

Springfield Township
Planning Commission Meeting
Minutes January 20, 2015

Call to Order: Chairperson Baker called the January 20, 2015 Business Meeting of the Springfield Township Planning Commission to order at 7:30 p.m. at the Springfield Township Civic Center, 12000 Davisburg Road, Davisburg, MI 48350.

Attendance:

Commissioners Present:

Dean Baker
Dave Hopper
Bill Leddy
Kevin Sclesky
Linda Whiting
Neil Willson

Commissioners Absent

Ruth Ann Hines

Consultants Present

Doug Lewan, Planner, Carlisle Wortman, Associates
Randy Ford, Engineer, Hubble, Roth and Clark

Staff Present

Collin W. Walls, Supervisor

Approval of Agenda:

Commissioner Whiting moved to approve the agenda as presented. Seconded by Commissioner Sclesky. Voted yes: Baker, Hopper, Leddy, Sclesky, Whiting, Willson. Voted no: None. Absent: Hines. Motion Carried.

Public Comment:

None

Consent Agenda:

1. Minutes of the December 16, 2014 Planning Commission meeting

Commissioner Sclesky moved to approve the minutes of the December 16, 2014 meeting as presented. Seconded by Commissioner Willson. Voted yes: Baker, Hopper, Leddy, Sclesky, Whiting, Willson. Voted no: None. Absent: Hines. Motion Carried.

Public Hearing:

Chapter 40 Amendments – Amending Section 40-645 of Article V., Division 1. Supplemental Regulations and by Adding New Definitions to Section 40-2 of Article I

Chairperson Baker opened the Public Hearing at 7:33 p.m.

There were no comments heard.

Chairperson Baker closed the Public Hearing at 7:34 p.m.

New Business:

1. Chapter 40 Amendments – Amending Section 40-645 of Article V., Division 1. Supplemental Regulations and by Adding New Definitions to Section 40-2 of Article I

Commissioner Hopper moved to recommend the “Chapter 40 Amendments – Amending Section 40-645 of Article V., Division 1. Supplemental Regulations and by Adding New Definitions to Section 40-2 of Article I” to the Springfield Township Board. Seconded by Commissioner Sclesky. Voted yes: Baker, Hopper, Leddy, Sclesky, Whiting, Willson. Voted no: None. Absent: Hines. Motion Carried.

2. The Journey Church- Conceptual Site Plan and Special Land Use Parcel ID # 07-09-127-004, I-75 and Rattalee Lake Road

Rick Swihart, Creekwood Architecture, appeared on behalf of the petitioner and introduced himself to the Commission. He stated that they are asking for Special Land Use for all three phases.

Mr. Doug Lewan stated that the applicant is now proposing all phases of the project for Special Land Use approval. He summarized that Phase I is going to be a 11,700 square foot two story building including auditorium, classrooms, gathering space and accessory structure. Phase II includes a sanctuary, outdoor pavilion and baseball field. Phase III will be adding the gymnasium. Mr. Lewan stated that the applicant accomplished all four items that the Township Board asked for at the meeting held on September 11, 2014. Mr. Lewan summarized his review letter dated January 9, 2015. At final site plan, the applicant should denote the safety path easement along Rattalee Lake Road and provide a tree survey. The next step for the applicant is appearing before the Township Board and if approved, then the applicant would have to come back to the Planning Commission with a more detailed Final Site Plan. The building proposed for Phase I meets the current height standards. The traffic study was provided for Phase I and Phase II. He noted that Road Commission permits would be required at the Final Site Plan stage. All uses are

required to have a loading space but the Planning Commission has the ability to waive that requirement. He stated that prior to Final Site Plan, all essential services would have to be reviewed. The landscape plan was submitted with this Concept site plan and many of the previous issues were addressed. However, the front green belt is short in number of trees but the applicant has indicated that they would like to use existing. This should be shown in a formal landscape plan that will be required at Final Site Plan. He stated that they want to see more landscaping around the detention pond and along the walking trail. The applicant provided a lighting plan and the heights need to be adjusted to a maximum of 22 feet which is the maximum ordinance standard. He stated that signage details will be required at Final Site Plan. Floor plans and elevations will be required for the detached garage at the Final Site Plan stage review and color renderings for the elevations should be provided at this stage as well. The applicant is requesting concurrent Concept Plan and Special Land Use approval for Phase I, II and III. Final Site Plan approval is still required for all phases. He summarized that this proposal may be appropriate for this site, however several issues should be addressed to the Planning Commission's satisfaction prior to recommending Special Land Use and Concept Plan approval.

