

**Springfield Township  
Planning Commission – Business Meeting  
Minutes of October 15, 2007**

**Call to Order:** Chairperson Roger Lamont called the October 15, 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**

Sally Elmiger

**Approval of Agenda:**

There was unanimous consent to approve the agenda as published.

**Public Comment:           None**

**Consent Agenda:**

- a)     Approval of Minutes: September 17, 2007
- b)     Receipt of Reports: None
- c)     Action Items that do not require Board discussion: None
- d)     Communications: None

**\*     Commissioner Steckling moved to approve the Consent Agenda as submitted.  
      Commissioner Aiello supported the motion.**

Commissioner Baker commented that he thought the motion regarding the text amendments was inclusive of the motion that was made at the September 17<sup>th</sup> meeting. However, it appears that omission was noted and it is now back on the agenda. Commissioner Hines concurred and said she remembers clarifying the intent of the motion. Commissioner Steckling commented that,

that was the intention and unfortunately he should have been more careful when rephrasing the motion and/or including it in the wording. Chairperson Lamont concurred the intent of the Planning Commission was to approve the text amendments; however, it did not become clear in a matter of public record that the Township Board felt comfortable with.

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

**Unfinished Business: None**

1. Rezoning Motion from 9-17-07 Meeting
  - Text Amendment for Zoning Ordinance No. 26
  - Steering Committee

Chairperson Lamont read his memo and recommendations provided to the Planning Commission dated October 15, 2007. [A copy of the memo is on file at the Office of the Clerk, Springfield Township]. Commissioner Aiello said, when we discussed the idea of steering committees the idea was to have some resident interaction, and that was not noted in Chairperson Lamont's memo. Chairperson Lamont said we need to be the committee and study the impacts from the comments received. Commissioner Aiello said he feels that we lost trust for whatever reason, and he wants to make sure the intentions of the Planning Commission and the proposed rezonings are as transparent as possible. Ms. Elmiger suggested that the Planning Commission should start the process by inviting the public to attend and be part of the working group. Commissioner Steckling asked, with the committees, is it being suggested that we involve Carlisle/Wortman on a regular basis or just an initial meeting. Chairperson Lamont said his suggestion would be to involve Carlisle in detail. Mr. Genre suggested that it may be possible to bolster the Overlay District instead of doing an actual rezoning. Commissioner Steckling said it would be nice to have the Planner recommend some starting ideas, so we have directions to go to start the process. Commissioner Baker commented that we did not have enough detail prepared to present the proposed rezonings, and this body was not aligned on what detail we even had or needed or was available. He thinks that we could work within the committee and Carlisle/Wortman to put a "trial box" around what we have, where we hope to go, what our goals are and what language and ordinances support it. We could create that direction much quicker if done as a group of three or four people, not in a full Commission meeting. Commissioner Aiello suggested having a public meeting in workshop format. Commissioner Leddy said he thinks we have to make plans on how the residents will be represented. Chairperson Lamont said the advertisement of the committee meetings could be placed on the cable station and web site.

- ★ **Commissioner Steckling stated, after consideration of the input received from the public hearing of August 2, 2007 regarding the creation of two new zoning districts entitled Public Service (PS), Parks and Recreation (PR), and the amendment of Resource Conservation (RC) and the rezoning of the specific parcels to be included in the new districts, I move that we recommend to the Township Board the following: The RC amendments and PS and PR additions to the zoning ordinance as published for public hearing be adopted (the text**

**portion). All properties published for rezoning for consideration at the August 2, 2007 public hearing of the Planning Commission be rezoned in the designated district for which they were proposed, except the following parcels: 1) The properties designated for change to Resource Conservation (RC) in Bridge Valley and Caribou Lake Estates; 2) The properties designated for change to Parks and Recreation (PR) with the appropriate map changes, located in Shepherd's Hollow, Heather Highlands, Shiawassee Basin Preserve, and HCMA's Indian Springs. Commissioner Hines supported the motion.**

Dr. James O'Neill, 7755 N. Holcomb, asked what is the Planning Commission saying. Chairperson Lamont explained that the Planning Commission motion was to adopt the text language for PR, PS and RC as published and map changes with the exception of Bridge Valley, Caribou Lake Estates, Shepherd's Hollow, Heather Highlands and Shiawassee Basin Preserve and HCMA. Dr. O'Neill asked where the idea of rezoning came from and why are they doing this. Chairperson Lamont reiterated to Dr. O'Neill that any comments should be related to the motion regarding text changes.

**\* Commissioner Steckling called the question. 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.**

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

Dr. O'Neill commented that residents want to protect the environment just like the Planning Commission. He said the Planning Commission should also protect property rights and it is all about property rights.

**\* Commissioner Aiello moved that we adopt Chairperson Lamont's memo with a few small additions: First addition being after the second paragraph, the addition that "the Planning Commission will hold a public work session consisting of a detailed briefing by Carlisle/Wortman where no action will be taken including before and after analysis on properties listed in the affected areas and large maps helpful in providing parcel by parcel analysis." The other addition before the last paragraph, "each steering committee will include and share information with the affected property owners whenever appropriate and in any case before any final recommendation to the Planning Commission." Commissioner Steckling supported the motion.**

Chairperson Lamont asked if we would notify the residents via the agenda, the cable and web site. Commissioner Aiello said that is fine. Commissioner Baker asked if it is the intent that we would give the opportunity to all present at the committee meeting to participate.

Dr. O'Neill reiterated his opposition to any proposed rezonings.

Mr. Tom Weiler, 9171 Hillcrest, commented that some people do not have cable or internet to be informed of the meetings.

Mr. Donald Balkwell, 4540 Ormond, suggested that residents could be notified via email.

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

Chairperson Lamont suggested that committees work out calendar dates as soon as possible. Commissioner Steckling said we need a briefing meeting and budget meeting before that. Ms. Elmiger said she would work on a cost proposal for the December meeting.

2. ZBA Membership text amendment – Ordinance 26
  - rescind motion from 9-17-07 meeting.

Mr. Genre explained that this amendment was not necessary because action was taken at a previous meeting. Clerk Strole submitted a memo explaining the error.

- \* Commissioner Steckling moved to reconsider the action taken at the September 17, 2007 meeting whereby we set forth for Public Hearing the proposed text amendments to Section 19.00.2 of the Zoning Ordinance. 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.**
- \* Commissioner Hines moved to rescind the action taken on September 17, 2007 to set for Public Hearing proposed text amendments to Section 19.00.2 of the Township Zoning Ordinance. 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.**

3. Master Plan Update: Schedule and Procedure

Ms. Elmiger provided a revised proposed schedule for Phase 1 of updating the Master Plan.

Dr. O'Neill asked what a Master Plan is and isn't rezoning changing the Master Plan. Ms. Elmiger explained what a Master Plan is and that it has nothing to do with rezoning parcels. Dr. O'Neill reiterated again, his opposition to any rezonings.

Mr. Leonard Gorz, 7687 Brook Lane, commented that the phases of the Master Plan should be placed on the website.

**New Business:                      None**

**Other Business:**                **None**

**Public Comment:**

**Adjournment:**

Hearing no other business, Chairperson Lamont closed the meeting at 9:50 p.m.

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Susan Weaver, Recording Secretary