Springfield Township
Planning Commission Meeting
Minutes December 15, 2020

Call to Order: Chairperson Baker called the December 15, 2020 Business Meeting of the Springfield Township Planning Commission to order at 7:00 p.m. via Video/phone conference at 12000 Davisburg Road, Davisburg, 48350.

Attendance:
Commissioners Present:
Dean Baker (remote, Springfield Township, MI)
Ruth Ann Hines (remote, Springfield Township, MI)
Dave Hopper (remote, Springfield Township, MI)
George Mansour (remote, Springfield Township, MI)
Jamie Costigan (remote, Springfield Township, MI)
Terry Rusnell (remote, Springfield Township, MI)
Kevin Sclesky (remote, Springfield Township, MI)

Commissioners Absent:
None

Consultants Present
Doug Lewan, Carlisle Wortman, Associates

Staff Present
Laura Moreau, Supervisor
Sean Miller, Clerk
Erin Mattice, Planning Administrator

Approval of Agenda:
Commissioner Hines moved to approve the agenda as presented. Supported by Commissioner Sclesky. Roll Call Vote: Voted yes: Baker, Costigan, Hines, Hopper, Mansour, Rusnell, Sclesky. Voted no: None. Absent: None. Motion Carried.

Public Comment:
None

Consent Agenda:

1. **Minutes of the November 17, 2020 Regular Planning Commission meeting**

Commissioner Hopper moved to approve the minutes of the November 17, 2020 Regular Planning Commission meeting as presented. Supported by Commissioner Hines. Roll Call Vote: Voted yes: Baker, Costigan, Hines, Hopper, Mansour, Rusnell, Sclesky. Voted no: None. Absent: None. Motion Carried.

Public Hearing:

1. Request by Mark Zawadski, 14600 Detroit Avenue, Ste. 1500, Lakewood, Ohio, to conditionally rezone a 4.4 acre parcel in Springfield Township to C-1 – Local Business District from O-S – Office Service District. P.I. #07-03-176-001. The portion of the parcel requested to be rezoned fronts the east side of Dixie Highway, between East Holly Road and Oakhill Road.

Chairperson Baker stated that in the request for a zoning change, the Commission has a defined role to play. The obligation is to conduct a Public Hearing to give the public an opportunity to offer comment on the request. The Commission has an obligation to offer a recommendation to the Township Board relevant to the proposal being offered. No decision on the rezoning will take place at the Planning Commission meeting. The Township Board has the ultimate responsibility on whether or not a property will be rezoned. Chairperson Baker stated that the Commissioners received correspondence from Clark and Shirley Robbins, residents of Springfield Township, regarding the request.

Chairperson Baker opened the Public Hearing at 7:09 PM

No public comment was heard.

Chairperson Baker closed the Public Hearing at 7:12 PM

New Business:

1. Request by Mark Zawadski, 14600 Detroit Avenue, Ste. 1500, Lakewood, Ohio, to conditionally rezone a 4.4 acre parcel in Springfield Township to C-1 – Local Business District from O-S – Office Service District. P.I. #07-03-176-001. The portion of the parcel requested to be rezoned fronts the east side of Dixie Highway, between East Holly Road and Oakhill Road.

Mr. Mark Zawadski introduced himself to the Commissioners. He stated that also joining him is the property owner, the engineering consultant and the commercial real estate broker. He summarized and explained the rezoning request.

Mario Ajluni, property owner, introduced himself to the Commission. He commented on the rezoning request and provided reasons and benefits that would result from the rezoning.

Mr. Doug Lewan summarized his review letter dated November 19, 2020.

Commissioner Sclesky asked if the 39% of land that the applicant promises would be left undeveloped would run with the parcel.

Mr. Lewan answered yes. The terms and conditions of the open space would have to be verified in a formal written statement of conditions to be prepared by the Township Attorney.

Commissioner Hopper stated that the Master Plan views this as transitional zoning between residential and higher density uses. An average dollar store is about 7500 square feet and using traffic counts, this would be about 480 trips per day during a weekday. The same sized office service building would average about 83 trips per day. This is a considerable increase. The traffic moves quickly on Dixie Highway. The Master Plan shows that they have a surplus of existing commercial property in the Township. There is a surplus of this zoned property in the vicinity of this subject property. He does not feel that it warrants conditional rezoning.

Commissioner Hines agreed with Commissioner Hopper. The Township has purposely proposed that this section of Dixie Highway would be office service area as a transition to the more residential area of the Township. She agrees that there is plenty of commercial property available and she does not see the need for rezoning this property.

