

Springfield Township  
Planning Commission Meeting  
Minutes September 15, 2015

Call to Order: Chairperson Baker called the September 15, 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  
Linda Whiting

Commissioners Absent

Ruth Ann Hines  
Kevin Sclesky  
Neil Willson

Consultants Present

Doug Lewan, Planner, Carlisle Wortman, Associates  
Randy Ford, Hubbell, Roth & Clark, Inc.

Staff Present

Collin W. Walls, Supervisor  
Laura Moreau, Clerk  
Denny Vallad, Trustee

Approval of Agenda:

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

Public Comment:

None

Consent Agenda:

**1. Minutes of the August 18, 2015 Planning Commission meeting**

**Commissioner Whiting moved to approve the minutes of the August 18, 2015 meeting as presented. Supported by Commissioner Leddy. Voted yes: Baker, Hopper, Leddy, Whiting. Voted no: None. Absent: Hines, Sclesky, Willson. Motion Carried.**

Public Hearing:

None

New Business:

**1. L.D.I. Holdings – Final Site Plan Approval, Parcel #07-03-327-003, 10540 Enterprise, Zoning M-1, 1.76 Acres.**

Mr. Damon Michelsen, one of the owners of L.D.I., introduced himself to the Commission. He stated that they are a local deck building company and they are looking to build the building to accommodate their growing business.

Mr. Doug Lewan, Township Planner, summarized his review dated September 3, 2015. One of the primary zoning concerns they have is with the large paved area proposed on the site. In the M-1 district, there is no outside storage allowed and he wants to make sure that the applicant is not planning to store items or materials in that paved area. He stated that he would like gate detail added to the site plan. He would like to see the adjacent sidewalk on the south side of the building increased to a seven foot width to accommodate vehicle overhang. He would like to also see fence detail proposed for the rear of the property. Mr. Lewan stated that they would also like to see sign details added to the site plan and sign illumination details, if needed. The site is in general compliance with the Township ordinance and he would be willing to recommend approval as long as all of the above items could be addressed to the Planning Commission's satisfaction.

Commissioner Leddy stated that the review said the current sign is 4 feet by 50 feet and he suggested that it is actually 4 feet by 5 feet.

Mr. Randy Ford, Township Engineer, summarized his review dated August 31, 2015. He stated that the curb cuts onto Enterprise Drive require a permit from Road Commission for Oakland County and any approval should be conditioned on receiving the approved permit from Road Commission. He added that they addressed the issue regarding drainage. The onsite soils are permeable in nature and the applicant has proposed a drainage system directing the drainage to the northeasterly corner of the property. There is an existing drainage easement that they will utilize. He stated that in order to make sure they have positive fall from where the swale cuts to the corner and to the retention basin, there could be a need to do some offsite cleanup and ditch clean out along this short distance in the offsite drainage easement. He stated that the applicant indicates that the ditch clean out would be determined by the Water Resources Commission. However, for this development the Water Resources Commission will only be responsible for the soil erosion control permit and making sure that they follow the stipulations of this permit, nothing else. Mr. Ford stated that there needs to be some minor ditch clean out to insure that the positive drainage takes place. The cross section for the pavement meets the Township standards. He stated that the applicant should provide the Township with a copy of the approved Soil Erosion Control Permit. The plans are shown with 2 foot deep sumps and the Township standard is 3 foot deep sumps. This needs to be corrected through adding the extra foot to the drainage structures. He stated that the Township also needs the issued permits for the new well and septic from Oakland County.

