

Springfield Township
Planning Commission Meeting
Minutes March 19, 2019

Call to Order: Chairperson Baker called the March 19, 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
Dave Hopper
George Mansour
Jason Pliska
Terry Rusnell
Kevin Sclesky

Commissioners Absent

Ruth Ann Hines

Consultants Present

Doug Lewan, Carlisle Wortman, Associates

Staff Present

Collin Walls, Supervisor
Erin Mattice, Planning Administrator

Approval of Agenda:

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

Public Comment:

None

Consent Agenda:

1. Minutes of the February 19, 2019 meeting

Commissioner Sclesky moved to approve the minutes of the February 19, 2019 meeting as presented. Supported by Commissioner Hopper. Vote: Voted yes: Baker, Hopper, Mansour, Pliska, Rusnell, Sclesky. Voted no: None. Absent: Hines. Motion Carried.

Public Hearing:

None

Old Business:

None

New Business:

1. Ordinance Amendment – Sec. 40-2 – Definitions – Restaurant

Mr. Doug Lewan summarized his memo dated March 11, 2019. He stated that he is hoping the Commissioners can determine if they would like to address the presence of food trucks in the community and if so, is the definition that he provided for food trucks adequate and what zoning district should this use be allowed in.

Commissioners discussed the issue of food trucks. They discussed their presence both on residential properties, special events and commercial property. Commissioners offered comment on their experience and familiarity with the food truck business and commented on how they should be dealt with in Springfield Township.

Commissioners concluded that they felt the definition Mr. Lewan provided in his memo was adequate and that they should add language to cover the placement and enforcement of food trucks in the ordinance.

Mr. Lewan stated that he will work on language to bring back to the Commission for the next meeting.

Old Business:

1. Ordinance Amendment – Sec. 40-628. - Automobile repair facility, minor; automobile filling/convenience station; automobile filling/mixed use station; and automobile filling/service station. – Discussion

Mr. Lewan summarized his memo dated March 8, 2019 and reviewed the proposed ordinance amendment language changes to both Section 40-628 and Section 40-681 that were included in the packet.

Commissioners discussed the amendment language and changes that they would like made including adding language for propane tank storage, removing language indicating that storage enclosures should be “an integral part of the building”, removing ice “machines” and instead using “ice chest” and “coolers”, adding language to distinguish non-shared driveways from shared driveways and changing “improved for such use” to “approved for such use.”

Commissioner Hopper moved to set ordinance changes to Section 40-628 Automobile Repair Facility and Section 40-681 Offstreet Parking, Loading and Drive-Through Facilities for a Public Hearing at the next available Planning Commission meeting with changes as discussed tonight. Supported by Commissioner Sclesky. Vote: Voted yes: Baker, Hopper, Mansour, Pliska, Rusnell, Sclesky. Voted no: None. Absent: Hines. Motion Carried.

2. Ordinance Amendment – Zoning Lot – Discussion

Commissioners discussed Zoning Lot and concluded that they agree with Greg Need's Chapter 40- Zoning changes regarding removing "zoning lot", amending definition of "lot" and amend the definition of "lot of record" as explained in his memo dated January 4, 2019.

Commissioner Hopper moved to set for Public Hearing the proposed amendments to Springfield Township Code of Ordinance, Chapter 40, Zoning:

- 1. Delete all references to "Zoning Lot" throughout Chapter 40**
- 2. Amend the definition of Lot to read as follows, "Lot shall mean a contiguous and defined tract of land, under single ownership or control, that is used or intended to be used for purposes as allowed by this chapter. A lot may consist of (a) a single lot of record; (b) a portion of a lot of record; or (c) a combination of one or more lots of record or portions thereof.**
- 3. Amend the "lot of record" to read as follows: "Lot of record shall mean a tract of land that meets one of the following requirements: (a) a lot shown on a subdivision plat recorded in the office of the Oakland County Register of Deeds; (b) a unit or common element in a condominium development, shown on a condominium subdivision plan recorded at the office of the Oakland County Register of Deeds; or (c) a parcel described by metes and bounds, shown on the tax assessment records of the Township. A "lot of record" may be, but is not required to be, the same as a "lot".**
- 4. Within the current definition of lots of records is the requirement that must front a public street dedicated to the public. That kind of regulation should not be found in a definition.**
- 5. Also, set a Public Hearing for clarifying the definition of "Zoning Official" as discussed at the February 19, 2019 Planning Commission meeting**

Supported by Commissioner Sclesky. Vote: Voted yes: Baker, Hopper, Mansour, Pliska, Rusnell, Sclesky. Voted no: None. Absent: Hines. Motion Carried.

Other Business:

1. Priority Task List

Commissioners and Supervisor Walls reviewed and suggested changes to the Priority Task List.

Public Comment:

None

Adjournment:

Commissioner Sclesky moved to adjourn the meeting at 9:02 p.m. Supported by Commissioner Mansour. Vote: Voted yes: Baker, Hopper, Mansour, Pliska, Rusnell, Sclesky. Voted no: None. Absent: Hines. Motion Carried.

Erin A. Mattice, Recording Secretary