

Springfield Township
Planning Commission – Business Meeting
July 19, 2010

Call to Order: Vice-chair Dean Baker called the July 19, 2010 Business Meeting of the Springfield Township Planning Commission to order at 7:35 p.m. at the Springfield Township Civic Center, 12000 Davisburg Road, Davisburg, MI 48350.

Attendance:

Commissioners Present:

Bill Leddy
Neil Willson
Dean Baker
Roger Lamont

Commissioners Absent:

Ruth Ann Hines
Frank Aiello
John Steckling

Staff Present

Mike Trout, Supervisor
Laura Moreau, Clerk

Consultants Present

Brian Oppmann

Approval of Agenda: Approved.

Commissioner Lamont moved to approve the Monday, July 19, 2010 agenda as presented. Support by Commissioner Leddy. Vote on the motion: Ayes: Leddy, Baker, Willson, Lamont. Nays: None. Absent: Steckling, Aiello, Hines. Motion carried.

Public Comment: None.

Consent Agenda: Minutes of June 21, 2010.

Commissioner Baker moved to approve the minutes of the June 21, 2010 meeting with the following correction; change “Commissioner Baker stated that it has to be enforced” on page 13 to “Commissioner Leddy.” Support by Commissioner Willson. Vote on the motion: Ayes: Leddy, Baker, Willson, Lamont. Nays: None. Absent: Steckling, Aiello, Hines. Motion Carried.

Public Hearing: None.

Old Business:

1. Lumberyard property-update.

Supervisor Trout stated that we are still waiting for the final disconnect from DTE on the car wash building, but as soon as we get this, we will be beginning the demolition of the structures. He stated that we are again looking at the lumberyard as a site for the treatment system. At this point, we do not have all of the details, although options have been discussed. Once the structures are down, we will have

a better idea of what we have to deal with. He asked the Commissioners if they have any questions.

Commissioner Baker asked if all of the other utilities were disconnected.

Supervisor Trout stated yes.

Commissioner Baker asked if there was a separate electric service to the old lumberyard building itself.

Mike Forst, Property Manager, stated that this service was underground so it was done right away. The problem with the car wash is that it is overhead and DTE is backed up because of the recent storms.

2. Amendments to Zoning Ordinance #26-Temporary Signs.

Mr. Oppmann stated that as discussed at the last meeting, there were some minor changes that needed to be done and then it was requested by the Commission that Supervisor Trout and Mr. Oppmann get together with the Ordinance Officer and go over it. Mr. Oppmann stated that he understands that there has been some discussion and feedback that indicates the Commission may want to open this up to include more portions of the sign ordinance to look at and review. He stated that if they open up the sign ordinance, let us do it all at once and then go from there.

Supervisor Trout stated that he has gotten some feedback that perhaps we are falling short on the Temporary Sign Ordinance. He stated that he requested the attendance of Ordinance Officer, Greg Kazmierski, in case we have specific enforcement or those types of questions, it would be important to have him be a part of the discussion. He stated that the problem is that a lot of the signs out there now, temporary signs, are difficult and we find that we are chasing people continually. He stated that the processes require us to do noticing and the biggest problem is that there is not a way to allow very important things to business owners. He stated that maybe we have to allow some additional things. He asked if we could enact a temporary ordinance on a temporary basis. He stated that Independence enacted a sign ordinance that afforded business owners some flexibility; he asked if this was a definite change, or was it just because of the economic times.

Mr. Oppmann stated that they did amend their ordinance. He stated that it was passed about a year ago, but he has not looked at it since then. He believed that it allowed more days for temporary signage and maybe that was it, it could also have changed the number of signs. He stated that they do not have a program where you go in and fill out a temporary sign permit. He stated that he does not know how the ordinance officer handles code enforcement problems, but he does know it is a constant problem there as well and most of the time it is on the weekends.

Supervisor Trout stated that he thought Commissioner Lamont had some thoughts.

