

**PLANNING COMMISSION
FINAL
BUSINESS MEETING AGENDA
March 19, 2007**

CALL TO ORDER: 7:30 P.M.

MINUTES 1. February 19, 2007

APPROVAL OF AGENDA:

PUBLIC COMMENT: NONE

PUBLIC HEARING None

COMMUNICATIONS:

OTHER BUSINESS: 1. Oakland County Planning Presentation by Jim Keglovicz on Greenways

UNFINISHED 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.
2. Ordinance No. 27, Subdivision Ordinance

NEW BUSINESS: 1. Planning Commission By-Laws
2. Dixie Highway Corridor Review
3. Update Priority List

NEXT MEETING DATE April 16th, 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 March 19, 2007**

Call to Order: Chairperson Roger Lamont called the March 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

Roger Lamont
John Steckling
Frank Aiello
Dean Baker
Bill Champion
Ruth Ann Hines

Commissioner(s) Absent

Bill Leddy

Consultants Present

Randy Ford
Sally Elmiger

Staff Present

Leon Genre
Nancy Strole

Approval of Agenda:

Mr. Genre suggested moving the presentation on greenways to the first item on the agenda. There were no objections.

Approval of Minutes: February 19, 2007

Commissioner Steckling noted that the last page of the minutes states that Chairperson Lamont adjourned the meeting. This is an error as Vice Chairperson Steckling adjourned the meeting.

- ★ **Commissioner Steckling moved to approve the minutes with the revision noted. Commissioner Aiello supported the motion. Vote on the motion. Yes: Lamont, Steckling, Aiello, Baker, Champion and Hines; No: none; Absent: Leddy. The motion carried by a 6 to 0 vote.**

Public Comment: None

Public Hearing: None

Other Business:

1. Oakland County Planning Presentation by Jim Keglovicz on Greenways

Clerk Strole explained that Oakland County Planning and Economic Development Services has had a long and very strong partnership with Springfield Township dating back approximately ten years. They have provided technical support, staffing and funding for the greenways project.

Mr. Jim Keglovicz of Oakland County Planning gave a presentation regarding their work on greenways. He encouraged all Planning Commissioners to take part in this project and suggested that they could develop some workshops with the Township. The planning commissioners agreed this would be a worthwhile project.

Unfinished 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.

Ms. Elmiger of Carlisle/Wortman summarized their review dated January 25, 2007. Ms. Elmiger explained that their review focused mostly on drainage and landscaping because this is a school and other reviews are not in their jurisdiction. Ms. Elmiger noted that issues to be addressed were questions of automobile storage, landscape plan information, parking lot island landscape, greenbelt tree size and alternatives for prohibited plant material. **[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 January 25, 2007. Mr. Ford explained that HRC's review focused on drainage and grading. HRC recommends approval of the final site plan with minor plan revisions as noted in their review. **[A copy of the full review by HRC is on file at the Office of the Clerk, Springfield Township].**

The applicant noted that the top priority is the building itself and its classrooms due to cost. Landscaping and so forth can be school projects worked on by the students. Commissioner Baker encouraged the applicant to take advantage of the Township's landscape recommendations and any type of effort they can do to try to mitigate infiltration of fluids from automobiles into the ground water activity.

Chairperson Lamont said he appreciates the applicant working with the Township on this upgrade. He asked the applicant to take to heart the comments made by Ms. Elmiger regarding native landscaping. He thinks the proposed parking in the front area is more non-conforming but he is struggling with that in light of the fact that the handicapped spots will be accommodated. He doesn't like things in the greenbelt but this is a "catch 22" situation. In regard to storm water drainage, he appreciates the fact that vehicles being worked on will be stored on a non-impervious surface. However, it still concerns him that he doesn't know what will happen to the

soil in 20 or 30 years. He agrees with waiving the ordinance for islands in the parking lot and concurs with Mr. Ford's comments regarding sheet drainage.

