

Minutes of  
PLANNING COMMISSION  
REGULAR MEETING  
November 23, 2021

SPRINGFIELD  
CHARTER TOWNSHIP



Sean R. Miller, Clerk

**Call to Order:** Chairperson Baker called the November 23, 2021, Regular Meeting of the Springfield Township Planning Commission to order at 7:00 p.m. at the Springfield Township Civic Center, 12000 Davisburg Rd, Davisburg, MI 48350.

**Commissioners**

**in Attendance:** Dean Baker, Chairperson  
Jamie Costigan  
Ruth Ann Hines  
Dave Hopper  
George Mansour  
Terry Rusnell  
Kevin Sclesky

**Consultant present:**

Sally Elmiger, Township Planner, Carlisle/Wortman Associates  
Steve Pangori, Township Engineer, Anderson, Eckstein, and Westrick, Inc.

**Staff Present:**

Laura Moreau, Supervisor  
Joan Rusch, Planning Administrator

**Approval of Agenda:**

- **Commissioner Mansour moved to proceed with the agenda as presented. Supported by Commissioner Hines. Discussion: None. Vote: Yes: Baker, Hopper, Costigan, Hines, Sclesky, Mansour, Rusnell. No: None. Motion approved.**

**Public Comment:**

None

**Approval of Consent Agenda:**

- **Commissioner Hopper moved to approve the minutes of the October 26, 2021, Regular Meeting with the following amendments: Add George Mansour to the list of Commissioners in attendance and to all votes taken and change the word "amend" to "adopt" on page 2 of the minutes. Supported by Commissioner**



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**Sclesky. Discussion: None. Vote: Yes: Baker, Hopper, Costigan, Hines, Sclesky, Rusnell, Mansour. No: None. Motion approved.**

**Public Hearing:** Special Land Use – Woodland Airstream proposed Recreational Vehicle Sales and Service Facility, 9331 and 9335 Dixie Highway, Parcel ID# 07-14-451-003 and 07-14-451-005

Chairperson Baker explained how the Public Hearing would be run. He stated that the Planning Commission received three written comments from Christopher Moshier, Curt Shumaker, and John Shell that would be made part of the official record.

**Hearing Opened at 7:09 p.m.**

**Comments:**

Dave Derkacz, 7442 Ellis Freeman Ct., expressed concerns about lighting impacting Ingomar Farms if they were to be on 24/7. He also stated that the proposed drainage into the Ingomar Farms retention basin is a concern as there are already flooding issues with the subdivision. Mr. Derkacz was also concerned with the electrical grid and if it could support additional development in the area.

Matthew Gasser, 7451 Ingomar Lane, commented on the flooding issues in the neighborhood. He stated that their electricity is often out when a storm comes through. He commented that there are too many entrances to businesses on Dixie Highway and the flow of traffic makes it very difficult to get from Old Pond Road to Dixie Highway.

Jennifer Ostheimer, 7226 Ingomar Lane, expressed concerns about the brightness of the lights with this large of a project. She stated that the HOA has communicated about the potential cost to homeowners of mitigating flooding from the pond. Making a left turn from Old Pond Road onto Dixie Highway is difficult. Additional vehicles using Old Pond Road as an entrance to this project may increase accidents.

Lisa Murray, 7388 Ingomar Lane, stated that she also has concerns regarding the drainage and lighting and requests that the Planning Commission considers conditions on lighting so it will not negatively impact the neighborhood. She also requested that the Commissioners consider some additional landscaping on the berm for shielding purposes.



Keith Labrecque, 7390 Ellis Freeman Court, stated that as HOA president, his number one concern is flooding impacting Ingomar Farms. He is not opposed to this project but requested that the Commissioners take into consideration some items: additional greenbelt requirement on Old Pond Road; limitation on the fire lane use in and out of Old Pond Road that should not be used for semi-trucks; restrictions on lighting to consider pole height and timing, as there is already much light pollution on Dixie Highway; drainage for the subdivision is already an issue with the retention pond at capacity and a concern for run off from the parking lot and potential contaminants; and possible stipulation that the parking lot in the back of this parcel cannot be expanded.

