

**Springfield Township  
Planning Commission – Business Meeting  
Minutes of December 17, 2007**

**Call to Order:** Chairperson Roger Lamont called the December 17, 2007 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  
John Steckling  
Dean Baker  
Ruth Ann Hines  
Frank Aiello  
Bill Leddy  
Laura Moreau

**Commissioner(s) Absent**

**Staff Present**

Collin Walls

**Consultants Present**

Sally Elmiger

**Approval of Agenda:**

Commissioner Steckling asked to add the Dixie Highway Corridor Plan to the Agenda. There were no objections to the addition

**Public Comment:**           **None**

**Consent Agenda:**

★     **Commissioner Steckling moved to approve the Consent Agenda as amended. Commissioner Aiello supported the motion. Vote on the motion. Yes: Lamont, Steckling, Baker, Hines, Aiello, Leddy and Moreau; No: none. The motion carried by a 7 to 0 vote.**

- a)     Approval of Minutes: November 19, 2007
- b)     Establish Commission Meeting Dates, 3<sup>rd</sup> Monday of each month at 7:30 p.m. at the Springfield Township Civic Center
- c)     Communications: None

**Old Business:**

1. Shiawassee Basin Rezoning

Chairperson Lamont explained that the desire at the workshop meeting was to change all of the Shiawassee Basin south of the railroad tracks currently zoned Resource Conversation to Parks & Rec. However, we cannot process this at this time because that is not what was outlined in the original public hearing. Commissioner Hines suggested that if we're going to establish a public hearing at a later date, the sub-committee also discussed Caribou Lake Estates and the northern portion that was not included in the proposed rezoning. We should make sure we include any other areas such as Caribou Lake north. Chairperson Lamont said he believes we should proceed with what we can proceed with.

- \* Commissioner Aiello moved to recommend the Township Board proceed with a recommendation to change the zoning on the southwest portion of the Shiawassee Basin and then have a public hearing on the balance of the parcel to be reconsidered at the Clerk's earliest convenience. Commissioner Steckling supported the motion.**

The Commission discussed whether they should set a public hearing at this time if they were going to suggest changes to other parcels later. Commissioner Aiello suggested the Clerk could just hold off publishing.

- \* Vote on the motion. Yes: Lamont, Steckling, Baker, Hines, Aiello, Leddy and Moreau; No: none. The motion carried by a 7 to 0 vote.**

2. Shepherd's Hollow Rezoning

Chairperson Lamont explained that this is one of the parcels left from the Workshop meeting that we ran out of time to discuss. At that time, the suggestion was made that we follow the same procedural discovery process that we did through our workshops, which appear to be very successful. We should first look at what was our intent and initiate a recommendation for rezoning.

Commissioner Baker said the intent was that it be brought back to discuss as a full Planning Commission and not have a committee meet separately again to discuss this one last parcel.

- \* Commissioner Steckling moved to move this discussion to the January Planning Commission meeting to allow time for Commissioners to review all documents. Commissioner Aiello supported the motion. Vote on the motion. Yes: Lamont, Steckling, Baker, Hines, Aiello, Leddy and Moreau; No: none. The motion carried by a 7 to 0 vote.**

3. Master Plan Update – Background Studies

Ms. Elmiger of Carlisle/Wortman noted that the draft provided tonight essentially reflects comments made by Nancy Strole and Collin Walls.

Commissioner Aiello suggested in regard to page 15 and the reference to central municipal water, that we obtain and publish comparisons of who has and who does not have a central water system in the area. If not, he suggested that perhaps we should consider removing the reference altogether. Commissioner Aiello said that it has been said that we never will have a municipal water system and he does not necessarily agree with that. Chairperson Lamont said he would agree with Commissioner Aiello.

Commissioner Aiello said in reference to page 19, he wonders if perhaps we can put our interactive CD-ROM for Native Vegetation on the web site. Commissioner Aiello noted the following minor changes: page 93, the top paragraph should reflect the accuracy of SEMCOG's past projections. Page 98, under Housing Characteristics, he would like to know if the dropoff of residential building permits is uniquely impacting Springfield Township. Commissioner Moreau said she would like to see "current" difficulty noted. Commissioner Steckling said it would be good information for planners but is not necessarily pertinent here. Page 99, Commissioner Aiello said he would like to see the number of foreclosures detailed in the Costs section. Supervisor Walls said that is not easily obtainable information. Page 103, paragraph 2 has some grammatical issues. In regard to residential land use patterns, he would like to see a comparison of need versus availability. Ms. Elmiger said they have not done that analysis, and she doesn't know if it is in the budget. Commissioner Aiello said he thinks it would also be legally helpful to know the number of acres subject to conservation easement on page 105. Page 109, we define Trade Area as just the Township. When we define the trade area as just the township, don't we exclude the possibility of economic development benefiting the township coming from residents outside the township? Supervisor Walls said we are also saying that our residents will not meet their needs outside the township. Commissioner Aiello asked if a developable acre is the same as a developable acre in Troy, for example. Ms. Elmiger said they are very different and probably not.

