

**PLANNING COMMISSION
FINAL
BUSINESS MEETING AGENDA
April 16, 2007**

CALL TO ORDER: 7:30 P.M.

MINUTES 1. March 19, 2007

APPROVAL OF AGENDA:

PUBLIC COMMENT: Items Not On Agenda

PUBLIC HEARING None

COMMUNICATIONS: 1. William D. Champion letter of Resignation dated 3-31-07

UNFINISHED BUSINESS:

1. Planning Commission By-Laws
2. Zoning Map Changes – Re-review of changes.
Need to authorize for Public Hearing.

NEW BUSINESS:

1. Davisburg Elementary School Addition and Renovation.
They are proposing to construct an 8,500 sq. ft. addition (gym) with removal of hard surface play areas, portable class rooms and parking drive. Less than 1 acre of land will be disturbed. The PC is to look at drainage and landscaping only as schools are not required to obtain full site plan approval.

OTHER BUSINESS: Miscellaneous

1. Update Priority List

NEXT MEETING DATE **May 3rd, 2007 Workshop Meeting**
May 21, 2007 Regular Business Meeting

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 April 16, 2007**

Call to Order: Chairperson Roger Lamont called the April 16, 2007 Business Meeting of the Springfield Township Planning Commission to order at 7:53 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

Commissioner(s) Absent

Bill Leddy
Frank Aiello

Consultants Present

Randy Ford
Sally Elmiger

Staff Present

Leon Genre
Nancy Strole

Approval of Agenda:

Commissioner Hines suggested hearing New Business before Old Business. There were no objections to the change.

Approval of Minutes: March 19, 2007

- ★ Commissioner Hines moved to approve the minutes of March 19, 2007 as submitted. Commissioner Steckling supported the motion. Vote on the motion. Yes: Lamont, Steckling, Baker and Hines; No: none; Absent: Leddy and Aiello. The motion carried by a 4 to 0 vote.

Public Comment: None

Public Hearing: None

Communications:

1. William D. Champion letter of Resignation dated 3-31-07.

New Business:

1. Davisburg Elementary School Addition and Renovation. They are proposing to construct an 8,500 sq. ft. addition (gym) with removal of hard surface play areas, portable classrooms and parking drive. Less than 1 acre of land will be disturbed.

The Planning Commission is to look at drainage and landscaping only, as schools are not required to obtain full site plan approval.

Mr. Randy Ford of HRC summarized their review dated March 8, 2007. He noted that additional information for storm sewers needs to be obtained. He suggested that changes could be handled administratively and is supportive of the waiver of on-site detention. **[A copy of the full review by HRC is on file at the Office of the Clerk, Springfield Township].**

Commissioner Steckling asked Clerk Strole if this in any way adversely impacts the outflows and different state and federal requirements that she has to deal with and we have to deal with as a Township [i.e., Phase II permitting requirements]? Clerk Strole said they have their own permits and schools do not fall under the Township jurisdiction in that regard. Commissioner Steckling asked Mr. Ford if he feels the onsite detention is relatively minor. Mr. Ford explained that he does and by decreasing the impervious area they will essentially maintain the status quo or perhaps improve it.

Ms. Sally Elmiger of Carlisle/Wortman summarized their review dated March 14, 2007. She noted that there are some issues that still need to be addressed, such as discharge of existing storm water, storm water alternatives and the identification of proposed trees. [A copy of the full review by Carlisle/Wortman is on file at the Office of the Clerk, Springfield Township].

Mr. Bill Lee of Integrated Design Solutions explained that their proposal is to verify where the buried drains are hooked up to as they dig into the ground. Since the school is older, there are very few records of where they go to, and they are hard to trace.

Commissioner Baker asked, as this project goes forward and the information is made available by the site work being done, if the drainage on this site is not what we would have it to be with regard to our drainage requirements, how do we bring it back to the Planning Commission and give our consultants and the Board an opportunity to offer comment on what should be? Mr. Ford explained that it looks as if everything is draining toward Davisburg Rd., and we know there is storm sewer in the right-of-way. In essence, the applicant would be creating an “as built.” If something shows up that is unexpected, we could address it if Mr. Genre felt it were significant enough to bring back to the Commission’s attention. Mr. Genre suggested that the applicant get the lines cleaned out within the next few weeks and come back to the Planning Commission, and then we’ll know what we have to tie into. Mr. Lee said it is a matter of trying to trace it back piece by piece, and that is why they were trying to hold off until construction. Mr. Ford suggested that, with their cleaning operation, they confirm that the outlet pipe is functional; if it’s not then we have an issue we have to deal with. Commissioner Baker said he is not, comfortable with approving it that way. Clerk Strole commented that when this comes to the Township Board, they will have many of the same questions and issues as the Planning Commission.

Mr. Genre suggested that the applicant do some exploratory work and come back before the Planning Commission with their findings. Commissioner Steckling asked if Mr. Genre could administer this after the applicant’s findings? Mr. Genre said he would not be comfortable with that.

- * Commissioner Steckling moved to table this matter until further information is obtained on the actual conditions on the site and presented to us at the regular May meeting of the Planning Commission. Commissioner Baker supported the motion. Vote on the motion. Yes: Lamont, Steckling, Baker and Hines; No: none; Absent: Leddy and Aiello. The motion carried by a 4 to 0 vote.**

Unfinished Business:

1. Planning Commission By-Laws

Mr. Genre explained that the Commissioners were also provided with the Planning Commission Rules of Procedure. It follows the guide that the Township Board uses and Roberts Rules of Order. It has been modified to fit the Planning Commission.

The Planning Commissioners agreed to remove the “Mission Statement” from the By Laws. The Planning Commissioners noted some grammatical errors in the document and noted minor changes in wording throughout the document. Ms. Elmiger said she would make the changes and bring the documents back to the Planning Commission for review.

2. Zoning Map Changes – Re-review of changes

Ms. Elmiger explained the changes and corrections she made to the zoning map at the request of the Supervisor, Clerk and Planning Director.

- * Commissioner Steckling moved to publish the map as presented this evening, it supersedes the previous motion. Commissioner Hines supported the motion. Vote on the motion. Yes: Lamont, Steckling, Hines and Baker; No: none; Absent: Leddy and Aiello. The motion carried by a 4 to 0 vote.**

Other Business:

1. Update Priority List

Zoning Map Changes are set for Public Hearing. Dixie Highway Corridor Review is To Be Determined. By Laws to be reviewed at the next meeting. Rules of Procedure to be discussed at the next meeting.

Adjournment:

Hearing no other business, Chairperson Lamont closed the meeting at 9:35 p.m.

Susan Weaver, Recording Secretary