

Springfield Township
Planning Commission Meeting
Minutes October 20, 2020

Call to Order: Chairperson Baker called the October 20, 2020 Business Meeting of the Springfield Township Planning Commission to order at 7:00 p.m. via Video/phone conference and in-person at 12000 Davisburg Road, Davisburg, 48350.

Attendance:

Commissioners Present:

Dean Baker

Ruth Ann Hines

Dave Hopper

George Mansour

Jason Pliska

Terry Rusnell

Kevin Sclesky

Commissioners Absent

Consultants Present

Doug Lewan, Carlisle Wortman, Associates

Mike Smith, Anderson, Eckstein and Westrick, Inc.

Staff Present

Collin W. Walls, Supervisor

Erin Mattice, Planning Administrator

Laura Moreau, Clerk

Approval of Agenda:

Commissioner Sclesky moved to approve the agenda as amended, adding “Ordinance Amendment – Section 40-651 Septic Systems for Lots Abutting Water Bodies” as #1 under “Old Business” and adding “Meeting Format Discussion” under “Other Business”. Supported by Commissioner Pliska. Roll Call Vote: Voted yes: Baker, Hines, Hopper, Mansour, Pliska, Rusnell, Sclesky. Voted no: None. Absent: None. Motion Carried.

Public Comment:

None

Consent Agenda:

1. Minutes of the September 15, 2020 Regular Planning Commission meeting

Commissioner Hopper moved to approve the minutes of the September 15, 2020 Regular Planning Commission meeting as presented. Supported by Commissioner Hines. Roll Call Vote: Voted yes: Baker, Hines, Hopper, Mansour, Pliska, Rusnell, Sclesky. Voted no: None. Absent: None. Motion Carried.

Public Hearing:

1. Ordinance Amendment – Section 40-651 Septic Systems for Lots Abutting Water Bodies

Chairperson Baker opened the Public Hearing at 7:06 pm

No public comment was heard.

Chairperson Baker closed the Public Hearing at 7:07 pm

New Business:

1. Final Site Plan – Clarkston Complex, Andersonville Road, Parcel #07-36-401-012, 84.49 acres, Zones M-1 Light Industrial

Brent LaVanway, Boss Engineering, introduced himself and Chuck Harding, Tom Wilhelm and Scott Tousignant, Boss Engineering, to the Commission. He provided a project overview for the Commissioners.

Mr. Doug Lewan summarized his review dated October 8, 2020. He explained that the items that needed to be corrected are: Road Commission for Oakland County review of project and Traffic Impact Study, increase Andersonville Road greenbelt trees to 12 feet in height as required, remove one entry sign and full review and approval of the condominium documents by the Township Attorney as a part of the Township Board review of this project.

Mr. Mike Smith summarized his review letter dated October 5, 2020.

Commissioner Hopper asked Mr. Smith if he had gone through the traffic study.

Mr. Smith answered that he went through it and his traffic department has reviewed it. He agrees with the applicant's opinion that it is satisfactory. He referred to the letter submitted October 2nd, which referred to full buildout recommendations on the site and modifications to the approaches are not necessary.

Commissioner Sclesky stated that there is a 4 foot berm planted adjacent to Andersonville Road and he asked if they still needed a 12 foot tree.

Mr. Lewan answered yes, or 2 inch caliper.

Chairperson Baker asked if the runoff from the site requires an easement.

Mr. Smith answered that the runoff is contained on the same property in the pond to the east, Retention Basin #2. There will need to be operating and maintenance agreements in place, but these can be addressed during the engineering review.

Commissioner Mansour commented that full buildout of the east approach will be part of phase 1. The applicant said there were 19 units in phase 1 but according to the plan there are 18 units.

Mr. LaVanway replied that it is 18 units.

Mr. LaVanway addressed the Road Commission concerns brought up by the consultants. The traffic study that was submitted covered the requirements of the Township and the Road Commission. The study and the engineering plans have been submitted to the Road Commission and they are awaiting the permits for both entrances. The Road Commission does not have a site plan process, you simply submit your construction plans with the permit application. The Road Commission's traffic engineer has been engaged with the review as well as the permit department. The west entrance is not signalized, but a bypass lane is planned which is a requirement of the traffic study. For the east entrance, there is signalization, they have a deceleration lane on Andersonville Road. They thought that the 12 foot height, 4 foot berm with 8 foot trees, would be acceptable. They feel that that two entrance signs make sense, but if they can only have one, they would keep the east entrance sign. He suggested that as Phase 2 moves closer, maybe they would have the opportunity to have the second sign, but they will remove it for this initial review. They have received the Township Attorney's review of the Master Deed and By-Laws and those revisions are completed and they will be submitting the amended document to the Township Board.

Commissioner Hopper stated that the lot sizes are well thought out. Using the lot sizes, the biggest lot is 10 acres on which you could fit a 150,000 to 175,000 square foot building. He stated that it will require fire suppression and since the Township will not want to look at 15 separate fire systems, he suggested that, since there is a stub located on the adjacent property, the project should connect to Independence Water System and provide water mains for hydrants for fire suppression. He stated that a development of this size needs fire suppression water. The ordinance stands for that.

Mr. LaVanway stated that the largest few lots will have to accommodate fire suppression because of the size of the buildings. Most of these will be probably small buildings which are under the threshold of fire protection from a building code standpoint. Since most of the lot sizes are just over an acre, these buildings will not be very big and will not require fire suppression.

Commissioner Hopper commented on the size of the buildings on the larger lots and how they would need fire suppression. If there is a fire in a 22,000 square foot industrial building, they need to have quick access to water.

