

**PLANNING COMMISSION
FINAL - BUSINESS MEETING AGENDA**

Monday, September 17, 2007

CALL TO ORDER: 7:30 P.M.

ROLL CALL:

APPROVAL OF AGENDA: Additions or changes

PUBLIC COMMENT: Items Not On Agenda

CONSENT AGENDA:

Approval of Minutes: July 16, 2007 and August 2, 2007
Receipt of Reports: None
Action Items That Do Not Require Board Discussion: None
Communications: Public Hearing Notice from Independence Twp.

NEW BUSINESS: 1. H & S Propeller/Malvich Construction
Final Site Plan Review

OLD BUSINESS: 1. Summary/Analysis of Public Comments from Aug. 2nd
Meeting and Procedural Recommendation
2. Proposed Zoning Map Changes: PR, PS, RC
3. Proposed Zoning Ordinance Amendments: Text
Changes

NEW BUSINESS: 1. Other Items Unanimously Agreed To
2. ZBA Membership

OTHER BUSINESS: None

PUBLIC COMMENT:

ADJOURNMENT:

NEXT MEETING DATE(s): Regular Business Meeting – October 15, 2007



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 September 17, 2007**

Call to Order: Chairperson Roger Lamont called the September 17, 2007 Business Meeting of the Springfield Township Planning Commission to order at 7:33 p.m. at the Springfield Township Civic Center, 12000 Davisburg Rd., Davisburg, MI 48350.

Attendance:

Commissioners Present

Roger Lamont
John Steckling
Dean Baker
Ruth Ann Hines
Frank Aiello
Bill Leddy
Laura Moreau

Commissioner(s) Absent

Staff Present

Leon Genre
Nancy Strole

Consultants Present

Randy Ford
Sally Elmiger

Approval of Agenda:

Chairperson Lamont asked to add ZBA Membership as item #3 under New Business. He would like to hear item #1 of New Business prior to conducting Old Business.

There were no objections to the revised agenda.

Public Comment: NONE

Consent Agenda:

- * Commissioner Baker moved to approve the Consent Agenda as amended. Commissioner Aiello supported the motion. Vote on the motion. Yes: Lamont, Steckling, Baker, Hines, Aiello, Leddy and Moreau; No: none. The motion carried by a 7 to 0 vote.**

Approval of Minutes: July 16, 2007 and August 2, 2007

Receipt of Reports: None

Action Items that Do Not Require Board discussion: None

Communications: Public Hearing Notice from Independence Township

Public Hearing: NONE

New Business:

1. H & S Propeller/Malvich Construction

Ms. Elmiger of Carlisle/Wortman summarized their second revision dated August 16, 2007. Carlisle/Wortman recommends final plan approval once all minor issues have been resolved. **[A copy of the full review by Carlisle/Wortman is on file at the Office of the Clerk, Springfield Township].**

Mr. Randy Ford of HRC summarized HRC's review dated September 7, 2007. HRC recommends approval of the final site plan, subject to their comments and submittal documentation with respect to the offsite grading and the shared detention basin. **[A copy of the full review by HRC is on file at the office of the Clerk, Springfield Township].**

Mr. Jim Scharl of Kieft Engineering said they are working on the grading issues for the balance of the site. A maintenance agreement has been reached as indicated to him by Mr. Malvich. The detention facility was never adequately constructed and will be adequately fixed. The area between the curb and the parking lot cannot maintain any type of vegetation and the balance of the site will be hydroseeded. In regard to the landscaping phase, anything directly related to the building itself will be constructed in that particular area. Lighting will be in accordance with Michigan standards and will basically just be above exterior doors and will be mounted to the building. The sign is not specific yet but will be building mounted and will not be any bigger than what the ordinance allows. The colors of the building will be sand beige. The parking meets the ordinance and is, in fact, more than they need for employees. In regard to grading, Mr. Scharl said he did meet with OCRC and they are not happy with the particular grades going up to the building. However, the problem is that the building itself cannot be lowered because of the drainage outlet, and the grades proposed at this point will require additional removal of materials from the site.

Commissioner Steckling asked Mr. Genre if he is comfortable dealing with the lighting on an administrative basis. Mr. Genre said, yes. Commissioner Steckling asked how the phasing would work? Mr. Scharl explained that Phase 1 would take care of everything in front of the building. He thinks maybe the four trees (3 in front and 1 in back) would not be put in the ground, because that would affect a future building.