**Hearing Closed at 7:22 p.m.**

**New Business:**

1. Final Site Plan – Don’s Electric, 10891 Dixie Highway, Parcel ID# 07-03-102-005

Collin Walls and Don Gabbard presented an overview of this project. This lot was pre-existing, nonconforming before Don’s Electric purchased it in 2018. Mr. Gabbard has made attempts to reach conformance with additional landscaping in the front and parking lot modifications. Mr. Gabbard’s business is sales of electric generators. He is requesting the storage building to address inventory issues, so that the generators, parts, and materials can be stored inside.

Ms. Elmiger commented that the Planning Commission can waive the pavement requirement in the rear of the building if there is not much activity on that part of the site. It is recommended that when the parking lot in front of the building is striped, the first space to the north is shifted to the south a little, so that someone backing out does not run into the vegetation. Wheel stops are recommended in spaces abutting the building to keep cars out of the pedestrian walkway. The plan should show semi-trailer turning movements delivering materials to the back of the building. The Fire Chief has also reviewed the plans. The landscaping screening between the mobile home park is acceptable, but it is suggested to add 14 more six-foot tall arborvitaes to this screening. Shrubs need to be added to the parking lot perimeter along the Dixie Highway to screen headlights and along the side where ten feet of pavement is being removed. Security lighting needs to be dimmed to half intensity at night. The Planning Commission needs to discuss the role of security lighting with the applicant.



Mr. Pangori provided a review of this project.

- The site consists of an existing building, a paved parking lot between the front of the building and Dixie Highway, an existing lot with asphalt millings located behind the building and various green space adjacent to Dixie Highway and in the rear of the site. Site access is provided from Dixie Highway by two existing approaches.
- The topographical survey shows the existing site is generally flat with drainage sheet flowing towards the adjacent northeast and southeast properties and the Dixie Highway ditch. Grading within the unimproved areas will be left as is and grading within the improved area along the rear will be captured and retained within the proposed basin area.
- There is an existing private well that services the existing building. No improvements to the well system are proposed.
- There is an existing private septic system that services the existing building. No improvements to the septic system are proposed.
- The proposed storm water management system in the rear of the site includes a detention basin along with a leaching basin to manage the drainage from the rear improvement area. The leaching basin will allow water to infiltrate into the ground.
- Along the southern entrance to Dixie Highway, the asphalt pavement goes beyond the property line onto the adjacent property owner's property. There is a sliver of asphalt that is being proposed to be removed to create the ten-foot green space area. It is recommended that the petitioner contact the adjacent property owner and remove the remainder of the asphalt that is not on their property. The proposed parking spaces will be striped with the ADA spaces blue and the other spaces yellow. The ADA parking space sign, including a supplemental van accessible sign, shall be placed in front of the ADA parking space per ADA standards.
- All additional detailed engineering information as required by the Springfield Township Design and Construction Standards will be required.
- Drainage area map will be required to clearly identify the drainage areas referenced on the detention calculations and details sheet.
- The open bottom of the leaching basin shall be filled with an open-graded stone, not sand as currently proposed.
- A Stormwater Management Operations and Maintenance Agreement will be required for the detention basin and leaching basin.
- A soil erosion permit will be required from the Oakland County Water Resource Commissioner.



Mr. Walls stated that they have provided revised plans that show clarification of the semi access, bumper blocks, and signage. With the exception of the landscape plan all issues raised by the consultants have been addressed. Security lighting will be dimmed to 50% after business close as requested. Most of the people back straight up and pull out of the parking lot and use the south entrance. There is no conflict between the front parking spaces and the area being requested to be moved because of the extra width in that location of the maneuvering lane. If this is a critical element, it can be moved. Mr. Walls requested flexibility regarding vegetation on the north side of the asphalt as screening already exists on the adjacent property. Since most traffic enters and exits through the south entrance, the lights are already screened by vegetation along a vinyl fence on the property. Having a place to put snow is also a concern.

Mr. Pangori suggested that the handicapped space be only 8 feet wide and then move everything down to provide more room at the end parking space. Perhaps the sign could be moved closer to Dixie Highway, as it is partially in the parking lot.