Commissioner Lamont stated that he was one of the Commissioners who made comments. He stated that we probably need to look at our entire sign ordinance when we start to make any changes. He stated that you do not have to drive very far in the Township to see all of the nonconforming signs that are there. He stated that Orion Township just completed their new sign ordinance. We were only looking at the temporary sign portion of our ordinance. He stated that as you drive in the Township and you see all of the signs that we have that are nonconforming, many of them appear to be innocently temporary, but are tacked on as permanent. He stated this is prevalent along Dixie Highway. He stated that the daycare has their conforming 100 square foot sign, but it has an add-on. He stated that Jan's Nail Salon has an add-on with specials. He stated that Bridge Lake Auto actually has a second sign and an A-frame next to that sign. He stated that the party stores are all nonconforming. He stated that Lowrie's Landscape which is now partnering with the gift shop has a banner sign that has been up for a few months. This is a second sign on a parcel. He stated that the current sign ordinance states that with the approval of the site plan, you would have one sign per site unless there are some acreage limitations and unless you have approval for a second ground sign. You must have ZBA approval for a second ground sign, such as Kroger that was approved through the site plan approval process. He stated that with all of the nonconforming signs that are out there and with the state of our economy being what it is, with people wanting to do business and the Township wanting to have the Township look clean with the clutter kept to a minimum, it is time to look at the entire process from beginning to end. He stated that we should look for a business friendly approach to look at new development down the road. He stated that he is not suggesting 100 foot signs along the freeway, but the Township needs to look at what they allow and make it a business friendly environment and then work on the temporary sign process. This also needs to be business friendly. He stated that if it is not business friendly, we will begin to experience what Independence is experiencing which is illegal signs over the weekend when they know that the Ordinance Officer is not working. He stated that he agrees that enforcement is difficult, but if the Township makes the written word so difficult that it is impossible to enforce, this just makes it worse. He stated that we need to make it streamlined; simple and we even need to look at the application process.

He stated that as he drove down Dixie Highway, he wondered where the 4H signs would fall into our ordinance and how long were they up. He asked if the County would have to apply for and pay for a permit fee in our Township. He stated that we have been working on this since last year; he did not see this covered. They have a lot of work to do to get this going. He stated that banner signs advertising Plum Hollow has been up for a few weeks and Randy Hosler has an oil change banner on his light pole that is temporary, but has been up for a month or so. He stated that all of these signs appear and we need to write something to either allow

or not allow for this as the Commission agrees to as a group. He stated that it needs to be something that Greg Kazmierski and Mike Trout are able to enforce, so the Township has a clean look, yet serves the needs of business. They should not make it so difficult so that business would not want to be there. In reading the ordinance, it refers to "Director" at least once and that position is no longer filled and is not consistent with Township terminology. He stated that perhaps the codification would catch this.

Supervisor Trout stated that animated signs and roof signs were a possibility. He stated that there was already a roof sign over the tanning salon and this would give us an idea of what was liked or disliked about these types of signs. If we allow banners, he would like it defined as to how big they could be and how many could be posted per site. If we allowed more, it would make enforcement easier. The party stores are unique situations because they run specials and they all put their specials out. If we are going to eliminate all external signage, the party stores would be unique. He asked how to address this; is it even possible with the temporary sign ordinance. He stated that he did not know. He agreed with Commissioner Lamont and stated that there were some inconsistencies that we should look at; especially now since we are in the process of going through the codification process. He asked Brian Oppmann what the next step would be to look at the entire sign ordinance.

