

**PLANNING COMMISSION
FINAL
BUSINESS MEETING AGENDA**

Monday, July 16, 2007

CALL TO ORDER: 7:30 P.M.

MINUTES: June 18, 2007

APPROVAL OF AGENDA:

PUBLIC COMMENT: Items Not On Agenda

PUBLIC HEARING: None

COMMUNICATIONS: None

UNFINISHED BUSINESS: None

NEW BUSINESS: 1. Lil Mac - Final Site Plan Approval

OTHER BUSINESS: 1. Green Infrastructure Planning – Step 2

NEXT MEETING DATE(s): **SPECIAL** PC Meeting – Thursday, August 2, 2007
@ 7:30 pm

Regular Meeting – Monday, August 20, 2007

ADJOURNMENT:



The Mission of the Springfield Township Planning Commission is to guide and promote the efficient, coordinated development of the Township in a manner that will best promote the health, safety, and welfare of its people.

**Springfield Township
Planning Commission – Business Meeting
Minutes of June 18, 2007**

Call to Order: Vice Chairperson John Steckling called the June 18, 2007 Business Meeting of the Springfield Township Planning Commission to order at 7:30 p.m. at the Springfield Township Civic Center, 12000 Davisburg Rd., Davisburg, MI 48350.

Attendance:

Commissioners Present

John Steckling
Bill Leddy
Dean Baker
Ruth Ann Hines
Frank Aiello

Commissioner(s) Absent

Roger Lamont

Staff Present

Leon Genre
Collin Walls
Nancy Strole

Consultants Present

Randy Ford
Dick Carlisle

Approval of Minutes: April 16, 2007 & May 3, 2007

- ★ Commissioner Baker moved to approve the April 16, 2007 minutes as presented. Commissioner Hines supported the motion. Vote on the motion. Yes: Steckling, Leddy, Baker, Hines and Aiello; No: none; Absent: Lamont. The motion carried by a 5 to 0 vote.
- ★ Commissioner Hines moved to approve the May 3, 2007 minutes as presented. Commissioner Aiello supported the motion. Vote on the motion. Yes: Steckling, Leddy, Baker, Hines and Aiello; No: none; Absent: Lamont. The motion carried by a 5 to 0 vote.

Approval of Agenda:

Vice Chairperson Steckling asked to switch the order of Unfinished Business with New Business. He further asked to add as item #3 of New Business, the appointment of a new representative from the Planning Commission for the PUD Committee. There were no objections to the change.

Public Comment: None

Public Hearing: None

Communications: None

New Business:

1. Kingston Pointe – requesting amendment to Site Plan for building layout. Original Condominium Plan approved 10-11-2001.

Mr. Dick Carlisle of Carlisle/Wortman summarized their review dated June 5, 2007. He noted that the density will not change on this plan and the applicant should clarify with the ZBA the front setback variance. Mr. Carlisle suggested that this modification is minor and the new footprint is consistent with the intent of the original final site plan. **[A copy of the full review by Carlisle/Wortman is on file at the Office of the Clerk, Springfield Township].**

Supervisor Walls commented that the plan that was reviewed by the Board of Appeals some time ago was a different layout than what was ultimately granted recommendation of final approval by the Planning Commission, granted final approval by the Township Board and recorded as a condominium. However, the variance provisions as to front setback and distances between buildings were maintained.

Mr. Randy Ford of HRC summarized his review dated May 23, 2007. He noted that the only discrepancy is that the submitted plan has not been sealed by the registered professional responsible for its preparation. **[A copy of the full review by HRC is on file at the Office of the Clerk, Springfield Township].**

Mr. Leon Genre, Building Director noted that he does now have sealed plans.

Mr. Greg Windingland of Lombardo Companies explained that in regard to engineering, between the buildings it would be a grass area. They would establish a high point and then shed the water both ways as far as surface drainage. They would not have any other roof conductors or downspouts discharge in that area. In regard to the original variances, Mr. Windingland said he does not know about those. Regarding the separation, by going with the 7 feet, it satisfies the building code for fire requirements. The area between the units would be a limited common element to the condominium and be mowed as such. Mr. Windingland said the building envelope does not exactly fit what was originally approved.

Commissioner Leddy said he is concerned about the spaces between the buildings and doesn't see how anything will grow in that narrow of a space. He asked if there would be fencing or air conditioning units in those areas. Mr. Windingland said there would be no fencing and it is doubtful there would be air conditioning units.

Commissioner Aiello asked what the point of the arch is. Mr. Windingland explained that it is to give the physical separation but attaching it architecturally. The ordinance says attached must

share a common wall. Commissioner Hines said she is confused about what the Planning Commission is supposed to be doing with this. Commissioner Aiello said it seems to him that the Planning Commission's function is ministerial. The site plan is so very little different than what was originally proposed, that what we are doing isn't all that material. He does not see the differences as affecting the site plan. If we were to approve the change the record should reflect that this is in no way a recommendation to the Zoning Board on the issue of detached versus attached and that is a policy decision that is separate.

