

**PLANNING COMMISSION
FINAL WORKSHOP MEETING AGENDA**

November 3, 2005

CALL TO ORDER: 7:30 P.M.

APPROVAL OF MINUTES: September 1, 2005 Workshop Meeting Minutes
September 19, 2005 Business Meeting Minutes
October 6, 2005 Workshop Meeting Minutes

APPROVAL OF AGENDA:

PUBLIC COMMENT: Items Not On Agenda

PUBLIC HEARING:

UNFINISHED BUSINESS:

NEW BUSINESS: **Planning/Policies**
1. Build Out/Traffic Study
2. Clout of Ordinance #26 Regarding High Density

Miscellaneous
1. Lake Shore Protection Policy

MISCELLANEOUS: 1. Priority List

NEXT MEETING DATE: November 21, 2005 – Regular Business Meeting
December 1, 2005 – Workshop

ADJOURNMENT:

New Business:

1. Clout of Ordinance #26 Regarding High Density

Mr. Genre explained that after reading the zoning ordinance and discussing it with Attorney Greg Need, he believes everything is in place with the Master Plan and Greg does not see any legal issues with the ordinance.

Commissioner Rabaut explained that he was just trying to find out if this ordinance needed strengthening legally to protect the Township and its residents and is concerned with the economic impact the ordinance may or may not have on applicants. Mr. Carlisle explained that the Planning Commission does not have to ensure profitability to applicants, the Township just has to ensure that the applicant is not denied the rights to their property that ownership comes with.

2. Build Out/Traffic Study

Mr. Carlisle gave a brief computerized presentation at the request of the Planning Commission regarding the future impacts of traffic and build-outs in Springfield Township. The selected traffic and build out focused on the area on the west side of Ormond Rd. The Commissioners stated that the information was very useful and requested that Mr. Carlisle conduct similar traffic and build out analysis for other parts of the Township. Mr. Carlisle said he would prepare a cost estimate to do this.

3. Lake Shore Protection Policy

Commissioner Steckling commented that when plans come in, the Planning Commission is good about screening, not cutting access points and pulling items away from the lake shores; it is a major focus of the Planning Commission. Commissioner Steckling said he knows we always specify proper planting materials and not disturbing what is existing. He said he does not know if there is something that could be specifically stated in an ordinance that we are not already accomplishing as a part of the plan review. Chairperson Lamont agreed.

Commissioner Baker said he appreciates the culmination of the various documents regarding shoreline and wetland protection and agrees with Commissioner Steckling. After reading the documentation provided, he is more comfortable with the Township standards and does not feel more vulnerable.

Chairperson Lamont said he concurs with the comments made by both Commissioner Steckling and Commissioner Baker. He believes we are far ahead with our shoreline protection. He said, what sometimes causes controversy, but is something that he likes, is that the Township may increase or reduce the buffer if the situation deems necessary.

The Planning Commission agreed that this needed no further examination at this time.

Miscellaneous:

1. Priority List

Review PL and RC District is set for the December 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 December Workshop meeting. Clout of Ordinance #26 is complete. Lake Shore Protection Policy is complete. Existing, non-conforming setbacks is TBD. Proposal to rezone property at 9191 Dixie Highway from R-2 to OS is set for a Public Hearing on November 21, 2005. Ecological Character Study Requirements is added to the priority list with a date TBD.

Adjournment:

Hearing no other business, Chairperson Lamont adjourned the meeting at 9:15 p.m.

Susan Weaver, Recording Secretary