

Springfield Township
Planning Commission Meeting
Minutes November 15, 2016

Call to Order: Chairperson Baker called the November 15, 2016 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
Kevin Sclesky
Linda Whiting

Commissioners Absent

Consultants Present

Doug Lewan, Planner, Carlisle Wortman, Associates

Staff Present

Collin Walls, Supervisor
Laura Moreau, Clerk
Judy Hensler, Trustee
Erin Mattice, Administrative Assistant

Approval of Agenda:

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

Public Comment:

None

Consent Agenda:

1. Minutes of the October 18, 2016 Planning Commission Meeting

Commissioner Hopper moved to approve the minutes of the October 18, 2016 meeting as presented. Supported by Commissioner Whiting. Voted yes: Baker, Hines, Hopper, Mansour, Pliska, Sclesky, Whiting. Voted no: None. Absent: None. Motion Carried.

Public Hearing:

1. Rezoning Request: Springfield Township, 12000 Davisburg Road, Davisburg, 48350 to rezone the following properties:
 - a. Rezone the 6.05 parcel located at 9482 Andersonville Road to PS -Public Service from R1 – One Family Residential, P.I. #07-35-203-012.

Chairperson Baker opened the Public Hearing at 7:33 pm

Mr. Bob Schultz, 5315 Farley, provided a Power Point presentation opposing the rezoning of this property. Copies of the presentation were presented to the Commissioners. He urged the Planning Commission to deny the rezoning and look for a more appropriate property to place the new fire station. He also provided a petition signed by neighbors also opposing the rezoning.

Chairperson Baker stated that the Planning Commission does not rezone property. This evening, the Commission is seeking input from the residents relevant to a proposal to rezone a piece of Township owned property from R1 to PS. The Commission will make a recommendation to the Township Board who will be the decision making body on whether or not a rezoning takes place at a future meeting. He clarified that currently in the R1 zoning, a fire station is not allowed and the only zoning in which it is allowed is Public Service.

Mr. Schultz stated that this is aimed at saying you have to rezone it before you can build a fire station.

Chairperson Baker stated that if this property is zoned for a Public Service use, any of the items that are delineated within the Public Service ordinance could be placed there provided that they meet all of the other ordinance language and requirements. Whether or not the Township decides that they want to put a fire station on that property is not an item that this Commission is part of that decision making process. He reiterated the Commission's role in the proceedings tonight. There are a number of items that could be located on Public Service property and a fire station is one of them but there are others. He summarized the ordinance language and read aloud all approved uses and special land uses of Public Service zoned property. He stated that the intent is not a part of the agenda tonight.

Mr. Lewan stated that public schools are exempted from local zoning so they are mentioned in the public service category but are permitted anywhere in the Township.

Joseph Tenerelli, 5331 Farley, commented on the safety concerns that he has at that intersection of Farley Road and Andersonville. If there is a slow moving vehicle like a fire truck, that is a problem.

Brian Combs, 5360 Farley, stated his opposition to the rezoning. He is concerned about the loss of property value, noise, nuisance and traffic. This property is completely surrounded by residential R-1 zoning consisting of 1.5 to 1 acre properties. He wondered why they would need six acres of land for a fire station unless there is going to be a training facility there. He stated that it is also sandwiched between railroad crossing that could effectively cut off access. There is more suitable property for a new fire station. He asked why in twelve years they have not moved to find a more suitable property.

Wendy Fox, 5342 Farley, stated that it has been rumored that if they put a fire station on this property that a big wall might be constructed and she is opposed to this. She is opposed to the rezoning based on property values and safety and traffic concerns.

Jim Ziegenfelder, 5521 Farley, agreed with the neighbors and opposes the rezoning because of traffic safety concerns and concerns about property values.

Kevin Grosvenor, 9660 Andersonville Road, commented on concerns that he has regarding living next to Northwest Court. He is opposed to any more rezoning.

Mrs. Fox provided a copy of a newspaper article in the Oakland Press in which the Fire Chief talks about putting Fire Station 3 on this property.

Tracy Grosvenor, 9660 Andersonville Road, expressed her concerns about living near the industrial complex and she is opposed to adding a fire station to the area.

Chairperson Baker closed the Public Hearing at 8:02 pm

- b. Rezone the 1.29 acre parcel located at 12800 Andersonville Road to PS – Public Service from R3 – One Family Residential, P.I. #07-17-327-001.

Chairperson Baker opened the Public Hearing at 8:03 pm

Mr. Schultz asked why this is being rezoned and what is the plan for this property.

Chairperson Baker replied that he is not aware of any plans for this property.

Chairperson Baker closed the Public Hearing at 8:04 pm

- c. Rezone the 0.8 acre parcel located at 700 Broadway to PS – Public Service from R3 – One Family Residential, P.I. #07-17-177-013.

