

Springfield Township
Planning Commission Meeting
Minutes January 15, 2019

Call to Order: Chairperson Baker called the January 15, 2019 Business Meeting of the Springfield Township Planning Commission to order at 7:30 p.m. at the Springfield Township Civic Center, 12000 Davisburg Road, Davisburg, MI 48350.

Attendance:

Commissioners Present:

Dean Baker
Ruth Ann Hines
Dave Hopper
George Mansour
Jason Pliska
Terry Rusnell
Kevin Sclesky

Commissioners Absent

None

Consultants Present

Doug Lewan, Carlisle Wortman, Associates

Staff Present

Collin Walls, Supervisor
Erin Mattice, Planning Administrator

Approval of Agenda:

Commissioner Mansour moved to approve the agenda as presented. Supported by Commissioner Hines. Vote: Voted yes: Baker, Hines, Hopper, Mansour, Pliska, Rusnell, Sclesky. Voted no: None. Absent: None. Motion Carried.

Public Comment:

None

Consent Agenda:

1. Minutes of the December 18, 2018 meeting

Commissioner Hopper moved to approve the minutes of the December 18, 2018 meeting as presented. Supported by Commissioner Pliska. Vote: Voted yes: Baker, Hines, Hopper, Mansour, Pliska, Rusnell, Sclesky. Voted no: None. Absent: None. Motion Carried.

Public Hearing:

Ordinance Amendments – Special Land Use, Section 40-145

Chairperson Baker opened the Public Hearing at 7:34 p.m.

No public comment was heard.

Chairperson Baker closed the Public Hearing at 7:35 p.m.

Old Business:

None

New Business:

1. Ordinance Amendments – Special Land Use, Section 40-145

Mr. Doug Lewan provided a summary of the ordinance amendments to Special Land Use, Section 40-145.

Commissioner Sclesky suggested that the requirement to allow cross access and shared access of a driveway on a site is added to the ordinance language so that the ordinance requirement of shared driveways on Dixie Highway is allowed by a new business regardless of the nature of the business. He suggested that this should have been done with the Kroger development so that when something is developed on the property next to them, they must allow that business to access the driveway.

Mr. Lewan suggested that this language be put in the Dixie Highway Overlay District.

Commissioner Rusnell agreed that this might deter or promote negotiations up front.

Supervisor Walls commented that Speedway was told that they need to approach Kroger about the shared driveway at all early meetings and they didn't.

Commissioner Hines commented that if the language was there, Kroger would have had to say yes.

Chairperson Baker commented on the Zoning Board of Appeals position on the driveway separation issue with Speedway.

Commissioner Mansour commented that the driveway should not be located right on the property line, so they can still landscape and have a buffer and the applicant could also be required to provide an easement to make sure that the business next door could tie into a driveway access.

Commissioner Pliska concurred.

Commissioner Hopper moved to recommend that the Township Board amends Springfield Township Code of Ordinances, Chapter 40 – Zoning, by amending Standards for Approval of Special Land Use, Section 40-145 as presented tonight. Supported by Commissioner Sclesky. Vote: Voted yes: Baker, Hines, Hopper, Mansour, Pliska, Rusnell, Sclesky. Voted no: None. Absent: None. Motion Carried.

Other Business:

None

Public Comment:

Adjournment:

Commissioner Hines moved to adjourn the meeting at 7:46 p.m. Supported by Commissioner Pliska. Vote: Voted yes: Baker, Hines, Hopper, Mansour, Pliska, Rusnell, Sclesky. Voted no: None. Absent: None. Motion Carried.

Erin A. Mattice, Recording Secretary