Chairperson Baker stated that he would like comments from the Commissioners regarding millings versus the hard surface, parking space, dimming of the lights, and the landscape elements.

Commissioner Sclesky commented that he thinks the use of millings is acceptable. What was presented for parking seems logical. Reducing lighting to 50% in the evenings is acceptable. He suggests putting in shrubs on the north side.

Commissioner Mansour stated that he likes the additional greenbelt; shifting of the parking and using millings is fine; dimming lights after hours and adding landscaping on the north side are also good proposals.

Ms. Elmiger suggested that ornamental grasses could be used instead of shrubs for screening.

Commissioner Hines agrees with using millings and dimming the lights.

Commissioner Hopper agreed with millings being used and felt that the sign was fine. He requested that the lights be LED and suggested that a motion detector be used for security purposes. He felt that overall this is a good proposal.

Chairperson Baker reviewed the consensus that was achieved through this discussion. The use of millings is acceptable. The lights should be on a motion



sensor and would turn off ½ hour after close of business. Landscaping on the north segment for the greenbelt should be provided. According to a communication received, the Fire Chief has no concerns with this site. The applicant will install additional arborvitaes as discussed. After more discussion the consensus was to make the ADA parking spot 9 feet and not 8 feet.

**Commissioner Hopper moved to recommend final site plan approval to Don Gabbard, DNJG Enterprises, LLC, located at 10891 Dixie Highway, for the construction of a 2400 square foot cold storage building with the following conditions:**

- Landscaping requirements to be met by the addition of fourteen, six-foot arborvitaes for screening for the adjacent trailer park.
- Waiver of the hard surface requirement due to the area's limited use and reduced storm water over hard surfacing.
- The sign is an existing nonconforming and may remain as is.
- Additional landscaping at the north parking lot for headlight screening at the new addition greenbelt.
- Exterior lights for the new building to be LED and put on a motion sensor for security.
- Provide Township Engineer with everything needed for final engineering review.

**Supported by Commissioner Mansour. Discussion:** It was clarified that the lights referred in the motion are for the new building only and that the screening is only for the north side. **Vote:** Yes: Mansour, Hines, Hopper, Baker, Underwood, Costigan, Sclesky. No: None. Motion carried.

2. Final Site Plan and Special Land Use – Woodland Airstream, 9331 and 9355 Dixie Highway, Parcel ID# 07-14-451-003 and 07-14-451-005

Gar Allison, project manager, introduced this proposal. Woodland Airstream is headquartered in Grand Rapids, Michigan, and was granted permission to set up a new dealership in the Detroit area. Mr. Allison provided an overview of the Woodland Airstream Company, its products, and their customer base. He stated that Woodland Airstream provides strong customer service and is one of the top five dealerships in the region; they sell 200-300 trailers a year, or about one a day. This project entails 16 acres with a 24,000 sq. ft. building, covering only 3 ½% of the site. The building includes a showroom, a parts and accessories retail store, service intake area, and RV repair center. The prairie style architecture of the building is



consistent with the Dixie Highway Design Guidelines. The proposed landscaping will enhance the native space with 65% of the site being landscape or open space. There will be a pedestrian walkway, fencing detail, and a community gathering space. The pervious surface of the RV storage lot parking will minimize stormwater runoff and will use low dust materials. There is a considerable size stormwater basin to minimize any drainage issues. The impact on traffic will be minimal. The traffic study proposes thirty trips a day, but traffic should be half that. The developers will work with the RCOC regarding acceleration and deceleration lanes. Woodland Airstream would discourage use of Old Pond Road but would like to have that road as an option to access the site other than the Dixie Highway. They also recognize there are weight restrictions on Old Pond Road and would do their best to let truck traffic know not to use this road. The hours of operation are 8:00 a.m. to 5:00 p.m. Monday through Friday and 9:00 a.m. to noon on Saturdays. Most of the traffic to the dealership would be outside of rush hour traffic times. There would be minimal noise generated at the site. Most of the repair work done is on broken internal components of the camper itself and modification upgrades. The most common work would be warranty work. There is minimal use of noise generating tools. The facility is not like an auto repair shop that uses tools generating loud noises. The site will have the minimal required lighting for safety purposes. Security lighting is not a major concern. They are open to reducing lighting to the minimum that the Township requires. There is no "up lighting" on the trailers. The RV repair center does not do automotive style engine repairs, nor are any oil changes performed. Mr. Allison summarized that outdoor adventure is the allure of the Dixie Highway Corridor, and this project is a good fit for this site. Woodland Airstream expects to be good neighbors and strong community members.