Mr. Michelsen replied that they do have several crews of pickup trucks and trailers and this is what will be parked in this paved area. It is not going to be used for outside storage of materials. They have 20 employees, so the rear will be employee parking. They do not have anything in mind for gates, just something similar to another gate (Al Deeby's) which is also in the development. The fence will be an 8 foot chain link fence that will be used for security reasons. They may use a chain across the opening as a means of security. He stated directly across the street is a swing gate and they are open to having this type of gate. He agreed with the increased width of the sidewalk that was suggested. The rear fence will be an 8 foot chain link fence. He stated that the sign location is up by the building and they will keep it in conformance to the ordinance and mimicking other signs in the development. He stated that they would add the illumination of the sign so that it is in compliance. He is not sure if he needs a sign permit or not. He stated that whatever they need to do, they will cooperate.

Chairperson Baker asked if he intended to have an internal illumination of the sign.

Mr. Michelsen replied that they start work at 7:00 am so he would assume that they would have some illumination but they do not have any sign in mind now; they will go with the recommendations of the Commission. He stated that they have submitted permits for the two driveway approaches and he has copies of the submittals but the permits have not been issued yet by the Road Commission. He understands that once the permits are received, he will submit those to the Township. He addressed the ditch clean out. He stated that it is in the best interest of their land and their neighbors to have the water flow and that is what they intent to do. He stated that they will perform the ditch clean out as recommended by Randy Ford. He stated that they will have the proper thickness of asphalt and do not want to risk having to rip it all out. He stated that they have submitted for the Soil Erosion Permit. They have also submitted for the well and septic permit through Oakland County.

Commissioner Hopper asked if they are using the entire building.

Mr. Michelsen replied yes and they are vacating the space that they are currently renting.

Commissioner Hopper stated that the sign is only shown on the landscape plan, not on the site plan and it is shown in the parking lot so this is obviously an error. He asked for it to be shown on the site plan. The lighting detail request is to make sure that it meets the ordinance standard. Commissioner Hopper asked for details about the fence and gates to be shown on the site plan. He reiterated that the applicant had no problem increasing the sidewalk width to 7 feet.

Mr. Michelsen agreed with the 7 feet width.

Chairperson Baker confirmed that the parking area was going to be used for parking of the vehicles and trailers. He asked if there was lumber storage onsite.

Mr. Michelsen answered that the lumber and materials are stored inside. The back will be the warehouse area for inventory and the front area used as office area.

Chairperson Baker asked if the materials were delivered to the site.

Mr. Michelsen answered yes. They use a forklift to transport items off of the semi delivery truck and transport to the warehouse inventory area where it is taken indoors for use.

Chairperson Baker confirmed that the only lights that were proposed are on the building.

Mr. Michelsen confirmed that there are no parking lot lights, just down lights on the building.

Commissioner Whiting asked how the ground sign was going to be lit.

Mr. Michelsen answered that they were planning on a landscaping light that is located in the soil. He is not sure about the ordinance. He asked if a sign light is required.

Supervisor Walls confirmed that a lighted sign is not required.

Chairperson Baker confirmed that if they decide to light the sign, there are guidelines regarding the illumination that must be followed. It is not an obligation, but there are restrictions including internal lighting instead of casting floodlights on it. They need more details regarding what they want in terms of signage.

Mr. Michelsen concurred.

Chairperson Baker stated that as it stands, they are willing to place a sign that conforms to the ordinance, but he is not sure where it is going to be.

Mr. Michelsen stated that it is on the landscape plan, but not the site plan. They are planning to conform to Township ordinance regarding the sign.

Mr. Lewan stated that the sign is currently shown in the parking lot so that will need to be moved.

Mr. Michelsen stated that they are asking for Final Site Plan and are looking to move forward and have the structure up this year.

Commissioner Hopper stated that prior to scheduling a pre-construction meeting, the applicant would have to be in receipt of all permits. Also, it does not look like it would take much to revise the plans and the issues are minor. Applicant has stated that he is willing to do whatever the Planner and Engineer are asking. Normally he would like to see the finished, complete plan back to the Planning Commission but since the items are so minor, he could see approving it with conditions.

Chairperson Baker agreed.

