

Springfield Township
Planning Commission Meeting
Minutes September 20, 2016

Call to Order: Vice-Chairperson Hines called the September 20, 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

Approval of Agenda:

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

Public Comment:

None

Consent Agenda:

1. Minutes of the July 19, 2016 Planning Commission Meeting

Commissioner Hopper moved to approve the minutes of the July 19, 2016 meeting as presented. Supported by Commissioner Sclesky. Voted yes: Hines, Hopper, Mansour, Pliska, Sclesky, Whiting. Voted no: None. Absent: Baker. Motion Carried.

Public Hearing:

None

New Business:

1. Conceptual Site Plan and Special Land Use, Maple Grange, Ormond Road north of Scott Road, Parcel #07-19-226-025.

Doug Lewan summarized his review dated August 19, 2016. He stated that this property would be considered a Special Land Use because they are preserving less than 50% of the property. He provided a report based on the plan's adherence to the Special Land Use standards and the Cluster Plan requirements. He explained the Cluster Plan criteria and why this site meets the Cluster Plan criteria as per the ordinance. He explained that he would need clarification from Oakland County that the less than 1 acre lots proposed could accommodate a septic system. He stated that he would like to see a Natural Features inventory and this could be in a narrative or graph form showing what is on the site and what will be preserved on the site. He would also like to see the grading limits for the site. Generally speaking, this site lends itself to an open space plan and with some additional information, he is sure that the applicant can meet all criteria.

Mr. Lewan reviewed the Density Plan proposed. He stated that it shows Lot #22 as needing some variances, however the ordinance indicates that all lots should meet ordinance standards. This lot should either be reworked or the density should be reduced by one lot. Another issue that could affect density is where storm water retention will be handled and the applicant should demonstrate how this will be done in the Density Plan.

The Cluster Plan meets all setbacks. They would like to see a grading plan for Final Site Plan with wetland delineation. The applicant is proposing 37.5% of the area to be proposed in open space. The ordinance says that the plan needs to have significant areas of open space provided and the Commissioners should determine if what is provided is significant. Mr. Lewan's opinion is that it meets this criterion. He noted that there are two lots located at the entrance of the site and the storm water easements are proposed in easements on these two lots. He questioned why these two lots are not incorporated into this development and he would like this addressed. There is one boulevard entrance into the site with two cul-de-sacs and the Road Commission will have to provide a letter of approval for this. He would also like to see truck turning radius shown on the plan. This area is not in a primary safety path area but the ordinance indicates that some easement should be provided to safety paths in the future and he would like to see this addressed. Mr. Lewan provided some information for landscaping that should be fully addressed at Final Site Plan. No lighting is planned for the site. Proposed signage and master deed and bylaws should be presented at final site plan.

The summary section of his report outlines 15 issues to be addressed by the applicant as well as four issues to be addressed at Final Site Plan. The site meets the qualification for cluster housing option and the proposal to preserve the areas shown in in the spirit of the open space cluster provisions of the Zoning Ordinance but prior to approval, he would like the applicant to address the items outlined in his report.

Commissioner Mansour stated that the lot acreage and lot dimensions were included in the Concept Plan on Sheet #3.

Mr. Lewan concurred.

Vice-Chairperson Hines read the summary section of the report from Randy Ford, Hubbell, Roth and Clark dated August 19, 2016.

Dave Miller, Builder, introduced himself to the Commission. He provided an overview of the proposed project. He stated that the use of parcels -016 and -017, located at the entrance, was to build a couple of houses on them and it was never part of his plan to have these two lots be part of the development.

Commissioner Mansour asked if it would be advantageous to incorporate -016 and -017 into the development and why wouldn't he do that.

Mr. Miller responded that at this point he can do anything he wants with them. He is able to grant the easements needed and he can build whatever he wants on the properties now because he owns them. He could also deed those properties into the development since they are on the boulevard.

Vice-Chairperson Hines confirmed that Mr. Miller is keeping both as buildable parcels.

Mr. Miller replied yes. He confirmed that all sites perked.

Commissioner Sclesky stated that he likes how the open space protects the residents that are around the development. The hardwoods shield residents on Scott Road.

Commissioner Mansour pointed out the clay areas on Lots 17, 18 and 19 which prohibits moving them into woods for walk-outs on these lots.

Mr. Miller confirmed this observation.

Commissioner Sclesky asked where the plan was regarding the health department.