Mr. Oppmann stated that the Commission should talk about what areas need to be fixed, or what needs further explanation. He stated that this ordinance is very similar to Independence; however, it is more lenient because it allows taller signage and more surface area. The Commission might want to see examples utilized by the new administration in Orion Township that is very pro-business. He would recommend not looking at Waterford Township; or maybe just taking bits and pieces out of it. They have a new sign ordinance; by driving down Dixie Highway it is possible to see how this looks. There are other examples, such as White Lake and Waterford, who allow much larger signs than Independence, Springfield or Orion Townships. The Commission writes the sign ordinance and is based on what the Commission envisions for the community. There are a lot of signs that are illegal and the Ordinance Officer could work 80 hours a week and it would be impossible to get them all. We have to come to a happy medium about what is appropriate and what is not and go from there.

Commissioner Lamont stated that it would be helpful if we have copies of Independence and Orion Township's sign ordinance to use as a starting point. In talking to one of the Orion Township's Trustees, their new sign ordinance bases the size of the sign allowable in commercial districts on the speed limit. He believes this idea is unique and progressive. He went to an Independence meeting a year and a half ago and it was said that the average passerby in a car at 45 mph only has about 2.7 seconds to look at a sign, so if the signs are smaller at 35 and larger in a 55 mph zone, it makes sense. This make sense in how we transition our Master Plan as when we put office districts closer to residential than commercial

to have a transitional or gradual slow-down period. This may make sense because we have the large artery of Dixie Highway and then the opposite in the Hamlet of Davisburg. He stated that we would not want to allow 100 square foot signs in Davisburg because it would hide half of the next building, however on Dixie Highway, this may be too small. This should be something we consider.

Supervisor Trout stated that this was a good point, perhaps downtown some awning signs would be appropriate.

Ordinance Officer, Greg Kazmierski, stated that at one time we had four automobile dealerships and now we have two. He stated that the dealerships are struggling and at this point the Saturn dealership is selling GM used cars only. Al Deeby Dodge has asked for permission for signage, for example, the tent sale. They call to see if they can do it and he shares the information with Supervisor Trout. They make a decision on a case by case basis. They have had some conversation with Randy Hosler's dealership and right now the things that they want to do are handled on a case by case basis. Randy Hosler had about 20 signs running right down Dixie Highway with a flashing light. Both he and Supervisor Trout spoke to Randy Hosler's dealership and they have toned down quite a bit. They try to be supportive for those businesses that are really in trouble, especially now. He would like to see some flexibility in the Ordinance to take care of large companies who employ a lot of people. He forgot about the Ford Dealership; there are 5 dealerships. Szott Ford on East Holly Road has been no trouble at all. He stated that Monday morning is a busy morning for him. He is picking up a lot of signs, mostly garage sale signs left over from the weekend. He stated that we are now in the throes of political signs, although it has not been too bad. One of the biggest challenges that we have as a Township is that our business owners do not know about the Sign Ordinance before they want to have a sign made. New businesses go to a sign company, the sign company will make them whatever they want, they put it up, it is in opposition to our sign ordinance, and then when the Township contacts them, they have already made a financial investment in a sign. He stated that a large part of the Sign Ordinance is communicating with local businesses and providing a mechanism for communicating with people who want to open up businesses in Springfield Township.

Commissioner Willson stated that he is not sure how you can make accommodations for one business over another if they call with a question. He asked if this was something that the Township should be doing; or should we be enforcing these evenly with all businesses.

Greg Kazmierski stated that we have ordinances regarding pennants, balloons, search lights and the Township has trimmed the kinds of things that businesses want to do, for example, Al Deeby Dodge. He would tell them, yes, you can have a tent with a specific start date and ending date. They would tell him where they are going to put it and how big it is going to be. He discusses this with Mike Trout and they adjust what the business wants to do, and say fine, as long as you want to

put it up and take it down and it is not interfering with right of way or causing visibility problems. This is the best way that he can be supportive and still control what is going on.

Supervisor Trout stated that the point is we need a way to have it uniform. The way that the Ordinance is written now, it is very difficult to be business friendly and enforce everything, and not allow some things.

