

Springfield Township  
Planning Commission Meeting  
Minutes July 16, 2019

Call to Order: Chairperson Baker called the July 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  
Terry Rusnell  
Kevin Sclesky

Commissioners Absent

George Mansour  
Jason Pliska

Consultants Present

Doug Lewan, Carlisle Wortman, Associates  
Lyle Winn, Anderson, Eckstein and Westrick, Inc.

Staff Present

Collin Walls, Supervisor  
Laura Moreau, Clerk  
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, Rusnell, Sclesky. Voted no: None. Absent: Mansour, Pliska. Motion Carried.**

Public Comment:

None

Consent Agenda:

**1. Minutes of the June 18, 2019 meeting**

**Commissioner Sclesky moved to approve the minutes of the June 18, 2019 meeting as presented. Supported by Commissioner Hines. Vote: Voted yes: Baker, Hines, Hopper, Rusnell, Sclesky. Voted no: None. Absent: Mansour, Pliska. Motion Carried.**

Public Hearing:

**1. Ordinance Amendment – amend Springfield Township Code of Ordinances 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 Section 40-681 – Off-Street Parking, Loading and Drive-Through Facilities**

**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 Amendments – amend Springfield Township Code of Ordinances, Chapter 40 – Zoning by amending Section 40-751 Sign Regulations, Section 40-645 Temporary Sales and Special Events and Section 40-2 Definitions**

**Chairperson Baker opened the Public Hearing at 7:34 pm**

Supervisor Walls stated that under the chart covering ground signs, under Village Center, he thinks that what was initially suggested was to include Village Center. He asked if it got removed.

Commissioner Hines stated that in the last meeting, the Commission felt that there were no properties in the Village Center district to accommodate a ground sign.

Clerk Moreau commented that the lumberyard property and Barber property could accommodate a ground sign.

**Chairperson Baker closed the Public Hearing at 7:36 pm**

Old Business:

**1. Ordinance Amendment – amend Springfield Township Code of Ordinances 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 Section 40-681 – Off-Street Parking, Loading and Drive-Through Facilities**

**Commissioner Hines move to recommend the adoption of the amendments to Springfield Township Zoning Ordinance, Chapter 40, amending Section 40-628 and 40-681, relative to Automobile Repair Facilities and Offstreet Parking, Loading and Drive-Through Facilities. Supported by Commissioner Hopper. Vote: Voted yes: Baker, Hines, Hopper, Rusnell, Sclesky. Voted no: None. Absent: Mansour, Pliska. Motion Carried.**

**2. Ordinance Amendments – amend Springfield Township Code of Ordinances, Chapter 40 – Zoning by amending Section 40-751 Sign Regulations, Section 40-645 Temporary Sales and Special Events and Section 40-2 Definitions**

Commissioners discussed whether or not ground signs should be allowed in Village Center as appropriate. Commissioners concluded that ground signs should be allowed in Village Center and amended language should reflect the ground sign size should mimic OS and C1 and be a maximum of 8 feet high, 50 square feet on each side with a maximum of 100 square feet.

**Commissioner Hopper moved to recommend to the Township Board amending Springfield Township Code of Ordinances, Chapter 40, Zoning, by amending Section 40-751 Sign Regulations, Section 40-645 Temporary Sales and Special Events and Section 40-2 Definitions subject to the addition of an edit of the chart on page 5 adding ground signs to Village Center with a maximum height of 8 feet, 50 square feet per side and a total of 100 square feet and further, to edit page 5, (3) adding reference to 40-751 (C)(2) as discussed this evening. Supported by Commissioner Hines. Vote: Voted yes: Baker, Hines, Hopper, Rusnell, Sclesky. Voted no: None. Absent: Mansour, Pliska. Motion Carried.**

Other Business:

**1. Priority Task List**

Commissioners reviewed and suggested changes to the Priority Task List.

Public Comment:

Lyle Winn, Anderson, Eckstein and Westrick, Inc., introduced himself to the Commissioners as the new Township Engineer.

Adjournment:

**Commissioner Hines moved to adjourn the meeting at 8:13 p.m. Supported by Commissioner Sclesky. Vote: Voted yes: Baker, Hines, Hopper, Rusnell, Sclesky. Voted no: None. Absent: Mansour, Pliska. Motion Carried.**

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Erin A. Mattice, Recording Secretary