**Commissioner Hopper moved to grant Final Site Plan Approval to L.D.I. Holdings, Parcel #07-03-327-033, 10540 Enterprise, Davisburg subject to the following conditions:**

- A. Prior to scheduling a Pre-construction meeting with the Township, the Township should be furnished with copies of approved Oakland County Health Department well and septic permits, Road Commission for Oakland County approach permits and Soil Erosion permit from Oakland County Water Resources Commission**
- B. Provide Township with revised plan showing corrections prior to issuance of a building permit:**
  - 1. 7 foot wide sidewalk on the south side of the building to account for vehicle overhang**
  - 2. 3 foot deep catch basin sumps per the Township Engineer**
  - 3. Corrected ground sign location on site plan and landscape plan and lighting plan for sign to be provided**
  - 4. Provide fence and gate details**
  - 5. Provide light cut sheets and photometric plan showing compliance to be approved by the Township**
- C. Please note parking lot as proposed is in excess of Township Standards. There may be a need for offsite ditch cleanout to insure positive site drainage. This would be the applicant's responsibility completed, if necessary, prior to occupancy.**

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

Old Business:

### **1. Ordinance Amendment – Dealership Parking**

Mr. Lewan summarized his memo to the Commission dated September 4, 2015 relative to car dealership parking. He stated that he added definitions regarding the standards as recommended at the last Planning Commission meeting. There used to be two sections under parking: required parking and vehicle storage areas. He divided into three sections: required parking, vehicle display parking and vehicle inventory storage. The only other change was including optional parking in the Light Industrial district. These changes were a conglomeration of notes, minutes and input from Township staff. He stated that if this is acceptable, it could be set for Public Hearing.

Commissioner Leddy corrected page 1, paragraph b. should be “found in” instead of “foundin”.

Commissioner Hopper asked about service facility parking and how to address vehicles awaiting service. He does not think that cars awaiting service or completed service should have to abide by the same dimensional standards.

Mr. Lewan stated that this parking was included in required parking. The only break in dimensional standards is inventory storage.

Commissioner Hopper stated that Szott Ford would not be in compliance. He agrees that they should be accounted for, but thinks that they don't need the same dimensional standards. He suggested adding them to vehicle inventory storage.

Commissioner Leddy agreed with adding it to vehicle inventory storage if they additionally state that it is service storage used by porters.

Supervisor Walls suggested that they add the storage of repair vehicles and vehicle inventory storage to the definition section.

Mr. Lewan concurred. He indicated that he would add the appropriate language.

Chairperson Baker asked about the use of the permeable surface for the parking lots.

Mr. Lewan stated that if they were going to direct applicants toward permeable surface parking lots, they should probably do that for all parking lots. He stated that this language would be best looked at on a more global scale.

**Chairperson Baker moved to approve the ordinance language presented relevant to 40-2 and companion segment sections of the ordinance language be prepared for and presented for Public Hearing at its earliest convenience with the changes discussed. Supported by Commissioner Hopper. Voted yes: Baker, Hopper, Leddy, Whiting. Voted no: None. Absent: Hines, Sclesky, Willson. Motion Carried.**

Commissioner Hopper indicated that the change in definition that he suggested would be to "vehicle inventory and service storage."

Mr. Lewan stated that service vehicle sounds like tow trucks.

Commissioner Whiting suggested using "vehicles awaiting or having completed service."

Commissioner Leddy suggested "vehicle inventory and/or vehicles stored for service."

Mr. Lewan suggested "vehicle being stored for service on a limited time" or "temporarily stored for repair and service". He indicated that he would work on the appropriate language.

Other Business:

**1. Priority List**

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

Adjournment:

**Commissioner Hopper moved to adjourn the meeting at 8:33 p.m. Supported by Commissioner Whiting. Voted yes: Baker, Hopper, Leddy, Whiting. Voted no: None. Absent: Hines, Sclesky, Willson. Motion Carried.**

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Erin A. Mattice, Recording Secretary