

Springfield Township
Planning Commission Meeting
Minutes April 19, 2016

Call to Order: Vice-Chairperson Hines called the April 19, 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:

Ruth Ann Hines

Dave Hopper

George Mansour

Jason Pliska

Kevin Sclesky

Linda Whiting

Commissioners Absent

Dean Baker

Consultants Present

Doug Lewan, Planner, Carlisle Wortman, Associates

Staff Present

Collin Walls, Supervisor

Approval of Agenda:

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

Public Comment:

None

Consent Agenda:

1. Minutes of the March 15, 2016 Planning Commission Meeting

Commissioner Hopper moved to approve the minutes of the March 15, 2016 meeting as amended, changing “Commissioner Vallad” to “Commissioner Sclesky” on page two. Supported by Commissioner Sclesky. Voted yes: Hines, Hopper, Mansour, Pliska, Sclesky, Whiting. Voted no: None. Absent: Baker. Motion Carried.

Public Hearing:

1. Master Plan Amendment regarding Mineral Mining and Sand and Gravel

Vice Chairperson Hines opened the Public Hearing at 7:33 pm

Richard Zanotti, Property Development Engineer with Edward C. Levy, introduced himself to the Commission. He provided a ten page document dated April 19, 2016 to all Commissioners. He stated that since his previous appearance before the Planning Commission he has researched public sources of information and prepared exhibits that clearly illustrate the significance of the gravel resources in Springfield Township. Mr. Zanotti stated that he would like to work with Springfield Township. He encouraged the Township to map the mineral resources and requested that the Planning Commission accept and include these exhibits that he presented in the amendment to the Master Plan.

There were no other comments.

Vice Chairperson Hines closed the Public Hearing at 7:35 pm

2. Rezoning Request by Michael and Amber Angona, 9158 Dixie Highway, Clarkston, MI 48348 to rezone the 0.283 acre parcel located at 9196 Dixie Highway in Springfield Township to OS-Office Service from R3 One Family Residential, 07-14-476-011.

Vice Chairperson Hines opened the Public Hearing at 7:35 pm

Mr. Michael Angona introduced himself to the Commission. He stated that he also owns the property to the south of 9196 Dixie Highway which is his business office and is currently zoned OS-Office Service. He wants to combine this piece with 9196 Dixie Highway and use the subject piece as property for his business. He pointed out the commercial zoning of other properties in the immediate area.

Jim Wilson introduced himself to the Commission. He stated that he owns parcels 9520 Dixie Highway and 9560 Dixie Highway and he supports the rezoning to OS-Office Service.

Vice Chairperson Hines read a letter received April 19, 2016 from Charles and Carol Underwood, 9070 Dixie Highway who support the rezoning request.

There were no other comments.

Vice Chairperson Hines closed the Public Hearing at 7:38 pm

New Business:

1. Master Plan Amendments regarding Mineral Mining and Sand and Gravel

Mr. Doug Lewan summarized the Master Plan Amendment timeline. He stated that the Township received a response from Oakland County Planning Department who replied that the Master Plan Amendments proposed are not inconsistent with the plan of any city, village, or township that received notice of the draft plan. The Township also received approval from Road Commission for Oakland County. The Township did not receive any other responses.

Commissioner Hopper suggested changing “identify areas” to “identify all areas” in Policy 23.

Commissioners agreed.

Commissioner Hopper stated:

Whereas at the January 19, 2016 Regular Meeting of the Springfield Township Planning Commission, the Commission initiated certain Master Plan Amendments relating to Mining and Extractive processes.

On February 3, 2016 the Township sent “Notice of Intent” to certain Utilities and neighboring Communities,

On February 11, 2016 the Springfield Township Board reviewed and approved the proposed amendments for distribution,

On February 15, 2016 the 42 day comment period commenced, which ended on March 28, 2016,

On March 22, 2016 the Oakland County Coordinating Committee held a meeting on this matter and found that the proposed amendments are not inconsistent with the plan of any surrounding communities,

Further, tonight the Springfield Township Planning Commission held a Public Hearing on this matter,

Therefore I move to adopt the proposed amendments to the Springfield Township Master Plan. Specifically by adding a new Policy 23 as amended tonight changing “identify areas” to “identify all areas” and by adding a new Mineral Mining, Sand and Gravel category to the Planned Use Categories Section under the Future Land Use Plan subsection.

The balance of the Springfield Township Master Plan shall remain in full force and effect except as modified herein. Supported by Commissioner Sclesky. Voted yes:

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

2. Rezoning Request by Michael and Amber Angona, 9158 Dixie Highway, Clarkston, MI 48348 to rezone the 0.283 acre parcel located at 9196 Dixie Highway in Springfield Township to OS-Office Service from R3 One Family Residential, 07-14-476-011.