Mr. Randy Ford summarized his review of the submitted traffic study. Overall, they agreed with the findings and did not have any issues with it. The study covered Phase I and Phase II and the applicant indicated that Phase III, construction of the gymnasium, didn't have increased traffic generation. He said that improvements to Rattalee Lake Road were not substantiated based on this traffic study and he agreed with that. He referred back to the warrant charts as given by Road Commission for Oakland County. He stated that road improvements are a function of the daily traffic volumes along the roadway and the number of trips that are going to be generated. After reviewing those warrants, they found that current available traffic counts supported that traffic study and does not indicate that passing lanes or tapers are necessary. He suggested that an updated traffic study should be done before Phase III prior to Final Site Plan review. The percentages are reasonable and most of the trips are going to be coming off of I-75 exiting on East Holly Road. He indicated that if there are weekday services, these are not addressed on the traffic study. He stated that if they are going to have services during the week, then the traffic study should be updated to reflect that. He stated that the peak hour will be more concentrated than is indicated on the traffic study so it would decrease their level of service people may need to wait a little bit longer to exit the church and to get onto Rattalee Lake Road. However, these wait times are still within the acceptable range.

Mr. Randy Ford continued with his engineering review with a summary of his report dated August 4, 2014. He stated that vegetation details and planting details of the drainage plan will have to be provided at Final Site Plan. There are also some calculations that they need to be clarified. The applicant needed to check with the Fire Department to make sure the fire truck could make it through the parking lot. When the applicant comes back for Final Site Plan, they will need information from the Health Department regarding the proposed septic system and well. He concurred with Mr. Lewan regarding the need to see all RCOC permits at Final Site Plan stage.

Commissioner Hopper stated that there are some inconsistencies in the lighting plan with some poles being 23 feet and some being 15 feet and some at 22 feet. He stated that 4A is shown but nothing is denoted as 4A. He stated that the plan shows two different light bulbs and on the notes, it only shows one of the two. He stated that the inconsistencies need to be clarified. He suggested that the applicant look at using LED lights because it would be a cost savings. He suggested that the applicant add a dimming plan so the outdoor lights are dimmed after a certain time.

Mr. Swihart answered that they are using more and more of the LED lighting both for site lighting and interior lights.

Commissioner Hopper asked if they are proposing a sign and if so, the commission would need to see sign details at Final Site Plan. He thanked the applicant for providing the traffic study.

Commissioner Sclesky stated that on page 8 that shows the grading, the southeast corner of the development shows the drive elevation and building elevation and indicates that the water would shed toward the building. He asked about the apron material in front of the proposed dumpster.

Mr. Swihart answered that it would be a concrete apron.

Commissioner Sclesky stated that the residents' comments from the Board meeting were based around traffic concerns. In his opinion, the traffic study and consultants' review support that the traffic would not be a major factor.

Commissioner Whiting asked if the items on page 13 need to be addressed before the Commission gives Special Land Use approval and recommendation to the Township Board.

Mr. Lewan answered that these items could be addressed at Final Site Plan.

Commissioner Whiting stated that the traffic study helped a lot. She agreed with checking it again in ten years.

Chairperson Baker stated that there are ordinance regulations regarding how much light can be seen at the property line where it abuts residential property and the data submitted doesn't extend all of the way to the property line so he would want to check that to make sure and it should be addressed at Final Site Plan submittal. It should be down to .5 foot candle at the property lines that abut residential. He agreed with an updated traffic study before Final Site Plan approval for Phase III. He believes that the plan is in harmony with the community and is an appropriate use for the site. The setbacks are appropriate and the landscaping plan is a good start. He supported setting aside an easement for safety path for future use. He would be in favor of recommending approval to the Township Board for Special Land Use.

