our surface waters. From an ecological standpoint, the watershed approach makes a lot of sense; and, DEQ said that it would be a more flexible approach and the solutions would be more flexible.

Ms. Elmiger explained that the watershed plan is the fifth requirement of six required by DEQ, and the last requirement will be completed by May 2006. Each community had to come up with a public education program educating the public about water quality issues and also an Illicit Discharge Elimination Plan which tells DEQ how the community will look at all of its drainage systems to see if anyone is illegally discharging something into a storm drain. There is also a Public Participation Plan which is how the public was invited to participate in the development of the watershed plan.

Other Business:

1. Priority List

Review PL and RC District is sent back to Carlisle/Wortman for review and set for a later meeting date TBD. Review Waste Water Treatment Ordinance is TBD. Build Out/Traffic Study is set for 11/3/05 Workshop meeting. Innovative Storm Water Management is TBD. Pathway Systems Priority is sent back to Carlisle/Wortman for revisions and set for a later meeting TBD. Lake Shore Protection Policy is set for 11/3/05. Existing, non-conforming setbacks is TBD.

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Watershed Plan is complete. Proposal to rezone property at 9191 Dixie Highway has been set for a Public Hearing on 11/21/05. High Density Plans Discussion is set for 11/3/05.

Adjournment:

Hearing no other business, Chairperson Lamont adjourned the meeting at 10:16 p.m.

Susan Weaver, Recording Secretary