

Springfield Township
Planning Commission Meeting
Minutes October 15, 2019

Call to Order: Chairperson Baker called the October 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

Consultants Present

Doug Lewan, Carlisle Wortman, Associates

Staff Present

Erin Mattice, Planning Administrator

Approval of Agenda:

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

Public Comment:

None

Consent Agenda:

Chairperson Baker recommended an edit on page 7.

1. Minutes of the September 17, 2019 meeting

Commissioner Hopper moved to approve the minutes of the September 17, 2019 meeting as amended. Supported by Commissioner Hines. Vote: Voted yes: Baker, Hines, Hopper, Mansour, Pliska, Rusnell, Sclesky. Voted no: None. Absent: None. Motion Carried.

Public Hearing:

None

New Business:

**1. The Journey Church – Request for Signage
11489 Rattalee Lake Road, Davisburg, 48350
Parcel #07-09-127-004**

Mr. Gordon Wallace, Signarama, introduced himself to the Commission. He summarized the request for The Journey sign and added that he was able to answer any questions as needed.

Chairperson Baker commented that this signage was not proposed in the original site plan package so when signage is added, the obligation is for the applicant to come to the Planning Commission to ask for approval. All indications are that the sign being proposed meets all ordinance requirements.

Commissioners agreed that this was on the agenda because the final and complete sign details were not included and approved during Final Site Plan.

Commissioner Hopper moved to approve the signage plan approving a ground sign to be located adjacent to Rattalee Lake Road as per the sign permit and the plan submitted tonight on Parcel ID #07-09-127-004 located at 11489 Rattalee Lake Road. Supported by Commissioner Hines. Vote: Voted yes: Baker, Hines, Hopper, Mansour, Pliska, Rusnell, Sclesky. Voted no: None. Absent: None. Motion Carried.

Old Business:

**1. Ordinance Amendment – Section 40-888 and Section 40-2
Glare and Exterior Lighting**

Mr. Doug Lewan summarized the current edits that were included in the Commissioner's packets and dated October 2, 2019. He commented that the IESNA references on the last page should be reviewed to determine if they should remain in the document. There was some discussion about adjusting the sketches presented last month, so he needs further clarification on the adjustments needed.

Commissioner Hopper commented on the parking lot lighting and how it sounds like ingress and egress, but the intent is for all the parking lot lights.

Commissioner Rusnell agreed.

Commissioner Pliska suggested different language and agreed with Commissioner Hopper.

Mr. Lewan stated that he could correct this definition.

Commissioner Hopper stated that he likes the addition of the glare on page 2. He also saw glare onto streets in another section and suggested that it should be included in #2. He asked about glare from headlights onto an adjacent roadway.

Commissioners and Mr. Lewan discussed the section entitled “Glare.”

Commissioners discussed the IESNA standards presented in D. and E. on page 4 and the conversion to LED bulbs and foot candles projected by those bulbs.

Commissioners agreed that the “Glare” section should be removed from this section and placed in its own section under “environmental performance standards.” They also agreed with eliminating the IESNA standards on page 4, section g., and to eliminate the reference to IESNA throughout the ordinance.

Commissioner Hopper suggested that the language say “5000 and above are prohibited” because there is a 6500 that is arc white.

Mr. Lewan asked about item H. He asked if the change in light should require site plan amendment.

Commissioners discussed retrofitting existing fixtures and how this should be represented in the ordinance. They agreed that any retrofitting should meet the current standards.

Chairperson Baker asked about the question about the sketches.

Mr. Lewan answered that he would speak to Supervisor Walls about this item.

2. Stormwater Detention Basin Maintenance Discussion

Mr. Doug Lewan summarized the current edits that were included in the Commissioner’s packets and dated October 3, 2019.

Commissioner Hopper asked if number two should be the Township Supervisor or his designee.

Mr. Lewan answered that it would typically be the Zoning Administrator.

Commissioner Hopper suggested that it should not just say “detention basin” because they want it to include all elements of the stormwater system. He asked about ditches and swales.

Mr. Lewan agreed that all references should be replaced with “stormwater management system” so that all elements are included.

Commissioner Sclesky commented favorably on the ordinance.

Mr. Lewan added that he might add a definition for stormwater management system.

Commissioner Pliska asked about the timeline of the requested payment coming delinquent and if this was consistent with the delinquency of property taxes.

Mr. Lewan stated that he would not assume the timeline was the same. He could add a timeline if the Commission so desired. He suggested 120 days.

Commissioner Mansour asked how long would be given in the notice for the property owner to make the repairs.

Mr. Lewan reviewed the steps in the ordinance. He concluded that typically a code violation is sent out within a week. He could add that information because it is not in the language now. This proposed language was just sent to the engineer today and Mr. Winn wanted time to review it and offer comment before a Public Hearing was set.

Other Business:

1. Priority Task List

Commissioners reviewed and suggested changes to the Priority Task List.

Public Comment:

None

Adjournment:

Commissioner Pliska moved to adjourn the meeting at 8:42 p.m. Supported by Commissioner Mansour. Vote: Voted yes: Baker, Hines, Hopper, Mansour, Pliska, Rusnell, Sclesky. Voted no: None. Absent: None. Motion Carried.

Erin A. Mattice, Recording Secretary