Mr. LaVanway stated that he is not recalling the exact fire department comments, but he does feel that they reviewed it from a fire protection standpoint recognizing from a use standpoint, there were a few sites that would have it, but the majority would not.

Mr. Tousignant stated that he does not believe the Fire Department had any outstanding comments regarding this development but does not know if that included fire suppression.

Mr. Wilhelm stated that there are only two lots, maybe three lots, that would require fire suppression and those individual buyers and developers would be responsible for pulling water themselves. The water is Independence Township. They already have a buyer for the 10-acre parcel, and he does not want to put a large building on it; they will also be required to come before the Commission for site plan approval. They make fire suppression wells that the developer of that individual lot would be responsible for.

Supervisor Walls confirmed that there is an Intergovernmental Agreement between Independence Township and Springfield Township that provided access to Independence Township water system to all of the property that was then owned by the Hardings which includes Clarkston Complex. He stated that if they would anticipate the possibility of the larger lots needing to tap into that system, he thinks it would be appropriate that they would at least provide the easement in order to get to each of those larger lots, if not more of the development.

Mr. Wilhelm and Mr. Harding confirmed that they could provide an easement from the location of the water main stub.

Mr. Harding stated that the aim is to create a beautiful industrial park and commented on the presence of the berm that they are proposing.

Mr. Lewan confirmed that the screening requirement is 12 foot trees or 2 inch caliper trees.

Chairperson Baker commented that a berm can be added, but the screening requirements of 12 foot or 2 inch caliper is an ordinance requirement.

Mr. LaVanway confirmed where the easement would be placed on the development and he confirmed that it would be reflected on the condominium documents and construction plans.

Commissioner Hopper commented that they should consider putting the easement throughout the entire development because it is expensive to put in later and the Township will not want all separate fire suppression systems.

Mr. Wilhelm answered that only three lots are big enough to have a building needing fire suppression.

Commissioner Hopper pointed out another lot that could have a large building on it.

Mr. Wilhelm replied that they will supply the easement.

Mr. LaVanway stated that with the right of way made available for the private road, there would be sufficient ability for the water main to extend within the private road right of way to any portion of the development. The easement that was mentioned would be required for this water main if it is necessary in the future.

Commissioner Hopper moved to recommend to the Township Board to grant Final Site Plan Approval to Harding Leasing and Equipment for P.I. #07-36-401-012 for a project known as Clarkston Complex located on Andersonville Road subject to:

1. The Road Commission of Oakland County review of project and updated traffic study for both entrances and any signalization changes
2. Adjust tree height along Andersonville Road to meet ordinance requirements prior to Township Board action or Final Engineering Review
3. Remove one (1) entry sign or obtain variance from Township Zoning Board of Appeals prior to Township Board action or Final Engineering Review
4. Full review and approval of condominium documents as part of Township Board review of this project
5. Provide revised drawings to the Township Engineer and the Township Board for proposed water main easements providing for future fire suppression for both Phases of the development. This is required under the Township's Site Plan Review Criteria #4 to provide proper development of roads, easements and to protect the general health, safety and welfare and character of the Township. Also, under Final Site Plan Review #2, Physical Features, iii. Location of existing and proposed service facilities above and below ground including, e. General location and concept for onsite utilities including water

Further, request the Township Board to review the current Intergovernmental Agreement with Independence Township to verify if it provides water service to the area containing Clarkston Complex and to determine the benefits of water service to this project either by Independence Township or by other means.

Supported by Commissioner Hines. Roll Call Vote: Voted yes: Baker, Hines, Hopper, Mansour, Pliska, Rusnell, Sclesky. Voted no: None. Absent: None. Motion Carried.

Old Business:

1. **Ordinance Amendment – Section 40-651 Septic Systems for Lots Abutting Water Bodies**

Commissioner Hines asked for clarification of language on page 2, under “General Conditions.”

Supervisor Walls explained the language.

Commissioner Sclesky moved to recommend approval to the Township Board of Ordinance Amendment – Section 40-651 Septic Systems for Lots Abutting Water Bodies as per the Planning Commission tonight and as published by the Township Clerk’s Office September 24, 2020 at their earliest convenience. Supported by Commissioner Hopper. Roll Call Vote: Voted yes: Baker, Hines, Hopper, Mansour, Pliska, Rusnell, Sclesky. Voted no: None. Absent: None. Motion Carried.

2. Sign Ordinance Amendments - Discussion

Mr. Lewan summarized his memo dated October 12, 2020 and reviewed the sign ordinance provisions dated September 3, 2020.

Commissioner Sclesky moved to set the Sign Ordinance dated September 3, 2020 for a Public Hearing at the earliest convenience as reviewed tonight by the Planning Commission. Supported by Commissioner Hopper. Roll Call Vote: Voted yes: Baker, Hines, Hopper, Mansour, Pliska, Rusnell, Sclesky. Voted no: None. Absent: None. Motion Carried.

Other Business:

1. Meeting Format Discussion

Commissioners discussed the possible meeting formats for both November and December meetings and concluded that they would like to hold hybrid meetings, on-line and in-person availability, for both months.

Public Comment:

None

Adjournment:

Commissioner Hines moved to adjourn the meeting at 8:37 p.m. Supported by Commissioner Sclesky. Roll Call Vote: Voted yes: Baker, Hines, Hopper, Mansour, Pliska, Rusnell, Sclesky. Voted no: None. Absent: None. Motion Carried.

Erin A. Mattice, Recording Secretary