Chairperson Lamont asked if the applicant has a letter of agreement with the adjacent land owner to be able to make the grading happen? Mr. Scharl said the Consent Agreement will make it happen. Mr. Genre suggested that no C of O be given to the applicant until the grading is sufficient and meets the plans.

Commissioner Aiello asked what materials would be used for construction? Mr. Malvich said it would be corrugated metal siding.

- * Commissioner Steckling moved to approve the application for final site plan approval for H & S Propeller according to the plans and documentation submitted for review, date stamped by the Township August 23, 2007. This approval is based upon review of the foregoing submissions, as well as the written reviews of the Township planner and engineer and a determination that the applicant has complied with Section 18.07.2, and all other applicable provisions of the Springfield Township Zoning Ordinance, the Design and Construction Standards, and all other applicable ordinances, policies and standards. The following conditions are attached to this approval:**

- 1. Approval by the Township attorney of the necessary reciprocal drainage easement agreement and the approval and processing of a land division request and the issuance of new parcel I.D. numbers; both of these conditions to be met prior to any grading, site work or construction taking place.**
- 2. An offsite grading easement to prevent grading to the east and north of the parcel, that portion of the offsite property necessary to accommodate this development and as called out in the letter from HRC.**
- 3. With respect to the landscaping, as this is a phased development, sufficient landscaping will be placed in front of the proposed building for H & S Propeller to adequately screen it on the front and the sides where indicated on the plans, and the bulk of the site will be hydroseeded and the final landscaping plan will be subject to inspection and review by Carlisle/Wortman.**
- 4. The lighting to conform to current Township standards with the necessary specifications and data submitted to the township prior to construction or request for a C of O.**

Compliance with the foregoing conditions shall be undertaken on an administrative basis with the applicant working in conjunction with the Planning Director who may consult with others. Commissioner Aiello supported the motion.

Ms. Shannon Johns, 8143 Old White Lake Rd., asked if the applicant is required to maintain White Lake Road. She is concerned with additional noise and runoff, as this will bring a lot of traffic. The applicant should be required to help maintain the road.

Ms. Cassie Hemingson, 8075 Old White Lake Rd., read a portion of Ordinance #26 of Springfield Township. She said all the landscaping that the applicant wants to do are small two gallon plant containers. She read a letter from Bordine's Nursery stating that the proposed landscape design on Old White Lake Road will not block noise, dust or other debris or motor vehicle headlights, and the plant material chosen will lose their leaves in the winter time. Ms. Hemingson asked that the applicant be required to follow the rules of the Township.

Commissioner Hines asked Ms. Elmiger if the proposed landscaping meets the requirements of our zoning ordinance? Ms. Elmiger said, it does. When a car enters the parking lot it will be faced toward the building, and headlights will not face the road. She does not think you can shield headlights coming out of the drive using landscaping. Chairperson Lamont asked about hours of operation and how many trucks will enter and exit? Mr. Malvich said the hours of

operation will be 8 – 5 p.m. and they anticipate 1 to 2 semi trucks per month. Chairperson Lamont asked about noise. Mr. Malvich said the operation only takes in a propeller and works on the parts. There is no stamping or anything loud. Mr. Scharl noted, in regard to the road maintenance, it is a public road and controlled by the Oakland County Road Commission.

Commissioner Aiello said he appreciates the public comments and explained the limitations of the Planning Commission and what is within its control and what is not.

- ★ Vote on the motion. Yes: Lamont, Steckling, Baker, Hines, Aiello, Leddy and Moreau; No: none. The motion carried by a 7 to 0 vote.**

Old Business:

1. Summary/Analysis of Public Comments from August 2nd Meeting and Procedural Recommendation

Chairperson Lamont explained that this is not a public hearing as was stated in the newspaper article. He explained that the Planning Commission has been working on this rezoning process for over one year and the purposes of the proposed rezoning is to accurately reflect the use or planned use of the property, to more accurately reflect the goals of the Master Plan, and to protect our environment and natural resources. The intent was never to be unfair or take property. Chairperson Lamont noted that public input was taken at the Public Hearing and is looked at and considered. All previous documents and comments are on record, and there is no need for reiteration of previous comments.