Chairperson Baker opened the Public Hearing at 8:05 pm

Diana Walls, 627 Broadway, stated her objections to the rezoning of this property. She would like it to be a part of the Village Center district and the Township could take the lead to help with the septic system and maybe the rest would follow. She stated that they

do not need another storage building downtown and would like to have something more profitable to bring people downtown.

David Rooney, 616 Broadway, stated his objections to the rezoning of this property. He would like to see it more of a retail building because that would bring more people to the downtown area. There are no septic facilities available now.

Chairperson Baker closed the Public Hearing at 8:12 pm

New Business:

1. Rezoning Request: Springfield Township, 12000 Davisburg Road, Davisburg, 48350 to rezone the following properties:
 - a. Rezone the 6.05 parcel located at 9482 Andersonville Road to PS -Public Service from R1 – One Family Residential, P.I. #07-35-203-012.

Mr. Lewan summarized his report dated November 3, 2016. Single family residential zoning surrounds the property. He summarized the PS – Public Service zoning is designed to be compatible with single family land uses. The uses permitted are low intensity uses and are not uncommon in single family residential districts. He stated that as described in the Master Plan and zoning ordinance, Public Service district and public service uses appear to be consistent with the Master Plan for the community. The Master Plan is a long term policy document for the community that they look to specifically for issues like this. The Master Plan does designate this site for public uses. A rezoning to PS Public Service is consistent with the current Master Plan. He read the allowed uses and special land uses in a PS – Public Service zoning district. The uses allowed in the Public Service designation are consistent with the Master Plan vision for the Township. This rezoning would allow for all of the Public Service uses as of right or some special land use. Natural Resources and traffic impact will be examined and evaluated when a site plan is presented for this site. Essential facilities and services would also be examined and evaluated when a site plan is presented for this site. He stated that he finds the rezoning to Public Service is in substantial compliance with the Master Plan and adjacent area and they recommend approval of this rezoning.

Commissioner Mansour asked if there were other Township owned parcels that are zoning Public Service now.

Mr. Lewan replied he did not know.

Commissioner Mansour asked if the purpose was to make it easier for Township owned properties to be in a PS zone.

Mr. Lewan answered that the Township has requested this rezoning and if rezoned, all of the uses would be permitted by right that are outlined in the PS Public Service district.

Commissioner Whiting asked how it happened that it is designated something else in the Master Plan when it is zoned residential right now.

Mr. Lewan stated the Master Plan is the policy document for the community and it is reviewed every five years to determine if it still reflects the vision of the community. In the past, these areas were identified as properties that should be considered for Public Service. It is not uncommon for a Master Plan to have designations that don't conform with the underlying zoning. If you are doing long term planning for your zoning, it is very common for parts of the community to not match existing zoning because the community wants to see a change of some kind.

Commissioner Sclesky stated that they are not making a decision on what is going to be placed on that property and they have heard comment from Mr. Schultz saying that the property was going to be the site of Station 3. He has not heard specific language as to what it is going to be there but they do have a group of citizens that want it to remain residential. He does not know enough about the population density for this southeast area of the Township. He reviewed the maps online and it appears as if the north side is covered and the area around Davisburg is covered, but nothing at the south end of the Township.

Commissioner Hopper stated that if it was rezoned to Public Service and a public facility did move in there, there are some caveats in the ordinance regarding setback distance. He stated that on this six acres, someone could probably put six houses on there and the neighbors would not want to see this either. This would be a denser occupancy load than what was there.

Commissioner Hines stated that she does not know any of the history behind the purchase of this property and why the Township felt that this would be a good site. She would not believe this property to be appropriate for anything other than residential.

Commissioner Sclesky suggested looking into a different area for the fire station; is there a better alternative that would not affect the residents especially with the traffic and safety concerns.

Commissioner Hines asked if there was someone to speak on behalf of the Township.

Mr. Lewan read aloud the Master Plan section regarding Public owned property.

Commissioner Whiting stated that she was impressed with Mr. Schultz's presentation. She agrees with the comments regarding the hill and safety concerns.

Commissioner Hopper moved to recommend to the Township Board the rezoning of a 6.05 acre parcel, Parcel ID #07-35-203-012, commonly known as 9482

Andersonville Road, from R-1 One Family Residential to PS Public Service and,

- 1. The adjacent land uses to the site consist of medium density residential and railroad right-of-way which are compatible with PS Public Service**

- 2. The rezoning is compatible with the Master Plan**
- 3. The uses under PS Public Service is compatible with the Master Plan vision for this area. The rezoning would allow for all of the PS as of right and Special Land Use uses**
- 4. Natural Resources, traffic buffering and essential facilities and services will be evaluated during any future site plan reviews**

Supported by Commissioner Baker.