Commissioner Lamont stated that is why they first embarked on Temporary Signs, because right now we do not have a mechanism to guide the Township through this. This is how the temporary insert in 16.07 came to fruition; this is why they started talking about it in the first place. He stated that he believes that we need a mechanism and a way to make it business friendly.

Supervisor Trout stated this is what they are looking for. In order to accommodate what we see, a struggling business climate and for us to disallow everything, which we probably should, we then run the risk of hurting more than helping. It is a delicate balance at this point. The auto dealers come to us prior to placement and they scale those back quite a bit from what they ask for. We do not like things to look junky. He stated that the temporary signage that has been discussed with businesses ends up being decent. There are no hand written signs, however it is still illegal. He stated that with a temporary sign ordinance, they can allow more and permit it. Then, we have some form of revenue which helps enforcement activities.

Commissioner Willson stated that the speed limit suggestion was a great place to start.

Supervisor Trout stated that they will start with Orion Township. We will possibly be able to provide this electronically before our next meeting.

Commissioner Leddy stated that they must be careful about escalating the special permission. He stated that if you let one dealer put up a large sign, the dealer across the street will want to put up one bigger and before you know it, they are way out of line. There must be some limitations to the exceptions that are made so it does not get to be a sign war.

Commissioner Baker stated that he is not opposed to broadening our review from the temporary sign focus to the entire sign ordinance. He stated that it seems to be an appropriate step. Recognizing the challenges that we faced in dealing specifically with the temporary ordinance, it has been a real challenge to properly address all of the various sign issues when we are only looking at one portion of the sign ordinance. He stated that he would appreciate the Commission aligning on a direction, a purpose, a focus and some type of vision of what we are looking for. He does not think that we want to just hand out copies of our ordinance, or some other Township's ordinance, and start saying what we like and dislike. If we

are attempting to create a business focused sign ordinance then we should have this as a factor that we are considering. If we are looking for enforceability as a critical aspect, then we should recognize that. The other factors could be streamlined process, business friendly, aesthetics, consistent, and various other topics that have been discussed. He wants to make sure that if we are going to invest 6 to 8 month in developing this, we should still be heading down the same target 4 months into it and not changing our focus. We need to understand our mission and our direction and work on whatever we need to at the Planning Commission. The Township Board will make the decisions, but he would like to make sure that the Commission understands as completely as they can where they are going and what the focus is. Then the detail work can be accomplished. This is the way that we can give the Board the best product that we can for them to consider.

Diana Walls stated that it would be a good idea to send the current sign ordinance to the current business owners because they do not know what it is. Then if they have questions, they can call and they can suggest changes. A copy should be provided to the Board of Realtors so they can post it to the agents so they are aware when they are talking to someone instead of after the fact.

New Business:

1. Safety path-draft implementation plan.

Supervisor Trout stated that there was an article in the Clarkston News this week about the City of Clarkston and their thoughts of the safety path on M-15. The article addressed a lot of the same things including safe routes to schools and other types of funding sources. All of the Commissioners received a copy of the draft plan that includes some interesting statistics on the back which are based on the survey. There were about 160 responses so far and the comments were listed in the document. One of the things that the Township Board discussed at the budget workshop was how to prioritize the things that we want to do in this Township and accomplish them in a timely fashion. A millage is a big issue; there is a park millage proposal on the ballot and there are others that are being considered. At this time, it does not appear that safety paths would be a priority given the issues that we have for public safety and parks. It is not ruled out as a possibility in a couple of years and in the meantime we can continue to develop our plan. We will continue to work with Independence Township on the portions of Holcomb Road at our township borders, work with the schools on Safe Routes to School, and look for other ways to fund segments of the path. He stated that perhaps we can make some progress in the next couple of years and then consider what we need to do as far as millage in the 2012 timeframe. The plan needs to be looked at to make sure that we agree on our overall vision and look for opportunities for accomplishment.

Commissioner Willson stated that Supervisor Trout summarized it nicely.