Sally Elmiger, Township Planner, stated that she reviewed this project for the seven criteria required for Special Land Use. Her written comments address these items. However, there were two questions generated because of this review. The first question regards what is involved in RV component service, specifically, the amount of noise generated or what chemicals might be used. It was explained that no noise generating equipment is used nor would chemical fumes be generated. The other question regards what percentage of the sales is made from the retail center. The applicant has explained that customers step into the store for accessories when they are in for service. This is not a typical retail business where customers come only to shop the store. Ms. Elmiger has no concerns about the amount of traffic this business generates. Compared to other uses in C-2 zoning, this is low volume.

Chairperson Baker stated that the Planning Commission must give a recommendation to the Township Board if this qualifies for special land use. It





could be approved as submitted, approved with conditions, or denied. The Commission must consider comments made at the Public Hearing and the applicant's discussion. Then the Commission must decide on a recommendation for the final site plan.

Ms. Elmiger commented on the Final Site Plan.

- The community design feature offered is a seating area and the pathway along Dixie Highway. The applicant proposes reducing the number of parking spaces on hard pavement by twenty spaces. However, these spaces are shown as land banked spaces. The Commission can approve fewer spaces and accept the land banked spaces. All the banked spaces are reasonably located, except for the three banked spaces in front of the service bay doors.
- Regarding screening between the site and Ingomar Farms, the berm and evergreens meet the ordinance requirements. However, on the northwest corner there is no screening, so additional screening is recommended in that location.
- There are two different types of lights proposed on the plans and the one that will be used should be clarified. The Commission can also determine if the lighting should be dimmed or turned off overnight.
- The proposed ground sign is bigger than permitted.
- The driveway leading to Old Pond Road should be narrowed, as it is far too wide. It would be difficult for semi-trucks to use Old Pond Road considering the weight restrictions and the width of the road.
- The safety path along Dixie Highway must be an easement on the site and cannot be in the road right of way.
- The specific light fixtures to be used must be clarified. The plans indicate fixtures that are different from what is required in the Dixie Highway Design Guidelines. She suggested that the light fixtures should be consistent with the Guidelines, so that there is a unified corridor.

Chairperson Baker commented that some of these items were addressed in a communication from the PEA Group. The width of the access on Old Pond Road would be reduced to 24 feet from 30 feet, and no noise or fumes would be generated from the service area.

Steve Pangori, Township Engineer, reviewed the comments provided in their written analysis of the project.





- The topographical survey shows the existing grades as relatively flat with an increase in grade towards the west corner of the site. There are two depressions in that same area.
- The proposed site grading generally will flow from the front of the site at Dixie Highway to the back of the site near the proposed basins. The site drainage will be conveyed into a proposed storm sewer system which will outlet into a proposed retention system. Drainage will enter catch basins and flow will be directed first to a sedimentation basin and then overflow into a retention basin.
- Infiltration/retention basins are designed to handle two back-to-back 100-year storms. These basins are sufficiently sized and there is an additional three to four feet of storage above the ponds. A full engineering review of the ponds will be conducted, and additional data would have to be submitted.
- An emergency overflow from the infiltration basin into an existing sedimentation basin at Ingomar Farms is shown. Their topographic map indicates a twelve-inch diameter storm pipe that will be connected to as the overflow. This was researched in the Ingomar Farm plans and it could not be seen on those plans. They did find a pipe that was proposed in the southeast corner of the petitioner's site for that purpose. More research will need to be conducted to determine where that pipe is located.
- A private well is being proposed for the water service and will be in accordance with the Oakland County Health Department requirements. A private septic system is proposed for sanitary waste and shall be in accordance with the OCHD requirements.
- The Township standards require hard surface for all parking lots. Part of this site will be paved, and a large portion will be gravel. The applicant shall confirm how much use the gravel lot will have and provide a plan for dust control. Surrounding properties cannot be impacted by the dust generated from the gravel parking lot. The petitioner has provided information regarding this in his presentation.
- Access to this site via Old Pond Drive has been addressed. The acceleration/deceleration lane proposed along Dixie Highway meets the recommendation as provided by the traffic impact analysis report. There appears to be a 50-foot gap between the proposed curb on the deceleration lane and the existing curb and gutter on the Dixie Highway. It is recommended that this gap be closed.
- The path along Dixie Highway will have to be constructed in an easement on the petitioner's property. The Township prefers this path to be concrete to be consistent with the other paths along the corridor. The pedestrian