Commissioner Sclesky stated that he is in favor of tabling the request and getting more information.

Supervisor Walls stated that the Planning Commission's charge, whether it is Township owned or not, is to look at the request, the zoning and the uses that are allowed there in reference to the property. Whatever might be planned for that site is not nearly as appropriate as what uses could be there.

Ms. Wendy Fox presented a copy of the Oakland Press article to the Chairperson.

Commissioner Mansour stated that if it wasn't Township owned property they would not be having this discussion. His concern is if that is an appropriate spot for a fire station.

Chairperson Baker stated that the Commission makes a recommendation to the Township Board that it is in favor, or it is not in favor. It will then go to the elected body and the residents of the community choose the elected body. The opportunity to speak and state their views will be there at Township Board level for the residents. It will be published in the Oakland Press and the residents can make their opinions known. The document that Mr. Schultz presented will be a part of the packet moving forward.

Commissioner Hines stated that whatever site plan is brought forward may or may not happen because of the particular requirements.

Chairperson Baker agreed that they would get a chance to review through site plan review and they will take a look at the placement of facilities on that site including the building, parking, screening, the ability to move it closer to the railroad tracks. They will look to minimize the impacts on surrounding properties. The site is designated in the Master Plan designated for a Public service use and the Public Service zoning would be appropriate. It is designated as compatible with the surroundings uses that are there at this time.

Mr. Schultz summarized the history of the purchase of the property.

Ms. Phyllis King, 9665 Andersonville Road, asked if any of the Commissioners had been out to the property.

Commissioners replied yes.

Ms. King expressed her concerns about traffic and safety regarding the site.

Mr. Kevin Grosvenor offered his comment that the fire station should be located centrally in the Township instead of at the Township border with White Lake Township.

Voted yes: Pliska, Baker, Hopper. Voted no: Sclesky, Mansour, Hines, Whiting. Absent: None. Motion Failed.

Commissioner Mansour asked about the plans for 12800 Andersonville Road. He asked if the Township wanted to keep the properties or resell them.

Commissioner Hines moved to recommend to the Township Board to deny the request to rezone 6.05 acre parcel located at 9342 Andersonville Road to PS Public Service from R1 One Family Residential, Parcel ID #07-35-203-012. Seconded by Commissioner Sclesky. Voted yes: Hines, Whiting, Sclesky. Voted no: Pliska, Baker, Hopper. Abstain: Mansour. Absent: None. Motion Failed.

Mr. Lewan stated that generally a Commissioner cannot abstain for no reason.

Chairperson Baker stated that the Commissioners would re-vote on the above motion.

Commissioner Hines moved to recommend to the Township Board to deny the request to rezone 6.05 acre parcel located at 9342 Andersonville Road to PS Public Service from R1 One Family Residential, Parcel ID #07-35-203-012. Voted yes: Hines, Whiting, Sclesky. Voted no: Pliska, Baker, Hopper, Mansour. Absent: None. Motion failed.

Commissioner Hopper moved to recommend to the Township Board the rezoning of a 6.05 acre parcel, Parcel ID #07-35-203-012, commonly known as 9482 Andersonville Road, from R-1 One Family Residential to PS Public Service and,

- 1. The adjacent land uses to the site consist of medium density residential and railroad right-of-way which are compatible with PS Public Service**
 - 2. The rezoning is compatible with the Master Plan**
 - 3. The uses under PS Public Service is compatible with the Master Plan vision for this area. The rezoning would allow for all of the PS as of right and Special Land Use uses**
 - 4. Natural Resources, traffic buffering and essential facilities and services will be evaluated during any future site plan reviews**
- Supported by Commissioner Baker. Voted yes: Baker, Hopper, Pliska, Mansour. Voted no: Hines, Whiting, Sclesky. Absent: None. Motion passed.**

- b. Rezone the 1.29 acre parcel located at 12800 Andersonville Road to PS – Public Service from R3 – One Family Residential, P.I. #07-17-327-001.

Mr. Lewan summarized his report dated November 3, 2016. He concluded that this rezoning is compatible with the Master Plan which has this property designated for Public use. Natural Resources and traffic impact will be examined and evaluated when a site plan is presented for this site. Essential facilities and services would also be examined and evaluated when a site plan is presented for this site.

Chairperson Baker noted the ordinance setbacks for this property including the 50 foot front setback required.

Mr. Lewan stated that the current building on the site is legal nonconforming.

Commissioner Hines stated that they could not increase the nonconformity.

Mr. Lewan agreed; no, not without a variance.