- * Commissioner Steckling moved that the Planning Commission recommend approval for the plan presented by the Oakland Technical Center, Northwest Campus, date stamped February 9, 2007 in regard to the drainage proposals only and the reason for the approval recommendation be that our professional engineer has reviewed the plans and has had a dialogue with the school and they have come to a consensus as to what will work on the site. Commissioner Baker supported the motion.**

Commissioner Baker suggested wording that the obligations that are presented by the Springfield Township drainage requirements are met by the design they have proposed. Commissioner Steckling amended his motion to include this.

Chairperson Lamont asked if it is required the applicant put in a certain number of catch basins as indicated in HRC's review? Commissioner Steckling said his intentions are that the applicant comply with those requirements made by HRC. Mr. Ford explained that those are not his requirements, they are recommendations. The applicant has met the on site detention obligation. Commissioner Champion said he does not feel comfortable with a lack of provision for not providing some means of keeping fluids out of the ground.

Chairperson Lamont said he would like to see verbiage in the motion that would provide protection to the ground water to comply with the intent of the storm water drainage water quality issues that we face. He noted that he would support approval and allowing this to be handled administratively by Randy Ford and Leon Genre.

- * Commissioner Steckling amended his motion to require that some type of oil catch basin be designed for the impervious surface area that is intended to house the vehicles that are being worked on and that the design will be taken care of administratively through the assistance of our Planning Director and Randy Ford. Commissioner Baker supported the amended motion. Vote on the amended motion. Yes: Lamont, Steckling, Baker, Aiello, Champion and Hines; No: none; Absent: Leddy. The motion carried by a 6 to 0 vote.**

2. Ordinance No. 27, Subdivision Ordinance

Ms. Elmiger noted that she renumbered everything so that it wasn't so confusing between tentative preliminary plats and final preliminary plats. On page 14, item 3 and the reference to section 3.06 should be section 8.

Commissioner Hines said she read through it and it appears everything brought up at the last meeting has been addressed now. Commissioner Aiello said in the definitions section, it is difficult to understand exactly which will control; for instance, is it the Land Division Act or the Ordinance. He is not able to determine which has priority. Ms. Elmiger said she will look into

this and get confirmation but she believes the Land Division Act will control. The commissioners agreed. Commissioner Aiello said he is wondering if the zoning ordinance standards should be cross-referenced? Ms. Elmiger said she did not add all of the criteria because they are not allowed to look at everything that is listed in the ordinance here so there are a couple that are not included. Commissioner Aiello noted on page 8, section 3, should “approval with minor revisions....” be “tentative approval with minor revisions....” The Planning Commissioners agreed that item A should have the word “tentative” removed. Commissioner Aiello noted on page 12, section b 3, this is not an action that the Township Board is really taking but it doesn’t seem to fit there. Mr. Genre said it is part of the state law and must be there.

- ★ **Commissioner Steckling moved that we recommend to the Township Board that the Subdivision Control Ordinance #27 with the latest revisions of February 21, 2007 by Carlisle/Wortman and with the suggested changes of this meeting recommend for approval to the Township Board. Commissioner Aiello supported the motion. Vote on the motion. Yes: Lamont, Steckling, Baker, Aiello, Champion and Hines; No: none; Absent: Leddy. The motion carried by a 6 to 0 vote.**

New Business:

1. Planning Commission By Laws

Commissioner Steckling asked if the Planning Commission really needs a “Mission Statement?” After discussion the Planning Commissioners agreed to eliminate a Mission Statement in the By Laws.

Chairperson Lamont said he would like to see the agendas changed to follow Robert’s Rules. This would align the PC meetings to follow the Township Board meetings more closely.

Mr. Genre agreed to come back to the Planning Commission with revisions to this document next month.

2. Dixie Highway Corridor Review

The Planning Commission agreed to add this to the priority list on a To Be Determined date.

Other Business:

1. Update Priority List

Zoning Map Changes is To Be Determined. Ordinance No. 27 Amendments is sent to the Township Board with revisions. Dixie Highway Corridor Review is To Be Determined. By Laws is tentatively scheduled for the April meeting.

Adjournment:

Hearing no other business, Chairperson Lamont closed the meeting at 9:52 p.m.

Susan Weaver, Recording Secretary