crossing across the driveway should be constructed in a manner that matches the crossing that has recently been constructed at General RV.

- Concerns regarding the oil and grease storage receptacle have been addressed as services utilizing that will not be provided at this location.
- The applicant should address the propane gas pad that is shown on the plans and clarify its use.
- The nine land banked parking spaces on the southern end of the building about a sidewalk that is only five feet wide, and this sidewalk should be seven feet wide to accommodate for the overhang of the vehicles.
- There is a significant portion of the sedimentation basin for Ingomar Farms that is located on the petitioner's property along with a berm and landscaping. Based on the research of the Ingomar Farm plans and on the petitioner's survey, this does not appear to be located in an easement to the benefit of Ingomar Farms. It is recommended that an arrangement be worked out in the process of the plan review of this site.

Chairperson Baker asked for clarification that drainage elements from Ingomar Farms currently move on to those properties and that is not recorded in an easement.

Mr. Pangori confirmed that based on their research, it is not recorded. There is a portion of a settling basin that protrudes onto the property. A significant part of the berm and screening trees is also on the petitioner's property.

Chairperson Baker asked for confirmation that the retention basin would accommodate two 100-year storms.

Jim Butler, PEA Group, explained that the basin for the site is a retention basin and would be able to accommodate two back-to-back storms. The overflow pipe could not be found when they did the survey, but they will continue to look for it. The intent is to provide excess storage to help them and the subdivision.

Chairperson Baker stated that this property before Ingomar Farms was developed was one big parcel. These properties were developed with drainage elements in consideration of each other. Water in the sedimentation basin, if filled, would infiltrate the ground within 72 hours. The retention capacity is capable of accepting water from two 100-year storm events in 72 hours with no drainage issues.

Mr. Pangori stated that this understanding is correct. The majority of the Woodland Airstream site is four to five feet lower than Ingomar Farms and the overflow pipe



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would be set at an even higher elevation. There is a proposed emergency connection which the Ingomar Farm plans show to be in the southeast corner. However, this needs to be verified.

Commissioner Hopper commented that on this site the proposed parking lot is five feet lower than Ingomar Farms.

Mr. Pangori stated that a good portion of the petitioner's site would be underwater before it would flow into Ingomar Farms.

Chairperson Baker commented that even if the pipe could be found it would bring no value to the applicant. The way it is designed, this pipe would be a receiver of water from Ingomar Farms and not a contributor. He wondered what would happen if the pipe is not found or if a new pipe would need to be set because of the agreements with Ingomar.

Mr. Pangori stated that he suspects the pipe on the proposed plan was put in a different location. If that is the case, then the location that the petitioner is showing for overflow would be acceptable.

Chairperson Baker requested that the applicant respond to the comments from the consultants.

Mr. Butler stated that they will reduce the access drive on Old Pond Road to 24 feet wide. There is no parking proposed in front of a door. They are requesting land banking parking or a waiver on the parking. The intent for lighting on Dixie Highway is to meet the requirements of the Dixie Overlay District. There will be 27-foot lights along Dixie Highway and acorn lighting for the pathway. The sign has been relocated and will be reduced in size to meet requirements. They will add locations for the parts and store service signs to the plans. They will adjust the CMU coloring for a darker contrast. The pathway will be shifted onto the property. They will make sure that the agreement regarding the berm and retention basin gets recorded.

