

Springfield Township
Planning Commission Meeting
Minutes April 16, 2019

Call to Order: Chairperson Baker called the April 16, 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
Kevin Sclesky

Commissioners Absent

Terry Rusnell

Consultants Present

Doug Lewan, Carlisle Wortman, Associates

Staff Present

Erin Mattice, Planning Administrator

Approval of Agenda:

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

Public Comment:

None

Consent Agenda:

1. Minutes of the March 19, 2019 meeting

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

Public Hearing:

1. Ordinance Amendment – Amend Springfield Township Code of Ordinances Chapter 40 – Zoning by amending Section 40-2 – Definitions and by adding new Section 40-36 – Duties of Zoning Administrator

Chairperson Baker opened the Public Hearing at 7:32 pm

No public comment was heard

Chairperson Baker closed the Public Hearing at 7:33 pm

2. Ordinance Amendment – amend Springfield Township Code of Ordinance Chapter 40 – Zoning by amending Section 40-628 – Automobile Repair Facility, Minor; Automobile Filling/Convenience Station; Automobile Filling/Mixed Use Station; and Automobile Filling/Service Station. And by amending Section 40-681 – Off-Street Parking, Loading and Drive-Through Facilities

Chairperson Baker opened the Public Hearing at 7:33 pm

No public comment was heard

Chairperson Baker closed the Public Hearing at 7:34 pm

Old Business:

1. Ordinance Amendment – Amend Springfield Township Code of Ordinances Chapter 40 – Zoning by amending Section 40-2 – Definitions and by adding new Section 40-36 – Duties of Zoning Administrator

Commissioner Hines moved to forward the ordinance changes as presented to Springfield Township Code of Ordinances Chapter 40 - Zoning by amending Section 40-2 – Definitions and by adding new Section 40-36 – Duties of Zoning Administrator to the Township Board for first reading. Supported by Commissioner Hopper. Vote: Voted yes: Baker, Hines, Hopper, Mansour, Pliska, Sclesky. Voted no: None. Absent: Rusnell. Motion Carried.

2. Ordinance Amendment – amend Springfield Township Code of Ordinance Chapter 40 – Zoning by amending Section 40-628 – Automobile Repair Facility, Minor; Automobile Filling/Convenience Station; Automobile Filling/Mixed Use Station; and Automobile Filling/Service Station. And by amending Section 40-681 – Off-Street Parking, Loading and Drive-Through Facilities.

Commissioner Hopper moved to forward the ordinance changes as presented to Springfield Township Code of Ordinances Chapter 40 - Zoning by amending Section 40-628 – Automobile Repair Facility, Minor; Automobile Filling/Mixed Use Station; and Automobile Filling/Service Station and by amending Section 40-681 – Off-Street Parking, Loading and Drive-Through Facilities. Supported by Commissioner Mansour. Vote: Voted yes: Baker, Hines, Hopper, Mansour, Pliska, Sclesky. Voted no: None. Absent: Rusnell. Motion Carried.

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

Commissioners and Mr. Lewan reviewed his memo dated April 12, 2019 and the amendments presented for Section 40-2 addition of “Food Truck” and addition of Section 40-651 – Food Truck Regulation.

Mr. Lewan indicated that he would add zoning categories like Village Center-VC to the proposed ordinance language and he would also make any changes necessary to reflect the signage ordinance changes that the Township Board is working on now to make the new language consistent. He will bring this item back to the Commission next month for their review.

New Business:

None

Other Business:

1. Priority Task List

Commissioners reviewed and suggested changes to the Priority Task List. Commissioner Pliska provided multiple examples of blight that he has observed in the Township including broken down cars, storage of garage and refuse outside and storage of furniture outside. He explained that this is the type of blight that he wanted addressed by the Planning Commission. Commissioners agreed to add it back on the Priority List.

Mr. Lewan indicated that he would provide a summary of the current ordinance regulations regarding blight for the next meet and he would also include example ordinances from other communities addressing blight issues.

Public Comment:

None

Adjournment:

Commissioner Hines moved to adjourn the meeting at 8:20 p.m. Supported by Commissioner Mansour. Vote: Voted yes: Baker, Hines, Hopper, Mansour, Pliska, Sclesky. Voted no: None. Absent: Rusnell. Motion Carried.

Erin A. Mattice, Recording Secretary