

Springfield Township
Planning Commission Meeting
Minutes April 21, 2015

Call to Order: Chairperson Baker called the April 21, 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
Linda Whiting

Commissioners Absent

Bill Leddy
Kevin Sclesky
Neil Willson

Consultants Present

Doug Lewan, Planner, Carlisle Wortman, Associates

Staff Present

Collin W. Walls, Supervisor

Approval of Agenda:

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

Public Comment:

None

Consent Agenda:

1. Minutes of the March 17, 2015 Planning Commission meeting

Commissioner Whiting stated that on page 3, 5th paragraph down, the line “has to store two inches over the entire site” should be clarified so that it is clear that it is two inches of water.

Commissioner Whiting moved to approve the minutes of the March 17, 2015 meeting as amended changing page 3, 5th paragraph from “two inches” to “two inches of water”. Supported by Commissioner Hines. Voted yes: Baker, Hines, Hopper, Whiting. Voted no: None. Absent: Leddy, Sclesky, Willson. Motion Carried.

Public Hearing: None

New Business:

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

Gary Laundroche, Project Manager, introduced himself to the Board. He also introduced Paul Boomer, Civil Engineer, Scott Sherman, Architect and Mike Powell, Engineer, because he was the original Engineer on this project they used him to enhance their car wash system waste design. He also introduced Tracy Babcock with Albright who is the chemical supplier for the car wash system.

Mr. Laundroche provided an overview of the project with a displayed copy.

Mr. Lewan summarized that at the last Planning Commission meeting the plan was tabled for further information for four items. These are:

1. To address the 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. Submission of revised plans and MDEQ's review on new car wash system and its old discharge location under the proposed parking lot.

Mr. Lewan stated that the applicant provided a revised plan which addressed many of the 11 items that he pointed out in his last review. He stated that they are down to 5 items that have to be addressed and he summarized his review letter dated April 10, 2015. He concluded that they have not received correspondence from Oakland County Health Department regarding capacity of the septic system to accommodate the additional employees. Since the first submission, the applicant has provided details of the car wash drainage system and details of the car wash disposal system. They also provided a general permit, certificate of coverage from MDEQ for the original car wash that was approved in 2011. They are now proposing a different system and he requested that any new information from MDEQ on this new system be provided as well. Applicant has done a good job with landscaping and has provided more of a natural seed mix that was recommended by the Township Engineer. There was some question about lights on the back of the building at the last meeting and the applicant has provided a new photometric plan and the lighting meets ordinance standards. The applicant still needs to request a variance through the Zoning Board of Appeals for proposed signage.

Mr. Laundroche provided a copy of the current MDEQ permit to Doug Lewan. Supervisor Walls confirmed to the Planning Commission that this document was not received by the Supervisor's Office.

Mr. Michael Powell introduced himself to the Commissioners. He stated that he was the Engineer that obtained the original MDEQ permit for the waste water permit for the car wash. He stated that regarding the septic field, he has been in touch with the Oakland

County Health Department and they do not get involved in a project such as this unless there are changes being proposed to the septic field itself. They are willing to provide a statement that says there are no issues to them on the site because they have no intent on to change the septic field. The owner has assured the Health Department that there is no change in employee count. The sanitarian that represents Springfield Township has seen the plans and he has been in and talked to the Building Department regarding this site and they do not believe that they have any jurisdiction over this site because there is no change being proposed to the septic field. They normally are involved when a building permit is being requested. The sanitarian usually comes in and reviews the plans in the Building Department where he signs off on it. Mr. Powell asked for confirmation from Supervisor Walls.

Supervisor Walls stated that usually the builder comes in with permit in hand after they have submitted to the Health Department.

Mr. Powell replied that this is the case if a new permit is being requested. If the applicant has not applied to the Health Department for permit, then the check is the sanitarian signing off on the plans. This is the process that the Health Department is pursuing and that is why they do not have information from the Health Department.