Supervisor Trout stated that he would appreciate the Commissioners' comments because we are trying to put together the basis for any grant application that we may have. They need to get the plan out to any agency that would have a role in it. They also want to get the safety path committee back together and give us feedback. It is a great plan and vision. If we can accomplish some portions of it, we can show people what we are talking about and this is the goal in the next 2 years. It is a huge improvement for the community.

Commissioner Baker stated that at this time the Planning Commission's role would be to continue to formalize their thoughts on this, to possibly go into a grant focused concentration for funding and to monitor interest in this as we find other potential funding sources.

Supervisor Trout agreed. He stated that he would like the Commissioners to look at the document and bring it back as old business next month. He would like to hear comments next month. He stated that Commissioner Willson and Chris Benedict deserved all of the credit for the plan. He stated that the needs are great, but that is why we are doing it.

2. Downtown Davisburg Plan-discussion.

Supervisor Trout stated that he has talked to Mr. Oppmann about what we should be looking at downtown and the lumberyard. He handed out a document to the Commission that outlined a proposed sewer district that is a planning document being used by the engineers to try and identify the limits of the sewer district. He stated that this plays very well into the downtown Davisburg plan. The reason they have different districts shown is that we do not want to exclude anyone now. He would rather take them out later if they do not have an interest. He included all properties that would benefit from a sewer. He stated that the A section is the core business section and Hart Center, B is the residential district to the west, C is the residential district to the south, and D is the residential district to the east over the railroad tracks. It is important to look at the potential uses of the residential districts. He asked if we would allow office uses in some of these areas and would the access to the sewer make a difference. He stated that the way that the treatment system is set up is modular, so that we can add as the system grew if we knew ultimately what we may have. They did not include the Fountains because they have their own system, or further west because they could potentially tap into the Civic Center if they had to. He stated that he is sharing this because it lends itself to a discussion of the plan and how we could consider some overlay that would allow office uses in some of the homes given certain criteria.

Mr. Oppmann stated that this is the starting point to identifying the core area. He stated that the first thing that you should do is inventory the uses you have and the assets you have and the challenges that are present. In the past the Township has tried to do a downtown Davisburg plan and it never got off the ground. You need to look at all land uses, establish a clear direction, a vision for what you want to see in terms of uses and then you can plan for it with the utilities. He stated you do not want to build a utility district for today's time and then have created uses in which the sewer system is inadequate. If the Commission wants to proceed, they need to talk about the cost and the scope and what a plan would entail to go forward. The overlay and uses would be the outcome of a plan. A plan would create a zoning ordinance district or an overlay to create more flexible provisions downtown. Maybe it could include conversion of some of these homes into different uses, dentist-type operations. It is up to the Commission and ultimately the Township Board if they want to proceed with going through something like this. In his experience, it is very difficult to do utility districts without a vision and planned uses.

Commissioner Baker agreed. He asked if item A was the focus.

Supervisor Trout stated yes.

Commissioner Baker asked if B, C and D were equally weighted as far as time, or is the evaluation yet to be done.

Supervisor Trout stated that they are looking at them as potential phases, not necessarily prioritized. He included them because they were in the original plan and they are now divided up.

Commissioner Baker asked if these districts would utilize the property on Eaton Road for the field.

Supervisor Trout stated that the system that they are considering is on the lumberyard property because it would be groundwater discharge so it could be located anywhere. It does not have to be a septic system that it discharges into. They did not have room at the lumberyard site for the treatment and the septic system. This plan is just the treatment with the core area having the primary loop and the other districts could feed into that main loop. The main loop size is critical because based on homes that are putting in the system; you need to size it accordingly. If it is too big there is limited pressure, or too small then you cannot add on to it. It is critical to know what the future may hold to determine the size of the primary loop around the core businesses and then feeding to it as we add areas.

Commissioner Baker asked if areas B, C and D were to follow, would they all be supported by the lumberyard.