Mr. Miller answered that they have not done anything with the wells yet. He is planning to put in three test wells. He stated that Mr. Jim Sharpe still needs to figure out the storm drainage calculations and if drainage areas need to be added, he has the properties in front, -016 or -017, to be used for additional drainage area if needed.

Jim Sharpe, Sharpe Engineering, provided an overview and summary of the project using an electronic presentation. He addressed the Planner's comments. He confirmed that they received three positive perks on each proposed lot. He referenced a letter dated September 15, 2016 from the Oakland County Health Department giving the project preliminary approval and the directions to proceed to the next level. Mr. Sharpe indicated that he would forward a copy to the Township. He confirmed that he would provide a

natural resources inventory and the limits of grading plan at Final Site Plan. The grading will be minimized. He provided a plot plan of Lot #22; there is a wet land close to this lot and the proposed plot plan showed a front setback of 35 feet instead of the 50 feet. He stated that if the Township does not have a setback from a wetland ordinance, they could push the whole unit back making the front setback larger and a variance would not be required.

Commissioner Hopper explained that the Township does not call it a natural features setback but the Township does have a required 50 feet setback from the high water mark of any body of water, Springfield Township Code of Ordinances, Section 40-639. He stated that it looks like the variances for Lot #22 would include a septic variance and a rear setback, both from the high water mark.

Mr. Sharpe stated that they have to establish what the high water mark is.

Commission Hopper stated that he was looking at the plan that was supplied to them.

Mr. Miller stated that he has walked the property and he didn't get to water until he got to Scott Road and looked to the west.

Commission Hopper confirmed that the wetlands inventory was done 13 years ago and it showed a fen or a reference to water on the plan.

Mr. Miller asked if a special feature could be a bush or a wet bush. He is not sure what the delineation means because he is sure that water was not there 13 years ago.

Commissioners and Mr. Lewan confirmed that the ordinance says ordinary high water mark and Mr. Lewan read the definition.

Mr. Lewan replied that this edge would have to be determined.

Vice-Chairperson Hines stated that this wetland needs to be re-determined so they know if Lot #22 is a buildable lot.

Mr. Miller and Mr. Sharpe agreed.

Commissioner Mansour asked if Lot #22 is pulled out of the development, could this lot get a variance on its own?

Mr. Miller replied yes.

Commissioner Mansour stated that he has to prove that he can build on this lot or he needs to pull it out of the development.

Mr. Lewan stated that this would affect the open space calculation and reduce the concept plan to 21 units.

Mr. Miller stated that they are trying to preserve natural features that are in the development. He believes that you can build a house on Lot #22 and the high water mark is much further back than the plan submitted shows.

Mr. Sharpe stated that regarding the storm water detention, they show the areas of storm water detention on the plan.

Mr. Lewan confirmed that this was requested for the density plan.

Mr. Sharpe answered that this could be done through easements. He confirmed that he will include the tree line on the Cluster Plan. He reiterated that the wetland delineation needs to be verified and updated. He believes that they put significant open space on the plan. He confirmed that he also needs to also adjust the open space amount to not include areas of wetland and water and he will adjust those numbers accordingly. He confirmed that Oakland County Health Department determined that less than one acre lots are acceptable for the installation of a septic system and he explained how the Health Department determines the size by the number of bedrooms total on the site. He summarized the types of soils on the property. He stated that he doesn't think they need a letter saying less than one acre lots are acceptable; he plans to provide a letter from the Health Department approving the development and they intent on getting that. He reiterated that lots -016 and -017 are not proposed to be part of the development. They received a letter recently from the Road Commission which gave their blessing for the roads. He stated that they will have to verify site distance and dedicate some of the 60 foot right of way; all items that they have no problem doing. He will add the truck turning radii to the plan. The safety path easements on lots -016 and 017 will need to be discussed with Mr. Miller. They will add landscape and screening and sign details to the Final Site Plan.

Commissioner Whiting asked what type of homes Mr. Miller was proposing to build.

Mr. Miller answered that he will have eight to ten home styles for buyers to choose from. He still needs to figure out prices and types of homes that he can offer for the price.

Commissioner Whiting stated that she can see the advantage to preserving the open space but questioned if people that wanted to move in this area wanted larger lots.

Mr. Miller stated that they tried to give enough open space and still give bigger lots.