Ms. Elmiger explained that Carlisle/Wortman was asked to summarize, in written form, the comments from the Public Hearing. Ms. Elmiger reviewed this summarization for the Planning Commission along with the proposed map changes. [A copy of the review and map are on file at the Office of the Clerk, Springfield Township]. Copies of this summarization and map are available to the public this evening.

- ★ After consideration of the input received from the public hearing on August 2, 2007, regarding the creation of three new zoning districts entitled public service (ps), parks and recreation (pr), and resource conservation (rc), and the rezoning of the specific parcels to be included in the new districts, Commissioner Steckling moved that we recommend to the Township Board the following:**
1. The Township Board form a steering committee including representative property owners impacted by the proposed rezonings at Bridge Valley and that no rezonings of this property take place at this time.
 2. The Township Board proceed with the rezoning of properties designated as Resource Conservation (RC) except for Bridge Valley and Caribou Lake Estates.
 3. The Township Board proceed with the rezoning of properties designated as Parks and Recreation (PR) with the appropriate map changes, with the

- exception for Shepherd's Hollow, Heather Highlands, Shiawassee Basin Preserve, and HCMA's Indian Springs.**
- 4. The Township Board or its representatives meet with the owners of both golf clubs to discuss the ramifications of the rezoning and identify possible changes that would apply the township's zoning consistently on both properties and consistent with the Township's future vision for these areas.**
 - 5. The Township Board proceed with the rezoning of properties designated as Public Service (PS).**

The intent of the forgoing recommendations is to cover all properties proposed for consideration at the August 2, 2007 public hearing of the Planning Commission as to the recommendations for rezoning, excluding those parcels specifically mentioned in this motion. Most properties proposed to be rezoned with the exception of those specifically mentioned in this motion received no comments at the public hearing, or the comments indicated a misunderstanding of how rezoning would impact a property. Accordingly with respect to these parcels, the rezonings should proceed.

Commissioner Hines supported the motion.

Commissioner Aiello suggested the following amendments: we should include a Caribou Lake Estates Steering Committee. Commissioner Steckling said he has no objection to that addition. Commissioner Aiello further suggested that, on both steering committees, that there be Planning Commission members and property owners on the steering committees. Commissioner Aiello suggested that, in discussion with the golf clubs it would make sense to have Planning Commission members as well as Board members. Commissioner Steckling said he meant for his chosen words to be very broad. Commissioner Aiello said he believes Planning Commission representation in those meetings early on might be valuable.

- ★ Commissioner Steckling amended his motion to include those additions.
Commissioner Hines supported the amended motion.**

Chairperson Lamont recapped the motion made by Commissioner Steckling making recommendations to the Township Board. Commissioner Moreau asked, with respect to Heather Highlands, if we move forward with language changes for RC but we leave the golf course zoned as is, would it impact the current use of the golf course? Chairperson Lamont said he thought the motion clearly stated that the golf courses were off the table. Mr. Genre said the zoning text may change but use as a golf course would be pre-existing and become legally non-conforming once we change the zoning ordinance to reflect the new text. Chairperson Lamont said the motion before us does not talk about text changes and it may be advisable to hold off on the text change recommendations until the golf courses are cleared up. Commissioner Steckling said it was intended to include text changes. Ms. Elmiger said it must be done all together.

Mr. David Dunger, 36610 Maplewood, Sterling Heights, MI, said he is representing his mother who is a property owner in Springfield Township. He asked how a property owner could get on the steering committee. Chairperson Lamont said a property owner should ask. Mr. Dunger said

he feels that they have opinions and would like to help steer the committee. He and his mother do not want this zoning on Bridge Lake Valley. Commissioner Aiello said it would make sense to notice the property owners of at least the first meeting of any steering committee.

Mr. Norman Dixon, 7303 W. Seven Mile Rd., Detroit, MI, commented that at the Public Hearing there was strong negative opposition and the record can't really reflect that. He corrected that Shepherd's Hollow is not the owner of the property, it is owned by a corporation of the Detroit Province (Society of Jesus). Mr. Dixon said that they do not want any rezoning and a rezoning does affect the quality and value of the property. It also restricts possible future use beyond parks and recreation.

