

**Springfield Township  
Planning Commission – Workshop Meeting  
Minutes of December 6, 2007**

**Call to Order:** Chairperson Roger Lamont called the December 6, 2007 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  
John Steckling  
Dean Baker  
Ruth Ann Hines  
Bill Leddy  
Laura Moreau

**Commissioner(s) Absent**

Frank Aiello

**Staff Present**

Collin Walls  
Nancy Strole

**Consultants Present**

**Others**

Jennifer Tucker, Parks Director

**Approval of Agenda:**

There was unanimous consent to approve the agenda as presented.

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

**Consent Agenda:**           **None**

**Unfinished Business:**

1.     Zoning Map Sub-Committee Reviews
  - a)   Revise & Confirm Committee Assignments
  - b)   Set Meeting Time Schedule
2.     Breakout into Sub-Committees
3.     Reconvene for Committee Reports & Recommendations
4.     Discussion on Committee Recommendations

Chairperson Lamont commented that Supervisor Walls sent a memo to Commissioners dated November 26, 2007 explaining that the Planning Commission had not assigned review of the Shiawassee Basin Preserve and Indian Springs sites to a committee, and that we would like to move forward with assigning those tasks to Commissioners Hines, Leddy and Aiello. However,

Commissioner Aiello is not present, so he would like to replace him with Commissioner Moreau. Chairperson Lamont said he would also like to assign Heather Highlands to that same committee, even though it was assigned to Chairperson Lamont and Commissioners Baker and Steckling. There were no objections to the proposed committees. The Planning Commission agreed to reconvene to a meeting of the whole at 9:00 p.m.

The Planning Commission went into sub-committees at 7:38 p.m.

The subcommittee comprised of Commissioners Hines, Leddy and Moreau discussed each of the four sites assigned to their subcommittee. Clerk Strole served as a resource person. Members of the public present at the subcommittee meeting included Timothy Brennan, 8243 Caribou Lake, and David Knill, 8091 Caribou Lake, who asked questions and participated in the subcommittee's discussion of the Caribou Lake Estates site. Jennifer Tucker, Township Parks Director, was also present and answered questions regarding the Shiawassee Basin Preserve property.

The subcommittee composed of Commissioners Baker, Lamont and Steckling reviewed and discussed the Bridge Valley corridor area. Supervisor Walls served as the resource person. Public present at the subcommittee's discussions included Leonard Gorz, 7687 Brook Lane, and Daniel O'Neill, 8477 Zeerco Blvd.

The Planning Commission reconvened as a meeting of the whole at 9:05 p.m.

### **Caribou Lake Estates**

Commissioner Moreau explained that two residents present at their subcommittee meeting said they were not sure how the change (from R-1 to RC of Caribou Lake Estates Park South) was going to make a positive benefit. The subcommittee looked at why the northern portion was not also proposed for Resource Conservation. Looking at the MNFI map, it is clear the lower portion is a significant natural resource area, and they determined the original intent was to identify that southern portion for Resource Conservation and not the northern portion. The committee decided it should be left as proposed, except to remove the mowed greenbelt area that is located along Clement Rd., and to perhaps consider the other northern portion in the future. Commissioner Leddy suggested adding the statement in the minutes that "In no way is this designation intended to add or detract from any current or future uses of the area that have been already addressed in the Master Deed and By Laws."

### **Shiawassee Basin Preserve**

Commissioner Moreau explained that the Springfield Township Parks and Recreation office requested that we change the entire portion of the Shiawassee Basin Preserve that is located south of the railroad tracks to Parks and Recreation (PR), rather than just the portion that is currently being used for active use. The concern was that their long term intent for that property could be for more ball fields, Frisbee golf and other more active uses. The subcommittee questioned whether the purpose is to only identify the current use, or are we looking at the intent for that property? The subcommittee agreed that they are considering the intent as well. They

do not want to change the zoning and disregard the Master Plan, so they decided that it is appropriate that we take into account the long term future use. They also determined that, by being designated as (PR) Parks & Recreation, it was not going to exclude natural uses. Therefore, the current use makes sense; and the long term use (which may include more active uses) works with the proposed language for PR designation that is in front of the Township Board. The subcommittee recommends changing the entire area south of the railroad tracks to PR.

### **Indian Springs Metropark**

Commissioner Moreau explained that, looking at the aerial map and the proposed zoning map change, that the portion of Indian Springs Metropark proposed to change to PR could not have been a more perfect match to overlay the current use. The committee agreed that the change should move forward as proposed.

### **Heather Highlands Golf Club**

Commissioner Moreau said the subcommittee's concern was with the two commercially-designated parcels on Holly Rd. and with portions of a couple of parcels that were proposed to change from Residential to Parks & Recreation. The intent of the proposed zoning changes was not to change the value of the property. The subcommittee is recommending that we change everything that is zoned Resource Conservation to Parks & Recreation, and to leave as is those parcels that are zoned commercial, and that the parcels that are zoned residential also maintain their current zoning designation.

### **Bridge Valley Corridor**

Commissioner Baker explained that the committee reviewed what their intent was with the whole effort relevant to the Bridge Valley area. The goal was to reflect the current development easements or restrictions. It was not the intent to change any development potential. They also were hoping to reflect current uses and non-uses of property, and it was supposed to serve as a means of notifying the residents, public and anyone looking at the zoning map of what the intent was for use of that property. Commissioner Baker said, originally, it was discussed that the whole area within the proposed resource boundary lines would go to RC. As the subcommittee looked at the area, it discussed how that has the outcome of limiting development options for some property owners, which was contrary to one of the goals. The subcommittee asked how it would maintain some link with the ability to best manage the development that might take place there. The 2004 MNFI boundary does not necessarily match up with previous MNFI boundaries. Another line (black line on the aerial overlay being used) is the intended property rezoning line that goes through the Bridge Valley area. The subcommittee asked, would it be possible to expand the existing Resource Protection Overlay District to these areas and get the benefits of the Overlay District, where we do not limit the developer but create a partnership with the Township that provides a better opportunity to have development while maintaining safeguards. There are some areas in the Bridge Lake area that are already in either easements or developmental restrictions. There is no detriment to those particular areas if they are rezoned to RC. For property already subject to development restrictions, it does not limit anyone's rights or

change property values by simply calling it RC. The subcommittee decided to propose that the two areas already in easement or deed restrictions (the nature preserves located in the Bridge Valley and Bridge Lake Bluffs residential developments) go to RC, and that the Overlay District be reevaluated with the intent of taking it all the way up behind the Savoie property, and have the remainder of the designated Bridge Valley area be covered with the Overlay District.

### **Shepherd's Hollow Golf Club**

The committee did not have time to review the Shepherd's Hollow Golf Club site and suggested it be added to the Planning Commission agenda of December 17, 2007 as a regular agenda item. There were no objections.

- \* Commissioner Steckling moved to submit the recommendations recorded by the committees to the Township Board as our recommendations in these matters. Commissioner Hines supported the motion. Vote on the motion. Yes: Lamont, Steckling, Baker, Hines, Leddy and Moreau; No: none; Absent: Aiello. The motion carried by a 6 to 0 vote.**

**New Business:               None**

**Other Business:           None**

**Public Comment:         None**

### **Adjournment:**

Hearing no other business, Chairperson Lamont closed the meeting at 9:40 p.m.

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Nancy Strole, Acting Recording Secretary