Commissioner Hines commented that there should be screening on the northwest corner by Old Pond Dr. and Ingomar Farms.

Commissioner Hopper noted that the plans utilize the existing screening on Old Pond Rd. for that corner. The houses do act as a screen. Perhaps evergreens could be added.



Chairperson Baker agreed that screening should be added there and around the Ingomar Farms park.

Mr. Labrecque commented that there is a path that comes off the tear drop piece and that is why the berm stops where it stops. It was intended to come out of the property because there is an adjacent one on Softwater. He also stated that the pipe in question does exist.

The Commissioners discussed the screening along the berm. There was concern expressed about if there is a maintenance plan for this screening, what happens when the trees die, and if there is a replacement plan for them.

Ms. Elmiger stated that there may be something in the signed agreement that the applicant discussed. Ingomar Farms, according to their final site plan, has responsibility to maintain the landscaping.

Chairperson Baker asked the applicant if they were amenable to adding screening at the corner discussed and the applicant replied that they would do that.

Chairperson Baker stated that the only lighting the applicant was requesting is the minimum required by the Township and that the security lighting would be dimmed.

Mr. Allison confirmed this. He stated that, from their perspective, the poles in the back lot could be removed. These light poles are more of an inconvenience for them.

Chairperson Baker commented that the customers do not access the back lot, and this is only accessed by staff. After 5:00 p.m. lighting is not needed and could be turned off a half an hour after close of business.

Mr. Allison stated that they would be fine with this lighting plan in the back parking lot. No customers would go into this back storage lot and lighting would not be needed.

Chairperson Baker confirmed with Ms. Elmiger that there is no ordinance violation with no lighting in the back lot.



Commissioner Mansour wondered what prevents customers from going into the back lot after hours. Also, if lights are eliminated in the back lot, could the concrete around the light be eliminated.

Ms. Elmiger commented that if the light in the storage area is eliminated there should be a light or two along the fire lane. This would allow people to see the parked trailers when they drive there.

Commissioner Mansour suggested keeping two poles but moving one, so it parallels the drive. That way a fire truck entering from Old Pond would have light.

Ms. Elmiger suggested looking at the photometric plan to determine what is lighting that drive.

There was discussion regarding this lighting.

Ms. Elmiger stated that the photometric plan would be revised before sending to the Township Board.

Chairperson Baker commented that the weight restriction on Old Pond Road would make any semi-trucks utilizing this road in violation of these restrictions. He suggested that a semi-truck could not even make a turn from here.

Mr. Allison stated that they could provide a directional sign that says no semi traffic on Old Pond Road.

The Commissioners discussed signage for Old Pond Road and what, if any, signage would be useful.

Mr. Labrecque asked if there was a fire lane requirement.

Commissioner Hopper stated that because of the size of the building a fire lane is dictated. The Fire Department likes a second entrance so they can access the building from different directions.

Commissioner Mansour supported this project overall. He is pleased that the developers are willing to work with the Township to improve the area. This project significantly diminishes the amount of traffic that could be in the area compared to a different development.



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Chairperson Baker stated that the Commission must make a decision regarding land banked parking.

The consensus of the Commission was to accept the land banked parking proposed.

Ms. Elmiger commented that the manufacturer of the required lighting is Holophane. Using these lights would meet the ordinance and provide a consistent look along the corridor.

Chairperson Baker stated that the Planning Commission must concur that the project meets the seven items as stated in Ms. Elmiger's review to allow a recommendation for approval to the Township Board for Special Land Use.

The Commission discussed these items, and the consensus was that the project does meet the requirements of ordinance 40-145 – Standards for approval of special land uses.

Chairperson Baker stated that another element the Commission must agree on is if the project qualifies for and meets ordinance 40-596(c)(2) – Dixie Highway Corridor Expedited Review and Flexible Zoning Review Option. He stated that this project only needs to meet one item and that this project clearly meets more than one.

The Commission concurred that this project does qualify.

Chairperson Baker explained in response to the concerns raised that the Township cannot decide anything regarding the electrical grid.

Commissioner Sclesky asked for clarification on how the retention pond would benefit Ingomar Farms.