Commissioner Hopper stated that larger lots in an open space development do not maximize financial benefit for the builder. He provided examples in the area.

Mr. Miller stated that he has not decided on the size of the houses proposed and he wants to start where the target market is and this is yet to be determined. He suggested that he would like more covered porches, side loading garages and country features.

Commissioners discussed Lot #22 and its issues.

Supervisor Walls stated that the rules applied whether or not it is part of development. If it is too close to the high water mark, they will have to go to the Board of Appeals.

Mr. Lewan stated that this is the key is that all of the lots in a cluster plan must meet ordinance standards. This must be observed consistently for all cluster developments considered because that is the Ordinance standard.

Commissioners discussed the need for the applicant to establish the high water mark in order to determine where it is in relation to Lot #22 and how it would affect the open space.

Mr. Sharpe stated that they can meet all of Carlisle Wortman's and Hubbell, Roth and Clark's requests and suggestions as presented in the review letters. They will meet all of the requirements of the Township. He confirmed that the composition of both the entry and the road were provided on the plan.

Commissioner Hopper stated that there is substantial hill at the entrance and he asked if they would have clear vision.

Mr. Sharpe answered that meeting site distance is a Road Commission requirement and they plan to comply.

Commissioner Sclesky asked about lots -016 and -017.

Mr. Miller reiterated the origin of these lots and again explained his intended use of these lots.

Commissioner Pliska asked how having the retention areas on lots -016 and -017 would affect the future ownership and the ability to sell these properties.

Mr. Sharpe replied that there would be easements established and the owner would not be able to build on that easement area and would also show up on the title work. There would also have to be maintenance agreements put in place.

Commissioner Hopper stated that the ability for -016 and -017 to cut into the curb cuts off of Maple Street should be included in Master Deed and Bylaws. He clarified that there should be screening provided where the development abuts against the adjacent residential areas. He believes that this site qualifies for cluster development but wants clarification on Lot #22.

Commissioner Mansour suggested that if lots -016 and -017 are going to be incorporated into the development, they should contribute to the dues so they are equal with others homeowners.

Commissioners discussed and confirmed that the applicant can use existing vegetation for screening but the applicant needs to confirm that the existing vegetation meets ordinance screening requirements.

Mr. Lewan stated that the Planning Commission can also grant waivers regarding landscaping requirements but the ordinance requirements were pointed out in his review letter. He confirmed that a motion is required to make the recommendation to the Township Board.

Supervisor Walls suggested using low volume Road Standards and not laying blacktop if they do not have to for the road ways.

Mr. Lewan stated that he will provide an updated memo to the Township Board showing how each item from the review letter was being addressed by the applicant.

Commissioners agreed.

Commissioner Sclesky asked about the composition of the roadway.

Mr. Sharpe confirmed that the road specs were shown on the plan.

Commissioner Whiting moved to make a recommendation that the Township Board approve the application from Castlewood Homes, David Miller, for the Maple Grange project to grant Special Land Use. It is currently zoned as an R-1, One Family Residential requiring 1.5 acre lots. The Planning Commission believes that the submitted plan meets the Special Land Use criteria, Section 40-145 and the Cluster Provisions, Section 40-594(c). The Special Land Use would be to use it as a Cluster Development with the provision that the comments from Carlisle Wortman Associates and Hubbell, Roth and Clark, Inc. are met and there will be a revised comment section available to the Township Board. Also, with the provision that Lot #22, 3.05 acres, can be verified that it is a buildable lot and can be included in the density count which is currently 22 lots. If it is not buildable, applicant will reduce the density count to 21 lots and the applicant will need to return to the Planning Commission for review. Supported by Commissioner Mansour. Voted yes: Hines, Hopper, Mansour, Pliska, Sclesky, Whiting. Voted no: None. Absent: Baker. Motion Carried.

Old Business:

None

Other Business:

1. **Priority Task List**

Commissioners reviewed and made updates and revisions to the current Priority Task List. Doug Lewan suggested scheduling a planning session for the next Planning Commission meeting.

Commissioners agreed.

Public Comment: None

Adjournment:

Commissioner Hopper moved to adjourn the meeting at 9:10 p.m. Supported by Commissioner Whiting. Voted yes: Hines, Hopper, Mansour, Pliska, Sclesky, Whiting. Voted no: None. Absent: Baker. Motion Carried.

Erin A. Mattice, Recording Secretary