

Springfield Township
Planning Commission Meeting
Minutes March 17, 2015

Call to Order: Chairperson Baker called the March 17, 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
Ruth Ann Hines
Dave Hopper
Bill Leddy
Kevin Sclesky
Linda Whiting

Commissioners Absent

Neil Willson

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

Public Comment:

None

Consent Agenda:

1. Minutes of the January 20, 2015 Planning Commission meeting

Chairperson Baker stated that page 3 reads “Phase I, Phase II and Phase II” and it should read “Phase I, Phase II and Phase III.”

Commissioner Hopper moved to approve the minutes of the January 20, 2015 meeting as amended replacing “Phase I, Phase II and Phase II” on page 3 with “Phase I, Phase II and Phase III”. Supported by Commissioner Whiting. Voted yes: Baker, Hines, Hopper, Leddy, Sclesky, Whiting. Voted no: None. Absent: Willson. Motion Carried.

Public Hearing: None

New Business:

**1. Crystal's Banquet Hall – Conceptual Site Plan
Parcel #ID #07-10-279-008, 10063 Dixie Highway**

David McDade, Architect, introduced himself to the Commission. He provided an overview of the project which is to convert a closed restaurant to a banquet hall. The business would be open on a contractual basis. The footprint of the building will be the same with the addition of a vestibule. They will redo the exterior. The biggest concern is that the topography of the property allows all of the water to drain toward the front door. The occupancy will be approximately 73. The property owner purchased the adjacent vacant lot for additional parking.

Mr. Doug Lewan, Planner, summarized his review dated March 5, 2015. The proposed parking extends into the required setbacks and this will require a variance. One of the things that make this site difficult is that it has three front yards. He asked about the existing shed that is shown on the plan and whether or not it is going to be demolished. He stated that they meet the parking requirements at the site for a sit down restaurant. He suggested that they summarize loading and unloading at the site and number of employees. He stated there are four items that need to be addressed including winter parking lot maintenance, soil permeability, soil irrigation and traffic control within the site. He stated that the ordinance requires all parking lots to be paved but this green alternative is something that the Planning Commission may waive under certain circumstances. He stated that he recommends approval of the green parking lot. The closing of the drive next to the site needs to have Road Commission cooperation and applicant should show that they are working with the Road Commission in this regard and documentation will be required at final site plan. Mr. Lewan summarized 18 items that will have to be addressed to the Planning Commission's satisfaction before moving past the Concept stage with this project.

Mr. Randy Ford summarized his report dated March 2, 2015. The most significant issue is the accommodation of site run off. It appears as if the site is flat in grade and this may have something to do with the applicant's stable grid parking lotsystem. He stated that they have some concerns about the permeability of the soils and how the grid system would accommodate natural occurring conditions like snow removal, etc. He stated that he has not seen a green parking lot personally. He would be more comfortable if there was positive grade off of the site. He is looking for a plan that shows they can get the water off of the parking lot into some of the green belt areas. They could take advantage of rain gardens, etc. to insure that this happens. He questioned how snow removal would take place during the winter months. He reiterated Mr. Lewan's point that it would take some waivers by the Planning Commission regarding some Township ordinance requirements. He asked that they speak to onsite detention and they will have to make sure that minimums are met. He stated that they need to address the need for accel and decel lanes at the entrance to the development. He recognizes that it is existing developed

site, but the use is changing so they need some trip generation information from the applicant. He stated that the occupancy is around 73 people but they need additional information regarding when events are going to take place so they can apply the Road Commission charts to the site. This could be provided for final site plan consideration. He stated that they also need documentation from the Oakland County Health Department indicating that the existing is adequate for the proposed new use.

Mr. McDade stated that the road right of way is about halfway into the greenbelt. The installation of the taper would go into Graham Drive. He does have paperwork and they have been approved to close off the additional drive. The installation of a taper would restrict the turn radius of getting into the site itself. He did not see the need for a taper or how it would work. He stated that it is tough site and he is not a civil engineer. He pointed out different drainage areas on the site plan displayed.

Mr. Ford stated that open basins are favored over below grade options. The other option is to figure out how to get it to percolate into underlying soils if there is no drainage outlets.

Mr. McDade provided some background on the grid system that he is proposing. He has talked to the manufacturer regarding how this system holds up during the winter months and they assured him that they are very compact and withstand the winter plows, etc. This grid system is designed especially for parking lots where there is water that is difficult to get water off of the site. The soils are sandy loam and they should provide six inches of engineered fill underneath to stabilize the water draining from the site. When the ground is frozen and he asked what would they do if it was concrete and frozen. The engineered fill is like pea stone so when you start to have surface melt, it will get off of the parking lot and go under the grid. He explained that the manufacturer has assured him that he will come out to the site and be involved in the installment of this because it does have to be done a certain way. Mr. McDade stated that this is a great solution.