Mr. Butler responded that the stormwater plans developed for the subdivision have accounted for this parcel's 16 acres to flow through that storm sewer system. They could have designed a system to meet a 100-year storm event and make a connection through that storm sewer system, since there was capacity allocated for this site. Their plans propose to help the situation by increasing the amount of storage and providing retention and using infiltration versus just holding the water and discharging it through the pipe.

Chairperson Baker stated that the Commission cannot prevent future expansion of the site. The ordinance process demands that any future modifications to the site



would have to come before the Planning Commission with a new site plan for review and approval.

Chairperson Baker stated that the Commission must approve the proposed community feature of a picnic table located near Frosty Freeze. There was consensus by the Commission to accept this feature.

**Commissioner Hopper moved, in that the Planning Commission held a public hearing and took comments for Special Land Use for Woodland Airstream located at 9331 and 9335 Dixie Highway, Parcel ID 07-14-451-003 and 07-14-451-005, zoned C-2, it is recommended that:**

**(A) The Township Board approve the Special Land Use for said parcels based on Code of Ordinances, Sec. 40-145.**

- 1. The proposed use is in harmony with the orderly development of the zoning district.**
- 2. The location and proposed intensity will not be hazardous or inconvenient to the neighborhood.**
- 3. No variances are required for this development.**
- 4. The public services are capable of accommodating the minimal increased service load caused by this proposal.**
- 5. No natural resources will be damaged by this proposal as this property was used as a farm field.**
- 6. The proposal is compatible with adjacent uses of land and the land will be used in a socially and economically desirable manner. Specifically, the closest structure is over 500 feet from the existing residential property lines and RV storage is allowed as a Special Land Use.**
- 7. The planning commission finds that these standards can be met with this proposal as submitted.**

**(B) The site plan as proposed meets the criteria for the Dixie Highway Expedited Review and Flexible Zoning Option and the project demonstrates meeting Code of Ordinances, Sec. 40-596 - Dixie Highway Overlay District as it promotes the goals and policies of the Master Plan, enhances the visual appearance of the corridor, establishes a new use which meets the intent of the Dixie Overlay District, and the proposal will not generate much traffic and will not negatively impact the Dixie Highway or Old Pond Road. This is confirmed with the traffic study provided by Rowe and Associates. And that the Planning Commission feels that the community**





features meet the minimum requirement for the Dixie Highway Design Guidelines and to be included in the Dixie Highway Expedited Review process.

(C) Further, Final Site Plan approval is recommended subject to the following conditions:

1. Use of land banked parking instead of the amount required under the ordinance. It will not increase the impervious surface and the spaces aren't required by the applicant for their use.
2. Proposed variance to allow gravel parking for RV parking as there will not be heavy traffic and will not generate dust that could impact adjacent properties.
3. Provide a light dimming schedule for parking lot lighting and change the fixtures to those proposed in Carlisle Wartman Associates Review that was reviewed this evening and meet ordinance requirements for both the parking lot and the RV parking area.
4. Engineer's comments will be addressed during engineering review of the final site plan.
5. Provide landscape screening at Ingomar Park and heading north on Old Pond Road to supplement the natural vegetation.
6. Concrete front sidewalk with decorative colored concrete at the crosswalk
7. Record all required easements for sidewalk and berm.
8. If required, move the light poles on fire lane to the other side.
9. *Added after discussion on motion:* Add vegetative screening around the south side of the propane tank to provide screening from Old Pond Road.

**Supported by Commissioner Sclesky.**

Discussion:

Chairperson Baker commented that the photometric plan would be redone, eliminating lights in the storage area and assuring that the lights that are part of the building create enough lighting to allow the ordinance to be met relevant to the parking and hard surface immediately around the structure.

Ms. Ostheimer stated that the applicant indicated that there would be minimal noise and minimal use of power tools and minimal chemicals. Minimum does not mean none. The type of chemicals used and how they would be disposed of should be considered to make sure that they do not end up in Softwater Lake. She expressed concern about if this site might generate hazards that would harm the community.