Commissioner Hopper moved to recommend to the Township Board a rezoning of a 1.29 acre parcel, Parcel ID #07-17-327-001, known as 12800 Andersonville Road from R3 – One Family Residential to PS – Public Service and that the adjacent land uses consist of high density residential and semi-public which are compatible with Public Service use, the rezoning to PS is in conformance with the Master Plan, the uses under PS are compatible with the Master Plan vision for this area and Natural Resources, traffic impact and essential facilities will be evaluated during future site plan reviews. Supported by Commissioner Sclesky. Voted yes: Baker, Hines, Hopper, Mansour, Pliska, Sclesky, Whiting. Voted no: None. Absent: None. Motion Carried.

- c. Rezone the 0.8 acre parcel located at 700 Broadway to PS – Public Service from R3 – One Family Residential, P.I. #07-17-177-013.

Mr. Lewan summarized his report dated November 3, 2016. This is the site of the current Township Fire Station 1. This rezoning would bring a nonconforming lot into conformance.

Commissioner Sclesky asked if it should have been moved to PS back when it was purchased.

Mr. Lewan answered that he could not speak to that history of when the fire station was built and what the zoning was at that time.

Supervisor Walls answered approximately 1970.

Clerk Moreau confirmed that the properties in the Township currently zoned PS are the Civic Center, Davisburg Cemetery and Fire Station 2.

Commissioner Hopper moved to recommend to the Township Board the rezoning of a .8 acre parcel with parcel ID #07-17-177-013 known as 700 Broadway from R3 One Family Residential to PS Public Service. Supported by Commissioner Whiting. Voted yes: Baker, Hines, Hopper, Mansour, Pliska, Sclesky, Whiting. Voted no: None. Absent: None. Motion Carried.

Old Business:

1. Discussion Session – Planning Priorities

Commissioners reviewed the list of priority topics provided in the packet. They concluded that every Commissioner would respond to the priorities in the table and Supervisor's Office would compile the results and provide those to the Commissioners.

Commissioner Hopper suggested reading an article in MTA Focus magazine regarding the sign ordinance. Supervisor's Office agreed to scan it and send it out to all Commissioners.

Mr. Lewan explained that a wide spread sign ordinance review is taking place throughout many municipalities currently and this has specifically to do with sign neutrality.

Other Business:

1. **Priority Task List**

Commissioners reviewed and made updates and revisions to the current Priority Task List. Commissioner Pliska explained his reasoning behind bringing the blight zoning ordinance review to the Commission.

Public Comment:

Clerk Moreau and Supervisor Walls updated the Commission on the progress of the Springfield Township Gateway sign.

Supervisor Walls explained that the Township Supervisor attending the Planning Commission meetings has to be very cautious so that comments aren't seen as trying to direct or lead the Planning Commission. He stated that he could have answered various questions during this meeting but it would not have been appropriate for him as Township Supervisor presenting future plan. The Planning Commission did their job as they should have.

Commissioner Whiting stated that she would have appreciated more information in preparation for this meeting. The public had more information than the Commissioners had. She would appreciate more information so they can be more transparent as a Planning Commission.

Clerk Moreau stated that the discussions regarding relocation and location of fire stations have been discussed at public meetings numerous times. The Planning Commission wasn't deciding on the site plan but in her opinion, they could have acknowledged that the Township has clearly identified those sites for future fire stations, both the Masonic Temple site and the future Station 3 site. This information could have been given prior to the meeting and would have been helpful.

Mr. Lewan stated that the primary reason why they do not tie an exact use to the property is that it may not happen. The Planning Commission and the Township Board have to be comfortable with all of the uses that could take place within that zoning district. They did not rezone it for a fire station, they rezoned it for Public Service. The only way they could tie it to something would be a conditional rezoning.

Commissioner Hines stated that typically they have an applicant and they did not have one tonight.

Chairperson Baker stated the thing that was different is that they did not have a voice that was the advocate of this rezoning.

Commissioner Mansour stated that he voted the way that he did because it is Township owned property and it should be publically zoned property.

Commissioner Pliska stated that he understood they will look at things like traffic safety at site plan. There still has to be some due diligence done to make sure that the site plan is appropriate but they can't even move to that next step without it being zoned appropriately.

Mr. Lewan stated that each rezoning applicant will be treated the same with the same type of report prepared and the same review and appropriate questions asked.

Chairperson Baker stated that the Planning Commission was able to review this in detail and it speaks positively toward this group that it was difficult.

Supervisor Walls provided a historical review and future plans for 9342 Andersonville Road and 12800 Andersonville Road.

Adjournment:

Commissioner Hines moved to adjourn the meeting at 9:46 p.m. Supported by Commissioner Mansour. Voted yes: Baker, Hines, Hopper, Mansour, Pliska, Sclesky, Whiting. Voted no: None. Absent: None. Motion Carried.

Erin A. Mattice, Recording Secretary