

**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 July 16, 2007**

Call to Order: Vice Chairperson Steckling called the July 16, 2007 Business Meeting of the Springfield Township Planning Commission to order at 7:35 p.m. at the Springfield Township Civic Center, 12000 Davisburg Rd., Davisburg, MI 48350.

Attendance:

Commissioners Present

John Steckling
Frank Aiello
Bill Leddy
Dean Baker

Commissioner(s) Absent

Roger Lamont
Ruth Ann Hines

Staff Present

Leon Genre
Nancy Strole

Consultants Present

Sally Elmiger

Approval of Minutes: June 18, 2007

Commissioner Aiello moved to approve the minutes of June 18, 2007. Commissioner Baker supported the motion. Vote on the motion. Yes: Steckling, Aiello, Leddy and Baker; No: none; Absent: Lamont and Hines. The motion carried by a 4 to 0 vote.

Approval of Agenda:

There was unanimous consent to approve the agenda as published.

Public Comment: None

Public Hearing: None

Unfinished Business: None

New Business:

1. Lil Mac – Final Site Plan Approval

Ms. Elmiger of Carlisle/Wortman summarized their review dated May 15, 2007. She noted that they support the use of the cluster concept and open space preservation due to the existing natural features on the site. She does recommend waiving the sidewalk requirement and believes

it would be a good idea for safety path construction if possible. Carlisle/Wortman recommends final site plan approval once their minor recommendations have been addressed. **[A copy of the full review by Carlisle/Wortman is on file at the Office of the Clerk, Springfield Township].**

Commissioner Aiello said he believes the sign could be more consistent with a conservation type neighborhood. Commissioner Leddy said he agrees with Commissioner Aiello's comment regarding the signage. Commissioner Aiello suggested eliminating the word "development" on the sign. Commissioner Leddy said an 8 foot sign for five houses does not make sense. Mr. Scharl said they may not even need one at all.

Commissioner Leddy said next to the existing drive there are several large trees. He asked if we are curving around those or removing them, particularly the three foot diameter tree? Mr. Scharl said he does not anticipate being able to save trees on that part of the property. Commissioner Leddy asked if the applicant is placing screening by the storage units? Mr. Scharl said there is a fairly substantial tree row on the property line.

Commissioner Steckling asked regarding the width of the safety path, what is normally given for an easement? Mr. Scharl said the path itself is generally seven feet of concrete. The road itself is only 50 feet at one particular area and more than likely they will be dedicating another additional 10 feet.

- * Commissioner Steckling moved that we recommend to the Township Board approval of the site plan for Lil Mac Development date stamped June 12, 2007. Based on the plans presented the applicant has demonstrated that this plan meets the requirements for the cluster option and under Section 18.11.3 specifically Section A, the parcel contains natural assets which would be preserved through the use of the cluster development including bodies of water, unusual topographical features, it also contains the topographical conditions which would make development under a normal subdivision approach impractical, this is mostly the water and the slopes and the wetlands vegetation; further that based on the fact that this has been previously approved by the Township Board for Special Land Use at their meeting on November 9, 2006 and the recommendation for approval would be subject to the following: the attorney's review of the Master Deed and By Laws and all other pertinent documents including but not limited to a third party monitoring agreement to ensure compliance with the finally approved plans and in addition a cross access easement agreement between the neighbor to the north (Savoie); also subject to the incorporation of plan changes reflected in correspondence from Kieft Engineering dated June 19, 2007; further subject to inclusion of all requested engineering changes on the final plans as called out in HRC's letter of May 17, 2007 subject to lot 5 exercising minimal access to Bridge Lake through the limited common element adjacent to lot 5 and the access to be via a boardwalk or other approved structure or means with the MDEQ approval and further for non-motorized use on the lake; further subject to unit 5's owner being required to pick out one acre of the 1.7 acre unit for the principal residence with the balance to contain slope and tree protection provisions; subject to boundary markers for the preservation area and restrictions on tree cutting and**

clearing in the limited common areas, subject to an easement of 20 foot adjacent to the existing 50 foot road right-of-way for a future safety path along Dixie Highway; subject to a variance from the Township Board for road deficiencies based on the grade, subject to waiving the ordinance requirement for a sidewalk to be included in the development. Commissioner Aiello supported the motion.

Commissioner Aiello asked to amend the motion as follows: substituting third party monitoring agreement with a conservation easement donated to either the Township or a reputable conservation conservancy whereby all common elements would be maintained in their natural state and restricted from any development or use in conflict with the natural character of the property. **Commissioner Baker supported the amendment.**

*** Commissioner Steckling amended his motion to take Commissioner Aiello's verbiage. Commissioner Baker supported the amended motion. Vote on the motion. Yes: Steckling, Baker, Leddy and Aiello; No: none; Absent: Lamont and Hines. The motion carried by a 4 to 0 vote.**

Other Business:

1. Green Infrastructure Planning – Step 2

Mr. Jim Keglovitz and Kristin Wiltfang of Oakland County Planning presented the Commission with detailed maps resulting from the Commission's May Green Infrastructure Workshop and advised that the County, after review and revisions by the Commission, would work with the Commission to provide final detailed maps. Ryan Dividack, Oakland County Planning, presented information on planning and mapping information and tools available for the Commission through Oakland County.

Adjournment:

Hearing no other business, Vice Chairperson Steckling closed the meeting at 9: 15 p.m.

Susan Weaver, Recording Secretary