

Springfield Township
Planning Commission Meeting
Minutes September 15, 2020

Call to Order: Vice-Chairperson Mansour called the September 15, 2020 Business Meeting of the Springfield Township Planning Commission to order at 7:00 p.m. via Video/phone conference. He stated that the meeting is a video/phone conference call and provided an overview of meeting format.

Attendance:

Commissioners Present:

Dave Hopper
George Mansour
Jason Pliska
Terry Rusnell
Kevin Sclesky

Commissioners Absent

Ruth Ann Hines
Dean Baker

Consultants Present

Doug Lewan, Carlisle Wortman, Associates
Mike Smith, Anderson, Eckstein and Westrick, Inc.

Staff Present

Collin W. Walls, Supervisor
Erin Mattice, Planning Administrator
Laura Moreau, Clerk

Approval of Agenda:

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

Public Comment:

None

Consent Agenda:

1. **Minutes of the August 18, 2020 Regular Planning Commission meeting**

Commissioner Rusnell moved to approve the minutes of the August 18, 2020 Regular Planning Commission meeting as presented. Supported by Commissioner Hopper. Roll Call Vote: Voted yes: Hopper, Mansour, Pliska, Rusnell, Sclesky. Voted no: None. Absent: Baker, Hines. Motion Carried.

Public Hearing:

1. Request by Jim Wilson, 8920 Clarridge St., Clarkston, MI 48348, to rezone an approximately 1.75 acre portion of a total 11.26 acre parcel in Springfield Township to C-1 Local Business District from O-S – Office Service District. P.I. #07-14-226-004.

Vice-Chairperson Mansour opened the Public Hearing at 7:06 pm

Mr. Jim Wilson provided a summary of the proposed project.

Doug Lewan provided a summary of the rezoning request and the Land Use and Zoning Analysis dated August 31, 2020. He is recommending approval of the request as submitted.

No public comment was heard.

Vice-Chairperson Mansour closed the Public Hearing at 7:19 pm

New Business:

1. Request by Jim Wilson, 8920 Clarridge St., Clarkston, MI 48348, to rezone an approximately 1.75 acre portion of a total 11.26 acre parcel in Springfield Township to C-1 Local Business District from O-S – Office Service District. P.I. #07-14-226-004.

Commissioner Hopper asked Mr. Wilson what the intent is for the existing rental house.

Mr. Wilson replied that the rental house would stay on the property.

Commissioner Hopper commented that C-1 is appropriate for the 1.75 acres of this property, but C-2 would not be. He looked at the Master Plan when there was a glut of commercial property but since that time, the Township has lost a PUD and a furniture store that were commercial properties.

Commissioner Sclesky concurred. He is excited to see a concept plan for the site. He questioned why the residential side is included in this rezoning.

Commissioner Pliska concurred and commented that he is excited to see this property revitalized and used again.

Commissioner Mansour agreed. The improvements that are being done are an asset for this area.

Commissioner Rusnell agreed. He asked if the applicant was going to do anything to the residential part.

Mr. Wilson replied that he is planning on improvements to the parking area but will keep it as residential.

Commissioner Hopper moved based on the Findings of Fact to recommend approval to the Township Board the rezoning of subject property from Office Service to C-1 Local District as proposed. The Findings of Fact in this case are summarized below:

- 1. The applicant requests to rezone a 1.75-acre area that is currently zoned OS Office-Service to C-1 Local Commercial. The rezoning area is part of an existing split-zoning of a larger 11.26-acre parcel.**
- 2. The proposed rezoning has elements that match the current Township Master Plan. Commercial zoning is found across Dixie Highway to the west and other adjacent zoning is office, residential and under the control of the applicant. Commercial land use is specifically mentioned as one of the permissible uses in the Planned Mixed-Use District. The proposed rezoning to C-1 Local Business would appear to be compatible with the adjacent property's master plan, zoning, and existing land use.**
- 3. Due to the past historic use of the site, as well as the shape of the property under question, significant natural features are not found on site.**
- 4. The proposed rezoning allows more intensive uses than would be permitted under the current OS Office-Service Zoning. Once rezoned, any of the C-1 permitted or special land uses could be requested by the property owner.**
- 5. A rezoning to C-1 Local Business has the potential to increase the number of vehicular trips per day above the existing OS Office-Service Zoning Classification. It is recognized however that this site is located on Dixie Highway and planned for a wide variety of land uses and higher traffic generating land uses would be expected in this corridor.**

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

Old Business:

1. Sign Ordinance Amendments - Discussion

Mr. Lewan summarized the revisions to the sign ordinance and his memo provided based on his notes and the comments of the Commission at the last meeting.