Commissioner Steckling said in regard to page 110, the last paragraph, he disagrees with the statement and that there is not enough information to state that. Commissioner Aiello suggested that perhaps the Carlisle/Wortman formula is not enough information for us. Ms. Elmiger asked what other information would he like in addition to commercial acreage demand. Commissioner Aiello said Carlisle/Wortman is the expert and he would look to them for guidance. He explained that he would like to know if we are adequately served or is there a need for more commercial retail service in our township. Commissioner Leddy said, what about the large buildings that get abandoned. Chairperson Lamont said that could be an ordinance amendment in the future to assure that a building will not become run down if abandoned.

Chairperson Lamont noted that perhaps we have created a vacuum and maybe the trade areas section is wrong. He does not care for the wording on page 110 in the last paragraph regarding having enough commercially zoned property.

Commissioner Aiello said in regard to page 112, third paragraph, the word "some" should be "one." Page 115, last paragraph, the word "one" should be inserted between the words "than" and "acre." Page 118, third paragraph the word "was" should be inserted after "information." Regarding page 120 and the phrase "air deposition" Commissioner Aiello said the definition of

that would be difficult to know. Page 136, second paragraph the words “responsibility of the” should be deleted for a proper sentence.

Commissioner Baker said in regard to page 14, second paragraph, he wonders why the number of homes has fallen and we should explain further. Page 15 references Springrove Estates but does not say who operates their water system while the others do. Page 16, he believes private roads should be noted in the last paragraph. Page 19, last paragraph, the word “was” should be inserted between “information” and “mapped.” Page 96, he was wondering if we can state how much a house might have cost in perhaps 1980 versus 1990, and compare that with CPI increases, etc. He asked the difference between households, referenced on [page 93](#), and housing units, on page 98. He would like to see some type of comparison detailed. Page 106 and the employers section, he asked if we excluded the Township and the County from those numbers. Page 114 is a repeat about not listing who owns or operates the Springrove sewer system.

Commissioner Leddy noted that on page 115, we note that we own six parks but only four are listed. Commissioner Steckling noted on page 104, last paragraph, the words “county” and “state” should be capitalized. Commissioner Hines noted on page 14 under Economic Base the last sentence should read “Oakland County is ranked” not “Oakland County has been ranked.” Page 87, second paragraph, the words “twenty-five some lakes” reads odd to her. Commissioner Moreau noted on page 14, second paragraph fourth sentence the word “an” should read “a.”

Ms. Elmiger said she would work on the revisions and bring this document back as soon as possible.

## **New Business:**

1. Master Plan Update
  - a) Commercial Market Analysis - discussed under Old Business
  - b) Existing Land Use Map

Ms. Elmiger explained that she and Nancy Strole and Collin Walls went through the map and made many changes. However, there were some they wanted Planning Commission input on how to address. The primary issues were vacant lands and are defined as vacant lands having no specific use. They were going to add “this includes the undeveloped part of a large parcel on which only a single family home has been constructed.” Commissioner Aiello asked if there are any outside sources which utilize our vacant number that could affect us. Supervisor Walls said, no. Commissioner Aiello said his feeling is that we should make it consistent with our previous methodology and the new text should reflect the new definition as should the map. Everything should be made consistent to preserve the trending in calculations. The Planning Commission concurred.

Supervisor Walls, Ms. Elmiger and the Planning Commission members made many numerous changes to the map.

Ms. Elmiger said she would make all the revisions and bring it back to the Planning Commission in January.

2. 2008 Officer Nominations

- ★ **Commissioner Steckling moved to appoint Roger Lamont as the Chairperson for 2008. Commissioner Hines supported the motion.**
- ★ **Commissioner Baker moved to appoint John Steckling as the Vice Chair for 2008. Commissioner Hines supported the motion.**
- ★ **Commissioner Steckling moved to appoint Dean Baker as the Secretary for 2008. Commissioner Aiello supported the motion.**

All motions will be voted on at the regular Planning Commission Business Meeting in January.

3. Dixie Highway Corridor Plan

Commissioner Steckling explained that he would like to add the Dixie Highway Corridor Plan as an open project of the Planning Commission. The last study was done in 2000. It is an excellent plan but is in need of updating. The Planning Commissioners agreed to reopen the study and place it on the agenda when time permits.

**Other Business:           None**

**Public Comment:       None**

**Adjournment:**

Hearing no other business, Chairperson Lamont closed the meeting at 10:15 p.m.

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Susan Weaver, Recording Secretary