Mr. Ford stated under the ordinance, for a site with retention and no drainage outlet, it has to store two inches of water over the entire site. He added that if they do put the stone base underneath, there is a certain percent of voids in the stone and this can be seen as additional storage.

Mr. McDade stated that he took the existing site and did the calculations based on how much hard surface you had in the existing parking lot and then compared this to the rest of the site being permeable green area. He took these numbers and came up with how much detention that they would have to have in the current situation. He did the calculations again if they used the stabilagrid across the parking lot and they reduced the amount of required storage by 17%. This is a situation in which you added parking lots, but increased water storage on the site. He stated that now he understands the water retaining requirements in the ordinance.

Mr. Ford stated that he is concerned about the frozen ground in the winter.

Chairperson Baker asked if the intent was to mimic this with the look of grass growing through it.

Mr. McDade stated that he was planning on grass up through it. If they are required to use a stone or soil base, they are open to the direction of the Commission.

Mr. Richard Kowal, property owner, introduced himself to the Commission and he stated that he prefers the look of the grass.

Chairperson Baker stated that he wondered how vegetation and salting in the winter were going to mix and what they would have left in the spring.

Mr. McDade stated that in reference to plowing, you may lose a little stone. He is not sure about the salting.

Commissioner Whiting asked about the effect of the salt on the plastic grid system.

Mr. Kowal replied that he is sure that there is a product available that is safe for vegetation, but this is information that needs more research. He suggested the use of sand during the winter months.

Commissioner Hopper stated that this is an area that is heavily salted.

Commissioner Hines asked how often the facility was being used.

Mr. Kowal replied two days a week, four hours each event, maximum three events per week. He stated that there are inserts for the grid that they could use to show the parking lines.

Commissioner Whiting asked if food was being prepared on site.

Mr. Kowal stated that they will have a full kitchen preparing food on site.

Commissioner Whiting asked how that affects water usage, drainage and sewage.

Mr. Ford replied that they would have to provide documentation that the well and septic were adequate from the Health Department for Final Site Plan.

Mr. McDade replied that it was a restaurant before so the septic should be adequate.

Mr. Ford stated that he needs to make sure that the grid meets loading and strength requirement; for example, that it is adequate to support a fire truck. He would need documentation at Final Site Plan.

Mr. McDade concurred.

Commissioner Sclesky asked for the statistics that they were running on the water absorption.

Mr. McDade replied that they were on the drainage plan.

Commissioner Sclesky stated that he visited the site and the parking appeared to be a substantially lower grade. It appears that it is a natural retention area for the site because of the run off. He asked if the system will absorb it or will it run down Graham Drive and create issues for those homeowners.

Mr. McDade stated with the grading plan with the site as flat as possible bolding slightly so that the perimeter of the site is a little bit higher so you will not get run off to the neighbors.

Commissioner Sclesky stated that he researched online and he could not find anyone that has used the stabilgrid system. He has seen it in the southern hemisphere and knowing that they have torrential rains down there and it seems to absorb the water. If the owner makes a large financial investment and then it turns out that it doesn't work, that is a huge mistake and they want to make sure that they do the due diligence now. Commissioner Sclesky stated that they have an old metal well in and he questioned the amount of sulfur that was in the ground. He stated that it is critical that the well and septic get tested to make sure that it is safe. He asked if there were going to be trash containers or dumpsters on the site because they were not shown.

Mr. McDade replied that after the events, the owners would take the refuse with them. There are going to have a storage area by the back door to store it during the event.

Commissioner Sclesky asked if there would be off site catering.

Mr. Kowal replied no. He asked if it was a principal permitted use.

Chairperson Baker stated that because a banquet facility use is not laid out in the zoning district, the Commission will have to offer opinion as to whether or not they would consider this as a principal permitted use in this district.

Commissioner Sclesky thinks it will be a huge improvement for the site. He would support allowing this use.

Chairperson Baker stated that if it were a restaurant, it would be a permitted use.

Mr. Lewan answered yes.

Commissioner Whiting asked if the existing fencing was going to remain.

Mr. McDade replied yes; they are also going to extend it through the corner and do arborvitae along it.

Commissioner Whiting asked about the moat around the gazebo and if this was a self-contained system.

