

Springfield Township
Planning Commission Meeting
Minutes June 18, 2019

Call to Order: Chairperson Baker called the June 18, 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:

Commissioners Absent

Dean Baker

Ruth Ann Hines

Dave Hopper

George Mansour

Jason Pliska

Terry Rusnell

Kevin Sclesky

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

Public Comment:

None

Consent Agenda:

1. Minutes of the May 21, 2019 meeting

Commissioner Hines moved to approve the minutes of the May 21, 2019 meeting as amended, changing page 3, “as they did was” to “as they did” and changing page 9, “sold” to “solid”. Supported by Commissioner Mansour. Vote: Voted yes: Baker, Hines, Hopper, Mansour, Pliska, Rusnell, Sclesky. Voted no: None. Absent: None. Motion Carried.

Public Hearing:

Ordinance Amendments: Amendment to Section 40-2 Definition – to add “Food Truck” and add new Section 40-651 – Food Truck Regulations

Chairperson Baker opened the Public Hearing at 7:35 pm

No public comment was heard

Chairperson Baker closed the Public Hearing at 7:36 pm

Old Business:

1. Ordinance Amendments: Amendment to Section 40-2 Definition – to add “Food Truck” and Add new Section 40-651 – Food Truck Regulations

Commissioner Hines moved to recommend to the Township Board that the amendments to Section 40-2 Definitions and new Section 40-651 Food Truck Regulations be adopted as presented. Supported by Commissioner Hopper. Vote: Voted yes: Baker, Hines, Hopper, Mansour, Pliska, Rusnell, Sclesky. Voted no: None. Absent: None. Motion Carried.

2. Ordinance Amendment – Section 40-628 and 40-681 Automobile Filling and Service Stations – Discussion

Commissioners discussed the amendment language presented. They discussed the amendment relative to the Kroger fuel station. Commissioners agreed to change #8 from “pedestrian access ways” to “pedestrian and vehicular access ways.”

Mr. Lewan stated that he would make that change. He stated since there were substantive changes since this was last before the Commission, he would recommend publishing for public hearing again.

Commissioners agreed that it should be published for public hearing.

Commissioner Sclesky moved to set for public hearing Ordinance amendment to Section 40-628 and 40-681 Automobile Filling and Service Stations dated May 22, 2019 with the modifications discussed this evening at the earliest convenient meeting. Supported by Commissioner Mansour. Vote: Voted yes: Baker, Hines, Hopper, Mansour, Pliska, Rusnell, Sclesky. Voted no: None. Absent: None. Motion Carried.

New Business:

1. Ordinance Amendments – Section 40-751 Sign Regulations

Commissioners discussed the memo and information received from Supervisor Walls.

Commissioners concluded that they would like to see the proposed new Article V in Chapter 12 that was referenced in Supervisor Walls' memo. Commissioners also would like the redlined versions of Section 40-751 and Section 40-645 provided to them for the next meeting where the changes would be heard at a Public Hearing.

Mr. Lewan stated that they are taking out Temporary Signs and Nonconforming signs from the Zoning provisions and including them in a new general ordinance in Chapter 12. The temporary signage is being amended that is still in the Zoning ordinance. They are taking out the nonconforming signage portion from the Zoning Ordinance so that in a General ordinance, the nonconforming signs can be addressed and removed if they are in violation.

Commissioner Hines asked what the process was to start taking down nonconforming signs.

Commissioner Hopper replied that there is a process outlined. If the use changes or if the building ceases operation and other reasons, the business would then have to meet the current ordinance.

Mr. Lewan stated that this change allows the Township to be more active in removing nonconforming signs because they are not bound by the nonconforming provisions anymore.

Commissioners agreed that the ground sign option should be eliminated in Village Center zoning because there didn't appear to be room on those properties for a ground sign.

Chairperson Baker moved to set the ordinance amendments to Section 40-751 Sign Regulations, Section 40-645 and Section 40-2 for Public Hearing as presented tonight at the next available meeting. Supported by Commissioner Hines.

Commissioners agreed that they would like to see a copy of the redlined version of Section 40-751, Section 40-645 and Section 40-2 and a copy of Chapter 12 proposed amendment language in their packets for the next meeting.

Commissioner Hines stated that the Commission had been waiting for ordinance provisions regarding content neutrality and she asked if this was the extent of it.

Mr. Lewan answered that he did not know.

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

2. Discussion – Township Engineer

Commissioners acknowledged the memo received naming Anderson, Eckstein and Westrick, Inc. as the Township Engineer after the Township Board decision on June 13, 2019. The Township's representative engineer will be Lyle Winn.

Other Business:

1. Priority Task List

Commissioners reviewed and suggested changes to the Priority Task List.

Public Comment:

None

Adjournment:

Commissioner Pliska moved to adjourn the meeting at 10:19 p.m. Supported by Commissioner Rusnell. Vote: Voted yes: Hines, Hopper, Mansour, Pliska, Rusnell, Sclesky. Voted no: None. Absent: Baker. Motion Carried.

Erin A. Mattice, Recording Secretary