Commissioner Sclesky stated that he likes the idea of around 40% of the site remaining in its natural state, but this is not what the Master Plan has laid out for this property. Also, there is plenty of available property that is zoned appropriately. He concurred with Commissioner Hopper and Commissioner Hines.

Commissioner Rusnell asked if the applicant owns the property.

Chairperson Baker stated that the owner is present on the call.

Commissioner Rusnell suggested the request is worth consideration because it would bring more commerce to the area rather than just letting the property sit there.

Chairperson Baker stated that the subject property and property on both sides are all Office Service and planned use for Office Service is the smaller category per acreage in the Township. There is property currently zoned C-1 concentrated around the Dixie Highway area and some is vacant. He recommends denial of the rezoning request.

Mr. Zawadski stated that he understands that they are using the Office Service as a transitional area. There are three properties that are zoned OS, one to the north and one to the south. The property to the south would remain Office Service and that is the location of a former medical office and would help to provide that transition. They are preserving the eastern 1.7 acres, and this would further meet the intent of the Master Plan by ensuring that there is a transitional area between the residential zoned property and the commercially zoned property. If you take the property as it is zoned today, it could be developed today with a large office building, you could fit a two story 50,000 square foot office building on the property with a parking lot of 280 spaces to meet the parking requirements. This would be development of the entire site from the west to the east. The traffic impact of a building like this would be far greater than what they are proposing.

He commented on the existing commercially zoned property in the north end of the Township. He stated that they scoured the north end and contacted all of the property owners of the commercially zoned properties and they ran into several roadblocks such as environmental contamination, existing buildings that would have to be removed, some property owners with unrealistic price tags for the properties, and some owners not willing to sell. They tried to find alternate property that made financial sense to purchase.

Commissioner Hopper stated that if this went through, it would leave 2.69 acres commercial. In this acreage, they could probably fit in 40,000 square feet of retail. They are looking at a rezone of 2.69 acres available to develop.

Commissioner Hopper moved to recommend to the Township Board to deny the proposed rezoning request from Mark Zawadski to conditionally rezone a 4.4 acre parcel in Springfield Township to C-1 Local Commercial from O-S Office Service, Property ID #07-03-176-001. This parcel is located on the east side of Dixie Highway between East Holly Road and Oakhill Road based on the findings of fact:

> **1. The Township Master Plan as amended on April 19, 2016 views the current Office Service zoning as transitional zoning between residential and higher density uses and Sub Area 3 designates this area as Office Service.**
>
> **2. The Master Plan market analysis shows that there is a surplus of commercially zoned existing property in the Township.**
>
> **3. A conditional rezoning as proposed could generate significantly more traffic than allowed under current Office Service zoning in the Township.**

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

2. 2021 Updates and Schedule

Chairperson Baker summarized the memo provided to the Commissioners which confirmed switching to the fourth Tuesday of the month for meetings in 2021, introduced Jamie Costigan as the new Planning Commissioner and confirmed that Sally Elmiger would be the Township Planner as of January 1, 2021.

Commissioner Costigan introduced himself and summarized his background.

3. 2021 Meeting Dates and Election of Officers

Commissioner Sclesky moved to hold the regular monthly Planning Commission meetings on the fourth Tuesday of the month at 7:00 pm. Supported by

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

Commissioner Hopper moved to nominate Commissioner Baker as Chairperson for 2021. Supported by Commissioner Sclesky. Roll Call Vote: Voted yes: Baker, Costigan, Hines, Hopper, Mansour, Rusnell, Sclesky. Voted no: None. Absent: None. Motion Carried.

Commissioner Hines nominated Commissioner Mansour to serve as Vice-Chairperson for 2021. Supported by Commissioner Hopper. Roll Call Vote: Voted yes: Baker, Costigan, Hines, Hopper, Rusnell, Sclesky. Voted no: Mansour. Absent: None. Motion Carried.

Commissioner Hines nominated Commissioner Hopper as Secretary for 2021. Supported by Commissioner Sclesky. Roll Call Vote: Voted yes: Baker, Costigan, Hines, Hopper, Mansour, Rusnell, Sclesky. Voted no: None. Absent: None. Motion Carried.

Public Comment:
Commissioner Hopper thanked Doug Lewan for all of his hard work over the last several months for the Township.

Chairperson Baker concurred and thanked Mr. Lewan for his service.

Mr. Lewan commented that he would still be in the office and would be able to help out Ms. Elmiger if needed.

Adjournment:
Commissioner Hines moved to adjourn the meeting at 8:16 p.m. Supported by Commissioner Sclesky. Roll Call Vote: Voted yes: Baker, Costigan, Hines, Hopper, Mansour, Rusnell, Sclesky. Voted no: None. Absent: None. Motion Carried.

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Erin A. Mattice, Recording Secretary