Mr. McDade answered that the water will come from the building. He pointed out the line and the pump on the site drawing. It is a closed system. He stated that he talked to the Health Department regarding the location of the septic and he asked them about the project and its reliability on the current system. They told him that they would have to run the numbers and make sure that it is sized appropriately and they will get the proper documentation for this.

Commissioner Whiting agreed with closing off the north entrance.

Commissioner Leddy asked about the number of seats.

Mr. McDade explained that the number of 73 is from State of Michigan standards for occupancy. Based on the area, they can only have 62 seats and they based the parking on the 73 occupancy.

Mr. Lewan confirmed that the parking calculations were based on his number of 62 and this is based on maximum restaurant seating.

Commissioner Leddy asked if there was an area for loading and unloading.

Mr. McDade replied that there was not a space need to loading and unloading. Mr. Kowal confirmed this.

Commissioner Leddy asked about the driveway on the south side and if this was part of the property that they purchased.

Mr. McDade confirmed that this was not on their property.

Commissioner Leddy stated that he agrees with the use and thinks it should be allowed.

Commissioner Hopper stated that he feels the use is similar enough to a restaurant to be considered an allowed use. He stated that he noticed that the site was really wet when he walked it. He likes the idea of the paving material if it will work but he doesn't feel that he knows enough. It is something new and if he can prove it to the Township Engineer then he will feel better. It is a good idea but he has concerns. He stated that he is concerned about loading. They could look at back by the kitchen, there is an area to back up for unloading and loading. This needs to be addressed.

Mr. McDade showed an area on the plan to be used for unloading and loading of vans.

Commissioner Hopper stated that they could waive the hard surface requirement if the Township Engineer agrees. He stated that this is an improvement and feels like the green parking lot would be a good use.

Commissioner Leddy asked if the company stands behind the product to insure it is under warranty.

Mr. McDade replied that he would find out.

Commissioner Hines stated that it is a big improvement. She concurred that it is a principal permitted use in this zoning district and she looks forward to the drainage information coming to them.

Commissioner Whiting asked about the timing.

Mr. Kowal stated that he wants to start as soon as possible.

Chairperson Baker agreed with the permitted use as a banquet facility. He stated that he is a fan of the green parking lot but would feel more comfortable with the final calculations and documentation. He stated that he looks forward to seeing the review from the Township Engineer saying that it will work as it is being depicted. They have been advised that they have several zoning issues that would require zoning board of appeals approval. All 18 items mentioned in the Planner's review need to be addressed as well as the Engineer's comments and requirements. The Commission needs clarification on all of these items moving forward.

Mr. Ford replied that he would contact RCOC in regards to their review procedure for the accel and decel lanes.

Chairperson Baker asked if the topic of a fire truck going on the site and being able to turn around got answered.

Mr. McDade stated that it was brought up; he will provide the turn radius required on the next drawing for final site plan.

Supervisor Walls stated that the RCOC did not require accel and decel lanes and tapers for this area of Dixie in the past, the Township does. The ordinance was set up to have that requirement. The RCOC requirement is for Dixie south of Davisburg road. He encouraged the applicant to do some soil borings in the parking lot area. Permeability of the soils underneath the parking lot are critical.

Clerk Moreau stated that she appreciates the fact that there is a water feature on the site but she suggested bio swales or some other native plants that might accommodate some water run off the same time as providing some attractive natural feature around the gazebo.

Mr. McDade replied that the gazebo is on the high side so the water would not drain in that direction.

Chairperson Baker reiterated that the shed was being removed but the fence was being retained and extended. He stated that the applicant has all of the commentary and what is required for final site plan review.

Mr. McDade concurred.

**2. Szott Ford – Final Site Plan
Parcel ID #07-05-426-001, 8800 East Holly Road**

Mr. Paul Boomer summarized the 86' by 84' addition on the back of the current Szott Ford building. He stated that they were going to add some additional parking for vehicle storage and for vehicles being repaired. There is an existing detention facility that is on the back of the building. He reconfigured the site plan by looking at the drainage and landscape plan. He incorporated all of the items in the current site plan. He provided elevations to the Commissioners.