Commissioner Pliska asked about changeable copy signs. He asked if it could include a newer bulb sign that changes frequently.

Mr. Lewan stated that if the sign was one of the newer signs and as long as the changeable copy wasn't flashing, fluttering or moving, if it changed once or twice a day, it would be permitted.

Supervisor Walls stated that McDonalds has an LED sign and it was determined to be a changeable copy sign and was only allowed to change twice a day.

Commissioner Pliska stated that some of these signs can be obnoxious even if they are static. He asked if in the future the Township can expect to see extensively bright signs that don't change but are still glaring. It is the really bright type of light that is the concern.

Supervisor Walls stated that the newly adopted glare and lighting ordinance has provisions that would minimize those types of LED extreme levels of lighting because they picked the middle ground of Kelvins.

Commissioner Rusnell asked if this also included the color of the light.

Supervisor Walls answered that he does not remember. He asked if the provisions for LED signs ever developed into ordinance language.

Mr. Lewan answered that he does not recall but he will look into it.

Supervisor Walls stated that they should make sure that the changeable copy changes and the LED changes should be consistent.

Commissioner Hopper stated that he agrees with once every 12 hours.

Commissioner Sclesky agreed. He stated that if they include the proper LED sign provisions, it would make the sign ordinance complete, but he does not think they are ready for a motion yet.

Commissioner Mansour commented on his business that was next to a church in Almont. The LED message at the church changes back and forth giving more information.

Commissioner Hopper stated that he is concerned about the speed of cars along Dixie and the changing of the sign could be dangerous.

Commissioner Sclesky and Commissioner Rusnell agreed.

Mr. Lewan stated that by changing all of the content based standards according to the fact that it is a church would not be appropriate. It would have to be okay for everyone.

Commissioner Mansour stated that the Urgent Care and the storage business change quite often.

Supervisor Walls answered that it should not be more than twice a day.

Commissioner Mansour and Commission Rusnell answered that they think it does change more frequently.

Commissioner Pliska stated that these signs are ripe for abuse of the ordinance. He is looking for a sign to tell him what business is there and that is all. He doesn't find the McDonalds sign or the Urgent Care sign obnoxious.

Commissioner Hopper agreed with twice a day change.

Commissioner Sclesky and Commission Pliska agreed with twice a day.

Commissioner Mansour asked about page 5, business center signs.

Mr. Lewan stated that this has to do with being on a corner lot. If a business center is on a corner and each access drive comes off of a different road, they could have a sign on each road front. There are not more than two signs allowed.

Commissioner Hopper asked what else is in Chapter 40, Article II, Division IV, Enforcement and Penalties.

Mr. Lewan replied that this is overall enforcement section of the ordinance.

Supervisor Walls asked if the definition of Road Travelway should also be in the Definition section of the ordinance.

Mr. Lewan replied yes, he could do that.

Supervisor Walls pointed out a typo, the addition of "feet" to 150 on the next page.

Mr. Lewan stated that he will present the document with changes, adding LED standards and adding the definition of travelway, at the next meeting. He will accept the changes and will present a clean version at the next meeting.

2. Discussion: Ordinance Amendment Section 40-651 Septic Systems for Lots Abutting Water Bodies

Supervisor Walls summarized his memo provided and the most recent revisions to Section 40-651.

Commissioner Hopper asked if the verbiage in Article III covers the Township.

Supervisor Walls answered yes. There are many alternative systems and they are change regularly.

Commissioner Hopper commented that he likes it and thinks we should publish for public hearing.

Commissioner Mansour asked if “systems” should be capitalized.

Supervisor Walls indicated that he would ask the Township Attorney.

Commissioner Sclesky asked if this ordinance applied to island properties.

Supervisor Walls stated that this ordinance would still apply.

Commissioner Hopper moved to set ordinance amendments to Section 40-651 Septic System for Lots Abutting Bodies of Water with the addition of “Pump and Haul” as presented in the Supervisor’s September 9, 2020 Memo to be included under “Definitions” as a Public Hearing for the next available Planning Commission meeting. Supported by Commissioner Pliska. Roll Call Vote: Voted yes: Hopper, Mansour, Pliska, Rusnell, Sclesky. Voted no: None. Absent: Baker, Hines. Motion Carried.

Public Comment:

None

Adjournment:

Commissioner Sclesky moved to adjourn the meeting at 8:19 p.m. Supported by Commissioner Hopper. Roll Call Vote: Voted yes: Hopper, Mansour, Pliska, Rusnell, Sclesky. Voted no: None. Absent: Baker, Hines. Motion Carried.

Erin A. Mattice, Recording Secretary