Supervisor Trout responded yes.

Building manager Mike Forst stated that if you do not have the field for it, it would require less space.

Supervisor Trout stated they were not sure of the exact size, but the next step is to develop these into how the special assessments would be proportioned. They would take into consideration the cost, the unit of benefit and determine how to spread that out and how long to do it. The people that are affected need to be included. There was one resident who wants to be included in the primary district. This residence is shown in A, next to the fire station. There may be others in B, next to the primary district, which want to be on it. He stated that he would rather have that situation than to have someone excluded and try to add them later.

Commissioner Lamont asked what system they were considering.

Supervisor Trout responded the Israeli treatment system. He stated that he got an email today from the County that indicated that they are looking for the money to pay for it. He asked Mr. Oppmann what the next step was.

Mr. Oppmann stated that if the Commission wants to proceed with looking at it, the next step is for his office to put together a proposal and a scope.

Commissioner Baker asked if Supervisor Trout wanted to seek any feedback from the Board on their feelings on this before they start work on this. He stated that this is a significant undertaking.

Supervisor Trout stated that he would like a proposal up front that identifies what we can expect as an outcome from this.

Mr. Oppmann stated that it is ultimately the Board's decision to proceed.

Supervisor Trout stated that this would come from a recommendation, or at least something that he has had a chance to look at.

Commissioner Baker stated that they need to proceed with an evaluation of what opportunities we have. He stated that there is an issue that needs to be dealt with regarding the septic system in the downtown area, at least one. It is in our interest to evaluate an opportunity. If they have it narrowed down to the Israeli method, and it will focus the evaluation of this process, we should proceed.

Supervisor Trout stated that the engineering work for the septic system is taking a track of its own. This will be going to the Township Board level. The purpose is to see how we want to proceed in terms of our plan for the downtown area. He asked the Commissioners what they want to see in this downtown area and in the various districts that are shown.

Commissioner Lamont stated that allowable businesses within a specific boundary; an overlay district.

Supervisor Trout asked Mr. Oppmann if that is something they could work on.

Commissioner Leddy asked if the Israeli system could support all 4 areas.

Supervisor Trout stated yes; it is modular so you can add to it.

Building manager Mike Forst stated that basically any system was modular, you can add to it. The end result of the Israeli system is that it is cleaner so you do not need the field; the field size is being eliminated which could be 3 or 4 times the size of your pretreatment system.

Commissioner Lamont asked if the discharged water would end up in the Mill Pond.

Supervisor Trout stated yes.

Commissioner Willson asked if Supervisor Trout was suggesting one of the next steps is we have an idea of what the boundaries are, and we know what businesses and residences exist in here that we could get to the point where we could forecast gallons per day through each district. He asked at which point you could assign a dollar figure to each district. He stated that everyone is curious about the cost and it is probably about time to start showing some cost figures.

Commissioner Baker stated that his impression of the Israeli system is that they were hoping to find a suitable use for that type of facility to be installed and evaluated to demonstrate that this is not only viable, but it is also operating in a community that is having success with it. He stated for this, they were willing to seek funding, to offset most of the expense for this treatment facility.

Supervisor Trout stated the Water Resource Commission is working with the Health Department, the State and our engineers to determine the details. The email that he saw today was that they provided a footprint of what they envisioned based on what we have and they are putting all of this together. These details are coming. He stated that it needs to come quickly because we have a situation that we need to address. The planning process is going to take 9 months or a year, but with the sewer system we can think differently about downtown. He stated that he and Brian Oppmann would work on a draft proposal that the Planning Commission can give feedback on, and then present it to the Township Board for approval of cost.

Other Business:

1. Priority Task List/CIP

Supervisor Trout stated that one area they were looking at is business permits. There needs to be some way to communicate with existing and future businesses and making it clear on business requirements in Springfield Township. This could be an occupancy, or business permit. He stated that Mr. Oppmann has seen it in several communities. This is how we create a good working relationship right from the beginning.