Dr. James O'Neill, 7755 N. Holcomb, commented that he has property at I-75 and Dixie Hwy. He thanked the Planning Commission for serving. The Township is taking valuable property and downsizing so it can't be used or is of no value. Some of the commissioners do not think about the ramifications aside from the property owner and who will pay for services. Dr. O'Neill said his property is unique and if the township rezones they devalue the property so badly that if he wanted to donate it to a church or other religious organization, he won't even get value for donation. Dr. O'Neill said he thinks the commission is being very wise in involving people from Bridge Valley and other areas and he appreciates it. He said he begs the Planning Commission not to rezone Bridge Valley. Commissioner Aiello reiterated that these properties have been set aside for further discussion and repetitious comments are not necessary.

Mr. Tom Weiler, 9171 Hillcrest, said he asked for a copy of the minutes of the 2nd and he got an abbreviated copy. The comments just mentioned aren't in here. He said he made a comment that 85% of the people are opposed to the rezoning and that is not reflected in the minutes.

Mr. Leonard Gorz, 7687 Brook Ln., commented that the minutes do not set forth what any of the speakers really said. His comments specifically pointed at issues of density and how rezoning his property would reduce what he could do with his land. That is not in the minutes for public review. Mr. Gorz said his comment also directed that this commission has done its job under the existing ordinances and the people of this township should have. The minutes do not reflect the emotion of the comments made by individuals. He asked if the minutes could be amended. Chairperson Lamont said the minutes are approved and previous comments are under consideration by the Commission. Mr. Gorz said the people who may not have been able to be at the meeting are not able to read it and hear it. The Planning Commission has had six weeks to review and the property that he owns as well as other properties should be up for a vote to except them out today, to not rezone today. A steering committee sounds great but he asked that the township first talk with their attorney to see if there is a conflict of interest if they are going to put citizens on that Board that have property that is affected. Mr. Gorz said if he is on the steering committee he will try to steer them away from it. Mr. Gorz said he is prepared to litigate as far as he needs to in order to protect his land and the gross reduction of his land is 1.8 million dollars in gross revenues which will come out of the taxpayer's base.

Mr. Cory Bordine, 8600 Dixie Hwy., thanked the commission for taking the Bridge Lake piece and his property off for further consideration. He also requests to be on the steering committee. He believes it is prudent action and the hundreds of comments and questions do need to be better

feathered out. Mr. Bordine said he agrees that the record did not reflect everything that happened at the meeting. His comment about this being a “slap in the face” did not describe his explanation for disagreeing with the rezoning. He thinks that is a disservice and he understands it cannot be captured word for word but to him it was a “snippit and a headline.” The Township should look at a better mechanism for recording comments. He had ongoing conversations with the township about his property and was never told this was in the works. He is happy to hear that prudent action is being taken to take a step back on some properties. Moving forward with a steering committee should be looked at in reference to the Master Plan and significant action should be reflected in a Master Plan discussion.

Ms. Bette Moen, 8930 Dixie Hwy., 8970 Dixie Hwy., 8980 Dixie Hwy., 8990 Dixie Hwy., commented that she would ask the Commission to look at the fact that a large piece of this property in this area is already well documented and protected by the Michigan Department of Natural Resources and is well delineated wetlands. She believes that our compliance and agreeability and cooperativeness has been a model for working with our township and problem solving. Ms. Moen said she would like to be part of the steering committee and protect the township and business aspects.

- * Vote on the amended motion. Yes: Lamont, Steckling, Hines, Aiello, Baker, Leddy and Moreau. The motion carried by a 7 to 0 vote.**

New Business:

2. ZBA Membership

Chairperson Lamont explained that by state statute it is no longer required that a Township Board member be a mandatory member of the Zoning Board of Appeals.

- * Commissioner Steckling moved that we set for Public Hearing at the earliest possible date the consideration of changing the constitution of the Zoning Board of Appeals to allow the member to be someone other than a member from the Township Board and per the language given. Chairperson Lamont supported the motion. Vote on the motion. Yes: Lamont, Steckling, Baker, Hines, Aiello, Leddy and Moreau; No: none. The motion carried by a 7 to 0 vote.**

Other Business

Chairperson Lamont noted that anyone wishing to attend the Michigan Association of Planning Conference should advise the Clerk or Supervisor's office right away.

Clerk Strole commented, in regard to the meeting and Public Hearing of August 2nd, the written comments by any and all individuals were attached to the minutes and are also on record at the Clerk's office. She further noted that minutes are never meant to be verbatim and are a summarization of the meeting.

Public Comment: **None**

Adjournment:

Hearing no other business, Chairperson Lamont closed the meeting at 9:32 p.m.

Susan Weaver, Recording Secretary