Mr. Lewan summarized his review document dated April 6, 2016. He stated that he is recommending approval of the proposed rezoning from R-3, Single-Family Residential to OS, Office-Service because the rezoning is in substantial compliance with Springfield Township's Master Plan and is compatible with adjacent uses.

Commissioners agreed.

Commissioner Hopper moved to recommend approval of the rezoning of 9196 Dixie Highway Parcel ID #07-14-476-011 from R-3, One Family Residential to OS, Office Service. Supported by Commissioner Sclesky. Voted yes: Hines, Hopper, Mansour, Pliska, Sclesky, Whiting. Voted no: None. Absent: Baker. Motion Carried.

Supervisor Walls commented that the request would be heard at the Township Board meeting on May 12, 2016 for first reading.

The Master Plan Amendment which will be held the same time. He stated that statutorily it is not required to go to the Township Board for Master Plan amendments, but historically, the Springfield Township Board has reviewed and approved Master Plans.

Old Business:

1. Ordinance Amendments – Home Occupations Section 40-649

Vice Chairperson Hines stated that she read the review and language provided by Doug Lewan dated April 7, 2016 and feels that the revisions made follow the discussion at the last meeting.

Commissioner Whiting agreed. She suggested adding “any person” back into the language of 4c.

Vice Chairperson Hines suggested changing “selling” to “dwelling” in the definition Section 40-2.

Commissioners agreed with these changes and agreed that the new language is consistent with their discussions and their intent.

Commissioner Hopper moved to set proposed ordinance amendments to Section 40-649 Home Occupations as amended tonight including adding “any person in” to 4.c. and change “selling” to “dwelling” in Section 40-2 Definitions for public hearing at the next available Planning Commission business meeting. Supported by Commissioner Sclesky. Voted yes: Hines, Hopper, Mansour, Pliska, Sclesky, Whiting. Voted no: None. Absent: Baker. Motion Carried.

2. Ordinance Amendments – Noise – Section 40-833
Vibration – Section 40-884

Mr. Lewan summarized his memo dated April 6, 2016. There were a few changes made since the last meeting. He added under the exemption section of the ordinance, “Community and civic events approved pursuant to Section 40-645”. This is a relatively new section of the ordinance and determines permit regulations. The permit would be approved administratively by the Township Supervisor. Historical uses, like the County 4-H Fair would be preexisting and nonconforming. There was also discussion at the last meeting about the discrepancy between public and private road construction. He believes that the issue is adequately covered by proposed section 40-833.3 for all construction activities. He also added a minor revision changing “lawn” maintenance to “property” maintenance. The definitions will also be added to the zoning ordinance.

Commissioner Pliska asked what would be considered a “prominent tone”?

Mr. Lewan stated that there is a definition of tone. This was a suggested term by the consultants.

Commissioner Pliska asked about Section 40-833, item D. regarding internal combustion engines. He is certain that some engines would exceed some of the thresholds shown. For example, a chainsaw directly from the manufacturer may exceed the number and he asked how this would be handled.

Mr. Lewan stated that this standard is supposed to make sure that internal combustion engines have an exhaust. If it is over the decibels, then it would be investigated on a case by case basis.

Commissioner Mansour asked about the idling vehicle for 15 minutes language.

Mr. Lewan stated that if someone was idling a properly exhausted vehicle for 15 minutes only, this would not be a violation. A normal car with a normal muffler is not going to exceed the standards. He stated that this is a movable number if the Commission wants to change it. This number was recommended by the consultant.

Commissioner Hopper stated that the language might be left over from when the Commission removed the loading provision. He does not see that as a detriment.

Commissioner Hines asked if someone was going to use the county grounds other than the 4-H fair, would they be required to get a permit or is that something that the County administers.

Supervisor Walls stated that they are required to get a permit for temporary signs, but not for the event itself because of the wide range of preexisting activities at this location.

Mr. Lewan stated that they would contract through the consultant for enforcement measures as a last resort.

Commissioner Hopper moved to set proposed amendments for ordinance Section 40-833 Noise, Section 40-884 Vibration and Section 40-2 Definitions for public hearing at the next available Planning Commission meeting. Supported by Commissioner Sclesky. Voted yes: Hines, Hopper, Mansour, Pliska, Sclesky, Whiting. Voted no: None. Absent: Baker. Motion Carried.

Other Business:

1. Priority Task List

Commissioners reviewed and made updates and revisions to the current Priority Task List. Commissioner Hopper indicated that Clerk Moreau has received a permit from MDOT for the location of the new Township entry sign.

Public Comment:

None

Adjournment:

Commissioner Whiting moved to adjourn the meeting at 8:17 p.m. Supported by Commissioner Sclesky. Voted yes: Hines, Hopper, Mansour, Pliska, Sclesky, Whiting. Voted no: None. Absent: Baker. Motion Carried.

Erin A. Mattice, Recording Secretary