Supervisor Walls commented that the Planning Commission is looking at this as a simple amendment to an approved plan but the applicant is not building the approved plan. He does not find anything in the ordinance that gives us any different criteria to review a site plan or a simple amendment or a brand new site plan. Commissioner Aiello said as the material was presented and the consultants' reports, he thought their scope of review was very narrow but now he would prefer to table this.

Commissioner Baker asked for clarification that we have the option of presenting this to the Township Board with our opinions or the option of presenting opinions directly to the ZBA. Mr. Carlisle said yes. Commissioner Baker said we have had discussion that indicates we are not exactly sure if the Township Board has comfort with managing this site plan as its being presented today? Mr. Carlisle said the Planning Commission has had the opinion of one Township Board member. Vice Chairperson Steckling said we should put our collective thoughts and feelings on and send it to the Board and let them make the decision.

- * Commissioner Baker moved that we recommend approval of this change to this site plan to the Township Board based on the fact that it does not create any additional disturbance to this site, it does not impose any greater stress on the property, the site permits detached single family dwellings in this district pursuant to approval of any necessary engineering changes that would be relevant to these units being separated and pursuant to all necessary variances being approved and pursuant to a representative of the Township having clarity over how any previously granted variances accommodate this site plan given those criteria he would recommend approval to the Township Board. Commissioner Aiello supported the motion. Vote on the motion. Yes: Steckling, Leddy, Baker, Hines and Aiello; No: none; Absent: Lamont. The motion carried by a 5 to 0 vote.**

2. Sleepy Hollow – Concept Review

Mr. Carlisle summarized Carlisle/Wortman's review dated April 22, 2007. Mr. Carlisle made several suggestions for concept in their review including the waiving of sidewalk requirements. He believes that much of the items outstanding will be required with more detail for final site plan review. **[A copy of the full review by Carlisle/Wortman is on file at the Office of the Clerk, Springfield Township].**

Mr. Ford summarized HRC's review dated May 23, 2007. He noted that grading and the roadway were the most significant and of no issue conceptually but additional information would

be necessary to move forward. **[A copy of the full review by HRC is on file at the Office of the Clerk, Springfield Township].**

Mr. Smith the applicant, explained that it is his intention and plan to develop the entire road as one phase. The septic locations have been added for the condominium units. He surveyed all locations and they have identified reserved areas. In regard to the easement, he has not gone to the Road Commission or Detroit Edison, Comcast or the gas company yet and didn't think he should until he has conceptual approval on the road.

Commissioner Baker commented that the applicant should take advantage of Carlisle's recommendation for native plantings. He is supportive of waiving the sidewalk requirements at this site.

Commissioner Leddy said in regard to concrete curbing, it might not be a bad idea to follow the guidelines.

Commissioner Aiello asked if the significant trees in building envelopes will be able to be removed? Mr. Smith said only if we agree on the location of the home and which trees will have to come down.

Vice Chairperson Steckling said the first three lots look fine. He would agree with the waiving of sidewalks. Commissioner Aiello told the applicant he would encourage him to review the reports prepared by the consultants and continue to try to preserve as much of the property character as possible.

3. PUD Committee Appointment

Commissioner Aiello volunteered to serve on the PUD Committee.

★ Vice Chairperson Steckling moved to appoint Frank Aiello to the PUD Committee. Commissioner Baker supported the motion. Vote on the motion. Yes: Steckling, Leddy, Baker, Hines and Aiello; No: none; Absent: Lamont. The motion carried by a 5 to 0 vote.

Unfinished Business:

1. Planning Commission By Laws & Rules of Procedure

Vice Chairperson Steckling noted that in Section 3, a sentence is erroneously inserted twice. Commissioner Hines noted several typographical and/or grammatical errors. Commissioner Aiello said both the By Laws and Rules of Procedure provide an order of business and agenda and they are not consistent. He suggested this be changed to be made consistent. He suggested that the By Laws, Section 3 of the first article seven is amended to read "conduct of all regular meetings shall," strike the remaining portion of section 3 and instead read "shall proceed in accordance with the Planning Commission Rules of Procedure."

- ★ **Commissioner Aiello moved approval of the Planning Commission By Laws and Rules of Procedure as presented with amendments discussed. Commissioner Hines supported the motion. Vote on the motion. Yes: Steckling, Leddy, Baker, Hines and Aiello; No: none; Absent: Lamont. The motion carried by a 5 to 0 vote.**

Other Business:

1. Update Priority List

Zoning Map Changes are set for Public Hearing. Dixie Highway Corridor is removed until further notice. By Laws and Rules of Procedure are complete and to be deleted.

Adjournment:

Hearing no other business, Vice Chairperson Steckling closed the meeting at 10:15 p.m.

Susan Weaver, Recording Secretary