Mr. Lewan summarized his review dated March 5, 2015. This is a permitted use in C2 district. All setbacks have been met. The building site location is fine. There are some discrepancies on some of the sheets as far as addition size. It has to be determined if the 7000 square foot addition will require anything additional regarding the septic system and this needs to be verified by Oakland County Health Department. Parking is more than enough and dealerships always have a lot of parking. They define customer parking as required by ordinance. He stated that they have to add an emergency vehicle template to the plan to insure that emergency vehicles can make it to the back of the site. There is an issue with the pedestrian ramp and this needs to be constructed properly. There are 12 service bays being proposed. Site landscaping has to be brought up to current standards. They have to install some additional trees to meet screening. It does not appear that any new lighting is being proposed and this needs to be confirmed. If new lighting is proposed, a photometric plan is required. Signage is another issue. They are proposing four new wall signs for a total of six wall signs at the site. The ordinance allows one wall sign per building. They are proposing 140 square feet total in wall signage and the ordinance allows 100 square feet. A sign variance would have to be requested from the ZBA for number and square footage. He has no issue with floor plans and elevations. He stated that his review shows 10 items that should be addressed to the Commission's satisfaction prior to Final Site Plan Approval.

Mr. Ford summarized his report dated March 2, 2015. The onsite detention system needs to be expanded and must be sized for a twenty five year storm event. He pointed out some minor tweaking to some side slopes. Generally speaking, a 1 on 4 slope is required and there were some areas that were different than that. He asked for clarification on an overflow spillway. He had some questions about some vegetation for the basin. The upper banks will be habituated with a wildlife seed mix. They are then going to over excavate the bottom so the bottom is going to be wet and he thinks the applicant should address if

they are going to change up the seed mix for the lower part. Because it is Final Site Plan, there needs to be consistency on all of the plan call outs for the storm sewer system. He pointed out discrepancies in his review that need to be corrected. He stated for the car wash, they need more details as to how the system functions, how detergents are filtered out, etc. since it eventually is flowing into the drainage system. The applicant needs to supply information about the car wash. They also need clarification from the Oakland County Health Department regarding the existing well and septic and if it was adequate for the 7000 square foot addition.

Mr. Lewan stated that one of the issues having to do with screening on the property line were determined after he incorrectly identified the zoning district. Mr. Lewan stated that the Szott property does not abut the RC property to the east so that buffering would not be required that was mentioned in his review. This would eliminate #7 on his recommendation list.

Mr. Boomer stated that he will correct the square footage on all sheets which should be 7,224 square feet. He added the turn radius template to the updated plans. He added the ramp in the front by the new brand wall. He stated that a building already has a septic system in place and was designed for 30 employees; the new addition adds 5 employees. The maximum employees will be 35 at any time. He will refer to Mr. Ford when he talks about the storm water management. He added the wetland plantings along the water line in the detention pond. They are not adding any lighting, but they are going to move 4 lights south to the new parking lot line.

Chairperson Baker confirmed the moving of the lights. He stated that a photometric plan would be required. He confirmed that they are putting emerging plantings at the high water mark.

Mr. Ford stated that he suggested some plantings that could be in the detention pond and the pond would not be just rock bottom.

Mr. Boomer suggested that the level of the pond will fluctuate with seasons, but indicated that the plantings he suggested would work in this pond.

Mr. Ford responded that he did not know that it was always going to be filled with water.

Chairperson Baker asked Mr. Ford about the seed mixture he was suggesting.

Mr. Ford stated that they could do a combination of seed mixes and plantings. He stated that Mr. Carlisle suggested having Sally Elmiger at Carlisle, Wortman Associates look at it because this was her specialty.

Commissioners and Mr. Boomer discussed the vegetation proposed in the basin and they determined that this item could be handled administratively.

Commissioner Hines asked about the updated plans.

Mr. Boomer referred to his plans that he was displaying to the Commissions. He confirmed that the fire truck could maneuver around the back of the building. He stated that the plans that he provided to the Commissioners were the same plans that the Planner and the Engineer reviewed as per the Supervisor's request.

Commissioner Hopper stated that if they ever have a fire on the weekends, they are going to lose a lot because the fire truck is going to have to pull in the front and pull out the hoses 300 feet. This is a hazardous condition and is of concern since on the weekend, cars were blocking the drives.

Commissioners discussed the parking of cars on the site.

Commissioner Whiting stated that she would like to see plantings in the detention pond.

Mr. Boomer confirmed the presence of trees on the site.

Mr. Lewan asked how someone would drop off their car for service.

Mr. Boomer shows the drop off plan on the site plan displayed and how this system is not going to change. He stated that he has adjusted all of the contours to be consistent as per Mr. Ford's comment. He corrected typos on the storm sewer plans. He addressed Mr. Ford's piping corrections. He pointed out the existing well and septic and he will email a copy of the plan to Supervisor Walls.