Chairperson Baker stated that it has been shared with the Commission that there is a change in employee count.

Mr. Powell answered that he was not aware of that.

Chairperson Baker stated that there are five proposed new employees at the site which has ramifications on the volumes that are relevant here. This is why the Commission asked the applicant to get some kind of clearance from the Health Department and this has not been provided.

Mr. Powell answered that he was not told that. This is different than what was told to him by the applicant.

Mr. Sherman, Architect, replied that the employee count is not changing. He is not sure where this information was received.

Chairperson Baker replied that it was in the Planner's review letter.

Mr. Lewan replied that this information was obtained from the site plan that the applicant provided.

Commissioner Whiting pointed out that in last month's minutes, page 9, Mr. Boomer says that the new addition adds five employees. The new number of employees is 35.

Mr. Boomer replied that on the original site plan, the original number of employees was 28 with a maximum number of employees listed on the site plan as 33. The septic was

designed for a maximum number of employees of 35 which he has on the last site plan sheet. It was indicated to him that the maximum proposed number of employees is 33 and this is on sheet #4.

Chairperson Baker replied that the applicant received an MDEQ permit dated at the beginning of April and the Township never got a copy even though it was in the motion that they wanted this further information. He finds it disturbing that this was not received by the Commissioners. This was part of the tabling motion to make it a part of the presentation packet and it wasn't. He stated that he is troubled that they are taking the Commission's time to go through a presentation that is so unorganized. He would like written confirmation from the Oakland Health Department and the MDEQ for these items. The Commission asked for verification of permits and not to be brought to the meeting tonight; it should have been part of their packet. He doesn't actually know how many people are working and how many people were part of the original math.

Commissioner Hopper stated that the permit that the applicant provided in the packet from MDEQ expired on April 1, 2015. It clearly stated in the rules that one of the permit conditions is if there are proposed changes in operation, wastewater discharge or wastewater treatment, the MDEQ may propose modifications of this permit in accordance with applicable laws. He stated that the Township has been told it is being modified and he knows they are modifying what is going in it. So, they not only have a permit that is expired, it is clearly stated that they may propose changes and this is from MDEQ.

Mr. Powell asked if they had the permit from MDEQ dated April 1, 2015.

Commissioners confirmed no. They had one date stamped by the Township March 27, 2015.

Mr. Powell added that he brought this to the Township because the new one had not come in yet. He showed the latest one dated April 1, 2015.

Commissioner Hopper asked if the new permit from MDEQ dated April 1, 2015 that they just brought tonight reflects all of the proposed changes and modifications that are included in the plan.

Mr. Powell replied that it is for the detergents, however this permit allows them to use the existing system in place. They can use the existing system or modify the request and go to a new discharge system. So, the answer is yes and no. It applies to everything proposed except the new discharge location because they cannot use the existing discharge location. If they approve the new discharge system that they are proposing tonight, this is what they want to use as long as the MDEQ gives them a permit to use the existing system, not the new system. They have a permit to use the existing system.

Chairperson Baker stated that the original permit expired and they received a new permit to use the same system that exists out there today. He stated that they are entertaining changes in structure or use or chemical agents that were not a part of that submission.

The Planning Commission recognized these things as changes at the March meeting and advised the applicant to share this with MDEQ and describe all of the changes that are being proposed to determine how this would affect the permit received. They came here tonight with a permit which allows them to use the system as it exists today.

Mr. Powell added that it does allow for the automatic car wash.

Chairperson Baker replied that there is only one copy; none of the Commissioners have it. The document is not a part of their evaluation.

Mr. Powell replied that he understands.

Commissioner Whiting stated that in the future, if they choose to use the existing discharge system which has been approved by the MDEQ, is it a possibility to switch over to the new system later. Could they use this system while they petition the MDEQ for the new permit?