Mr. Oppmann stated that there is a business license that is not a good idea for the Township to undertake but there are ways to do occupancy checklists. He stated that it is difficult because businesses move in overnight and there is no permitting system. He has had experience in the past with other communities doing occupancy checklist and new business checklists. These were a different scale than the Township, they were smaller. It would be a challenge, but it would educate business owners. The Township could set up a checklist system prior to them actually occupying a space in a building; you are able to see up front if they have the money to survive. You need an ordinance and a staff to support this.

Commissioner Baker stated that this is a two-fold process. One is to educate the incoming business on how it relates to the Township, local government, local ordinances, sign permits, sign ordinances. Two is an effort for the Township to maintain an understanding of what businesses are currently operating there.

Mr. Oppmann stated that this falls under the guise of health, safety and welfare. He stated that the Township fire department would be aware that there are solvents in a building. If someone is looking to rent a space, they could call the Supervisor and he could advise them of exactly what they need to know. All of the processes for signage, renovation and building permits would be outlined including site plan review. They could include yearly inspections by the fire department, possibly a rental inspection. He would not recommend a business license because business owners do not like it.

Commissioner Lamont asked if you would call it an occupancy permit.

Mr. Oppmann stated that it would be more like a business checklist. He stated that it needs to be built into an ordinance to actually be enforceable.

Commissioner Lamont stated that it is important what you call it. For example, if an existing car dealer wanted to change to a paint body shop, with solvents, the Township needs to know this. He stated that this would be important for the fire department to be aware. He didn't know if it should be called an occupancy permit, or a business checklist. He stated that if you call it a checklist, it sounds like a list that can be gone through later.

Mr. Oppmann stated that it can be a checklist that is backed up by the zoning ordinance and it has to be followed before occupancy.

Commissioner Willson asked if it required inspection.

Mr. Oppmann stated that the checklist requires sign off on each step. For example, the first step would be to verify that the use fits the zoning and that someone would have to sign off on this.

Commissioner Lamont asked if these were business changes that did not require site plan approval.

Mr. Oppmann stated yes. For example, a new tenant moving into a rental space and determining what it the use, or reuse. The steps could be notifying the fire department regarding use and what materials could be in there, or it could involve the police if it was a gun shop.

Commissioner Leddy asked if they would be subject to future inspections.

Supervisor Trout stated that you could include language that any change of use requires notification.

Mr. Oppmann stated that this gets into a business license and the business owner is paying a yearly fee; he is not sure that this is what the Township should do.

Commissioner Leddy stated that the same thing happened on Dixie Highway. The people that put up the signs knew what the sign ordinance was when they started, but as they go along they keep doing extra. There must be a way to come back to them and notify them that this is not what was agreed upon.

Mr. Oppmann stated that there is always people that do not do due diligence that should be done and this is what we are finding in the Township. This is a constant issue.

Commissioner Baker asked if Supervisor Trout is working on it.

Supervisor Trout stated that there are elements of it now, but we do not have anything definitive. It would be better if we knew what type of business is going to be there, what they do, if they have any types of hazardous materials, if they have enough parking. We need something to go through to make sure that they are meeting the provisions that we have set forth. This is something that will continue to be important.

Public Comment:

Mike Forst, 9676 Susin Lane, stated that the Township gives out folders to new residents when they move into the Township; why can't we start with the businesses in the same way. This would be an opportunity to go into the new business and give them the welcome package including the relevant information to the business owner's relationship to the Township and its ordinance.

Commissioner Baker stated that the comments have been noted.

Adjournment:

Commissioner Lamont moved to approve the meeting at 8:47 pm. Support by Commissioner Leddy. Vote on the motion: Ayes: Leddy, Baker, Willson, Lamont. Nays: None. Absent: Steckling, Aiello, Hines. Motion carried.

Erin A. Mattice, Recording Secretary