

PLANNING COMMISSION

FINAL

BUSINESS MEETING AGENDA

February 19, 2007

CALL TO ORDER: 7:30 P.M.

MINUTES

1. December 7, 2006
2. January 15, 2007

APPROVAL OF AGENDA:

PUBLIC COMMENT: Items Not On Agenda

PUBLIC HEARING None

COMMUNICATIONS:

1. Letter from Consumers Energy – withdrawing application for Springfield City Gate project dated 2-2-07.
2. Sustainable Stormwater Management Class Information

UNFINISHED BUSINESS:

1. Ordinance No. 27, Subdivision Ordinance

NEW BUSINESS:

1. Northwest Oakland Tech Center – Concept Plan 07-24-451-002
To construct a 26,100 s. f. Addition and do Renovations in Phase II,

OTHER BUSINESS: Miscellaneous

1. Update Priority List

NEXT MEETING DATE March 19th, 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 February 19, 2007**

Call to Order: Vice Chairperson John Steckling called the February 19, 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
Frank Aiello
Dean Baker
Bill Champion
Ruth Ann Hines

Commissioner(s) Absent

Roger Lamont
Bill Leddy

Consultants Present

Randy Ford
Sally Elmiger

Staff Present

Collin Walls
Leon Genre

**Approval of Minutes: December 7, 2006
 January 15, 2007**

- ★ Commissioner Champion moved to approve the December 7, 2006 minutes as presented. Commissioner Aiello supported the motion. Vote on the motion. Yes: Steckling, Aiello, Baker, Champion and Hines; No: none; Absent: Lamont and Leddy. The motion carried by a 5 to 0 vote.

- ★ Commissioner Champion moved to approve the January 15, 2007 minutes as presented. Commissioner Aiello supported the motion. Vote on the motion. Yes: Steckling, Aiello, Baker, Champion and Hines; No: none; Absent: Lamont and Leddy. The motion carried by a 5 to 0 vote.

Approval of Agenda:

Vice Chairperson Steckling asked to hold Mr. Need's presentation to the end of agenda. The Board concurred.

Public Comment:

Mr. Jim Roll, General Council for the Jesuits commented regarding Colombiere and Shepherd's Hollow, that they are concerned about the proposal to rezone. They would like the zoning left as it is. Mr. Roll asked for notices to be sent to certain individuals. He was told to contact the Clerk for notice arrangements.

Public Hearing: None

Communications:

1. Letter from Consumers Energy – withdrawing application for Springfield City Gate Project dated 2-2-07.
2. Sustainable Stormwater Management Class Information

Unfinished Business:

1. Ordinance No. 27, Subdivision Ordinance

Mr. Greg Need, Township Attorney, explained that he reviewed the proposed revisions to Ordinance No. 27. He provided comments in written form dated November 28, 2006.

He explained that the Land Division Act is clear in stating that requirements are minimum requirements and the community can enact higher standards. He believes the Township could incorporate their site plan standards into the subdivision ordinance but does not think they automatically apply. The ordinance would need amending. He believes it is defensible but cannot guarantee that because there is ambiguity in the statute and in the way the courts have interpreted the statute.

Vice Chairperson Steckling asked how this would be different from a normal site plan if we incorporate those provisions by reference? Mr. Need said, it is more defensible to have a separate, stand-alone ordinance as we have now rather than just putting all subdivisions into the zoning ordinance for review and process.

Commissioner Baker said on item 2 (a), new wording is suggested that would appear in 3.02 1d. He asked Mr. Need if he is planning to preserve the first sentence as it exists now in 3.02 1d and then put the rest after it? Mr. Need said, yes.

Supervisor Walls said the last page indicates Section 3.06 4 and asked why it should be in that section? Mr. Need explained that that was the section that deals with failure to complete improvements but it does not have to be there. It could be a separate sub-section 5. Supervisor Walls asked if it should be at the very beginning? Mr. Need said it could be in the application section just as easily. Ms. Elmiger said she would change it as a separate sub-section 5. Supervisor Walls asked regarding the fee, does the Land Division Act require more explanation? Mr. Need said no. Supervisor Walls suggested adding “and an administrative fee of 25%.” Mr. Need said that would cover it.

Commissioner Hines said Section 3.06 1 says that construction of all improvement should be approved by the Township Board prior to final plat approval. She asked for clarification. Mr. Need explained that is the process that takes place in terms of the construction sequence.

Commissioner Champion asked regarding item 4 (b), how should the inconsistency be addressed? Mr. Need said the language should be the same in both. The statute says that the

surveyor has to prepare the preliminary plan but the additional language that allows other kinds of plans to be submitted can be included, although the plat itself has to be prepared by a surveyor.

Commissioner Hines asked regarding Section 3.02 1 d, language is proposed that the Clerk would not accept the application if it is not complete. However, in Section 5 a 2, it says the Township planner and engineer should check the proposed plat for completeness. She asked why would a planner or engineer get an incomplete plat? Mr. Need said at that point, there should not be an incomplete application. Commissioner Hines asked if section 3 should say “the Township Planner and Engineer within 10 business days of receipt of a complete preliminary plat?” Mr. Need said, yes.

The Planning Commission agreed they would like to be involved in these changes even though they are not statutorily required to be. It was unanimous that they would like to review the changes made before a public hearing.

Ms. Elmiger said she would make the proposed changes and bring them back to the Planning Commission for their review.

Commissioner Hines suggested throughout the document being consistent and stating “tentative preliminary plat.” The Planning Commission agreed. Ms. Elmiger said she would make the necessary changes.

Supervisor Walls suggested changing the numbering for better flow.

New Business:

1. Northwest Oakland Tech Center – Concept Plan 07-24-451-002
To construct a 26,100 square foot addition and do renovations in Phase II

No one was present in regard to this issue.

★ Commissioner Baker moved to table the Northwest Oakland Tech Center. Commissioner Hines supported the motion. Vote on the motion. Yes: Steckling, Aiello, Baker, Champion and Hines; No: none; Absent: Lamont and Leddy. The motion carried by a 5 to 0 vote.

Other Business:

1. Priority List

Article IV & V Ordinance is to be set for Public Hearing. Ordinance No. 27 Amendment is set for the March meeting. Dixie Highway Corridor Review is set for the March meeting. By-Laws Discussion is tentatively set for the March meeting. Master Plan Update Report given.

Adjournment:

Hearing no other business, Vice-Chairperson Steckling closed the meeting at 8:50 p.m.

Susan Weaver, Recording Secretary