Commissioner Hopper stated that he would like to see a tree survey at Phase I, Final Site Plan.

Mr. Swihart agreed.

Mr. Lewan stated that the 4 items that the Township Board wanted to see were very helpful in determining if this was appropriate for a Special Land Use. He added that the Planning Commission also has the right to request additional information in order to make their decision regarding a Conditional Use.

Commissioner Hopper moved to recommend to the Township board to grant Special Land Use approval to the Journey Church, Parcel #07-09-127-004, for the property located at I-75 and Rattalee Lake Road, Per Springfield Township Code of Ordinances Section 40-145. This approval is specifically for Phase I, Phase II and Phase III since the proposal has demonstrated that:

- 1. The proposal is in harmony and appropriate in the zoning district as this type of use is allowed in this district as a Special Land Use**
- 2. The location and intensity of the proposal and its associated traffic will not be hazardous or inconvenient to the neighborhood as the applicants provided traffic study affirms and our Township Engineer and Planner confirmed**
- 3. The density as proposed is well less than what is permissible under the Ordinance**
- 4. The public services are capable of accommodating any increase loads caused by this proposal**
- 5. The natural environment will be protected by this proposal whereas at build out less than 3% of the site will be built on and more than 80% will remain as open space**
- 6. The development will be compatible with the adjacent uses with adequate screening between existing uses and this proposed development, as the applicant is proposing a type 4 screen where this project abuts residential used property on the East and South; our consultants feel that this is appropriate for this use. Further, to lessen impact of this development on adjacent land uses the applicant will submit to the Township and employ a Parking Lot and Driveway Light dimming plan**
- 7. The Planning Commission feels that the foregoing conditions are substantially met**

Further this plan meets conditions set forth in Township Ordinance 40-275(5). Any future site plans for Phases II and Phase III must have a maximum building height limitation of 35 feet or meet the requirements of Springfield Township Code of Ordinances Section 40-275 and a steeple, if proposed, must meet Code of Ordinances Section 40-634.

This is further conditioned upon limiting any outside activities to daylight hours and providing a safety path easement along Rattalee Lake Road.

Further, I move concept Plan approval for Phase I subject to:

- 1. The applicant addressing the Township Engineer's concerns regarding slopes, ponds and drainage at Phase I Final Site Plan Review**
- 2. Review and provide permits from MDOT for drainage, Oakland County Road Commission for approach, Oakland County Health Department for sanitary and water**
- 3. Provide a generalized tree survey and indicate which trees will be left on site and document how proposal will meet the requirements of the Landscape Ordinance Section 40-721 and consider landscaping around the edge of the pond and the adjacent walking trail**
- 4. Waive required loading and unloading space as per Ordinance Section 40-681.2**
- 5. Provide signage plan and clear up inconsistencies on photometric plan to meet Ordinance requirements**
- 6. Obtain verification from the Fire Department that the proposed western turn around would be sufficient for emergency vehicle access or revise**
- 7. Provide floor plans and elevations for all proposed buildings and color concept renderings at Final Site Plan Review**
- 8. Provide updated traffic study for Phase III Final Site Plan. Review and be aware of grades at drive for Phase III adjacent to the future gymnasium**

Seconded by Commissioner Sclesky. Voted yes: Baker, Hopper, Leddy, Sclesky, Whiting, Willson. Voted no: None. Absent: Hines. Motion Carried.

Applicant reviewed proposed time table for all phases of development.

Old Business:

1. None

Other Business:

1. Priority List

Commissioners reviewed and made updates and revisions to the current Priority Task List.

Public Comment:

None

Adjournment:

Commissioner Whiting moved to adjourn the meeting at 8:32 p.m. Supported by Commissioner Leddy. Voted yes: Baker, Hopper, Leddy, Sclesky, Whiting, Willson. Voted no: None. Absent: Hines. Motion Carried.

Erin A. Mattice, Recording Secretary