Mr. Derkacz clarified the drainage information provided by the applicant. There is one drainage pipe that does exist and there is supposedly one that is buried on the southern portion of the property that does not exist. Since this pipe does exist, he wanted clarification around if the two 100-year storm events should happen within 72 hours, what kind of volume would that tax onto the Ingomar Farms drainage system. When the detention pond for Ingomar Farms floods, it drains into Softwater Lake.

Chairperson Baker stated that the easement document that exists indicates that Ingomar will provide overflow. The property under development will put in a system that is more robust than would normally be expected. They will also have materials that would further enhance the ability of the water to infiltrate into the subsurface. The easement that exists states that whatever is sited on this parcel, the overflow eventually gets to use the Ingomar site. The applicant is going beyond what the ordinance demands.

Mr. Derkacz stated that he is glad that the lighting plan will be worked on so that the neighborhood will not be dramatically affected.

Mr. Labrecque stated that screening around the propane structure was not discussed. He requested that this be addressed through landscaping and added to the motion as one of the conditions. He also suggested that if the two light poles in the fire lane remain, that they be turned towards Dixie Highway. Mr. Labrecque confirmed that the second drainage pipe does not exist. Instead, there is a pipe that runs parallel to the back of that property going to the east. This pipe runs downhill and ultimately runs into Softwater Lake. When water fills up in the detention pond to a certain point, it overflows and runs out and goes to Softwater Lake and rushes out. This happens two to three times a year.

Kirk Gibson, the property owner of lot 29 in Ingomar Farms and owner of the land to be used for this project, clarified some items regarding this project. He was the developer of the subdivision. He stated that there is a greenbelt between the subdivision and the property zoned C-2. The water concerns of this project would be addressed. Mr. Gibson stated that this project is a good match for the area. The agreements regarding the berm and the water are recorded. He thanked the Planning Commissioners for their work and is willing to do whatever it takes to make this a good project.

The Commissioners discussed the lighting in the fire lane and agreed to add this to the motion.

Ms. Elmiger commented that utility structures like transformers and waste receptacles are required to be screened. A propane tank could be considered a utility structure.



However, the propane company would have to be able to access it and should not object to a screen on the south side of the tank. The screen could be a fence or some shrubs or trees. The tank would also have to be able to vent.

Mr. Butler explained that Woodland Airstream would be amenable to a screen like arborvitaes around the propane tank. He confirmed that the easements for the berm and stormwater were recorded on April 25, 2002. The stormwater agreement does say that the commercial owner has the right to pass the water through the depicted pipe, but first they are required to provide detention. These documents could be shared with the Township Board.

The Commissioners discussed amending the motion to provide for screening around the propane tank.

**Vote: Yes: Mansour, Hines, Hopper, Baker, Underwood, Costigan, Sclesky. No: None.  
Motion Carried.**

#### **Old Business:**

##### **1. Master Plan**

Supervisor Moreau addressed the Planning Commission to notify them that she received notification from Dick Carlisle to terminate the Township's contract with Carlisle/Wortman Associates for both planning and the building department. Planning services would be provided through January 14, 2022. The December meeting would be Ms. Elmiger's last meeting with the Planning Commission, and Supervisor Moreau thanked Ms. Elmiger for her service to the Township. The Township will send out RFPs within the next few weeks. Ultimately, this impacts the Master Plan process until a new consultant can be retained. She expressed concern about moving forward with the community survey, as the Commission would be unable to discuss the results with the Planner who created the survey.

Chairperson Baker recognized the amount of work the background studies contain. The Commission could take these studies and the data and transfer them to the new planner. He suggested that the survey be put on hold until there is a new planner.

The Commissioners discussed this approach and agreed that it makes sense to dispense with the survey at this time.

Minutes of  
**PLANNING COMMISSION  
REGULAR MEETING  
November 23, 2021**

**SPRINGFIELD**  
CHARTER TOWNSHIP



Sean R. Miller, Clerk

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**Public Comment:**

None

**Adjournment:**

- **Commissioner Hines moved to adjourn the meeting at 10:30 p.m. Supported by Commissioner Hopper. Vote: Yes: Baker, Hopper, Costigan, Hines, Sclesky, Mansour, Rusnell. No: None. Motion approved.**

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**Joan Rusch, Recording Secretary**