Mr. Sherman, architect, stated that the owner understands that he would need variances for the signage. The way that the existing car wash works is that they have one bay now where they hand wash cars. In 2011, they submitted a plan and got approval from MDEQ for a wash water drainage system. There is 1500 gallon tank installed on the west side of the building and from this tank, there was a line that entered the drain field. The system was designed and approved by MDEQ but he does not know if it came to the Commission. MDEQ regulates the detergents that they use and has been approved for 350 gallons per day. They wash 20 cars per day and they calculated 18 gallons per car to be absorbed by that system. The system being proposed will be presented in one of the bays that is proposed as a recycled water system. There will be two additional hand dry bays in the back and another bay for detailing. The recycled water system, 28 gallons of the required 35 gallons per car come from the recycled water system. There are two 1000 gallon tanks that collect and hold the water, it is treated with chemicals and then recycled back into the car wash system. The final rinse requires fresh water which is added to the system. It goes into the recycled tank and into an oil separator. The total liquid that the existing system will need to absorb will be reduced by 1/3 even at 40 cars per day.

Chairperson Baker asked if all of the cars washed on site will use this system.

Mr. Sherman answered yes.

Chairperson Baker asked if there are any plans to relocate the underground facility.

Mr. Sherman answered that the existing underground tanks are not going to be used, only the oil separating tanks. The drainage pipe is intended to be used.

Chairperson Baker asked if it affected its ability to function since it was now going to be under the parking lot instead of in the vegetation area.

Mr. Sherman answered that is a question for a civil engineer.

Chairperson Baker asked where the water is going to discharge.

Mr. Sherman stated that there is no discharge now. It percs into the ground.

Mr. Ford stated that he asked the question about it being under the parking lot. At a minimum, they should have a narrative spelling out the system and the proposed changes. He asked if the proposed changes had been submitted to MDEQ for approval.

Mr. Sherman stated that he is not clear that the new system needs MDEQ approval. It was designed for the discharge of 360 gallons per day and no, the new system has not been proposed to MDEQ.

Mr. Ford asked about the detergents. He asked about the water leaving the system and being discharged; this is the water that he is concerned about. He believes MDEQ would still have some jurisdiction over the system.

Mr. Sherman stated that he will have to follow up with the owner and get clarification on this.

Commissioner Sclesky asked if MDEQ comes out and inspects the system.

Mr. Sherman answered yes, he does not know how often and they also regulate the detergents.

Commissioner Leddy asked how they could monitor under the ground.

Mr. Sherman stated that they have inspection ports and access to the tanks.

Mr. Boomer stated that the inspection ports will have to be raised up but the ability to discharge is not diminished by it being under the parking lot, it will function in the way that it has.

Mr. Sherman stated that it is only going to be asked to do 2/3 of the work that it does now.

Mr. Boomer stated that this is a closed system and they reuse the detergents.

Chairperson Baker asked if they were planning to submit the new proposed car wash plans to MDEQ.

Mr. Sherman replied yes; they will provide everything that is being proposed to MDEQ and they will provide the Township some type of correspondence regarding suitability.

Mr. Gary Larouche, builder, stated that he was concerned about frost as well and the MDEQ might recommend that they move it to a greenspace and they are willing to do it. They use particular cleaners that are recommended for these systems. He stated that they will get the particulars from the car wash supplier and they will provide those. The potable water at the site is bad and they currently have to provide bottled water. He stated that he agrees with finding out about the septic. They are proposing the changes to relieve some of the congestion at the site including parking. He is going to suggest that they use the box alarm system for Fire Department access.

Commissioner Hopper asked them to look at the turning radius after they are relocating the dumpster.

Mr. Boomer stated that he did look at the site regarding the dumpster and believes he relocated it to the best spot.

Commissioners discussed the alternatives to a motion for this plan and the timing for obtaining the sign variances from the Zoning Board of Appeals.

Commissioner Hopper moved to TABLE Final Site Plan Approval for Szott Ford, Parcel ID #07-05-426-001, 8800 East Holly Road to allow the applicant to address:

- 1. Township Engineer and Township Planner comments in their reviews dated March 2, 2015 and March 5, 2015**
- 2. Provide details on lighting that are being moved to the south of the parking lot**
- 3. Provide correspondence from Oakland County Health Department regarding well and septic suitability for additional employees due to this addition**
- 4. Clean up inconsistencies as found on the plan**
- 5. Submission of revised plans and MDEQ's review on new car wash system and its old discharge location under the proposed parking lot. Further note that two (2) sign variances will be required for this project by the Township.**

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

Old Business:

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 10:05 p.m. Supported by Commissioner Hopper. Voted yes: Baker, Hines, Hopper, Leddy, Sclesky, Whiting. Voted no: None. Absent: Willson. Motion Carried.

Erin A. Mattice, Recording Secretary