Mr. Powell answered yes; the permit allows them to use the existing for five years. There is a technical reason why he is recommending that they change it over. It is a slight modification that they are approving at the new discharge location. He asked if it would be possible for the Commission to allow the Building Department have the Health Department sign off on the septic system at the issuance of a building permit.

Chairperson Baker answered that he wants to see it first. It is part of his role to make sure that developments are as complete as possible at approval. There were a number of Planner items that need to be addressed and he summarized those items. They need to have some type of clarification that the MDEQ is aware and understands the changes proposed and positive correspondence from them. The Commission needs to see if any changes are warranted to the current septic system. The applicant needs to create some clarity regarding staffing and the Health Department has a chance to comment on that. There are some other items that were needed by the Township Engineer in his review and the applicant needs to address these. The Commission is comfortable with landscaping and lighting. They also may have sign variances issues that might need to be addressed at a later date with the Zoning Board of Appeals; this cannot be a part of the Commission's approval.

Mr. Sherman clarified that on the issues of the septic; the owner has indicated that they are not adding any employees and the original septic was designed for 35 people. If the owner provides a letter stating that he does not have any more than 35 employees, this should be sufficient, in his view, to allow the Commission to proceed with this project.

Chairperson Baker stated that they need a copy of the original Oakland County Health Department permit designating how many people are covered in the permit.

Mr. Sherman stated that it is going to be hard to procure that from the Health Department.

Chairperson Baker suggested that they provide documentation from the Health Department at the next submittal.

Mr. Lewan clarified that a document showing that the original septic was designed for a particular number.

Commissioner Whiting clarified that they need verification of the number it was originally designed for and clarification of the total number of employees.

Commissioners concurred.

Commissioner Hopper suggested that they are adding bays, but he has difficulty understanding that they are not adding employees.

Mr. Sherman stated that the primary purpose of the addition is twofold. One, is for the car wash and part of the area that is currently being used for service bays is being converted to parts storage. They are losing a significant number of bays for parts storage and they are adding a tech lounge and kitchen area.

Chairperson Baker stated that the review from the Planner indicates that that they are adding twelve service stalls; it makes no mention of employee lounge or part storage.

Mr. Sherman pointed out the areas that he was speaking about on the plans to the Commissioners. He indicated areas on the floor plan that had changed since the copy received by the Township.

Mr. Laundroche apologized for the miscommunication that has gone on. Mr. Powell was brought in as a specialist and was not given all of the information. They have spoken to the owner regarding the sign variance and they know that needs to be addressed. He assured the Commission that they will provide what is needed. He asked if the Commission wanted to hear about the chemicals for the car wash.

Chairperson Baker indicated that he wants the State to review and weigh in on the information first.

Commissioners concurred.

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 April 6, 2015 and April 10, 2015**
- 2. Provide correspondence from Oakland County Health Department regarding well and septic suitability for additional employees due to this addition or provide original permit showing that this was designed for the**

new proposed employee count. Provide a document showing an actual employee count.

- 3. Submission of revised plans and MDEQ's review on new car wash system. Further note that there will be no signs approved on any of the site plans because it is in excess of the ordinance allowable signage.**

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

Mr. Lewan indicated that he hopes to have information regarding Mineral Mining to the Commission at the next meeting. He stated that as they are going through the Dixie Corridor review, sign issues will begin to be addressed including business signage within the corridor.

Old Business:

None

Other Business:

1. Priority List

Commissioners reviewed and made updates and revisions to the current Priority Task List. Mr. Lewan indicated that he would try to have information on the Mining and Extractive item at the meeting in May.

Public Comment:

None

Adjournment:

Commissioner Hines moved to adjourn the meeting at 8:25 p.m. Supported by Commissioner Whiting. Voted yes: Baker, Hines, Hopper, Whiting. Voted no: None. Absent: Leddy, Sclesky, Willson. Motion Carried.

Erin A. Mattice, Recording Secretary