

PLANNING COMMISSION

WORKSHOP MEETING Final AGENDA

March 2nd, 2006

CALL TO ORDER: 7:30 P.M.

APPROVAL OF MINUTES: January 16, 2006 Regular Business Meeting

APPROVAL OF AGENDA:

PUBLIC COMMENT: Items Not On Agenda

PUBLIC HEARING:

OLD BUSINESS:

1. Zoning Ordinance Amendment to Article IV & V
2. Safety Paths
3. Build Out/Traffic Study

NEW BUSINESS:

1. Amendment to Section 18.10 Site Condominium Projects
2. Amendment to Zoning Ordinance Section 17.09 –
Community Sewer Systems
3. Amendment to Zoning Ordinance: Utility & Pubic Service Facilities

MISCELLANEOUS:

1. Priority List
2. Innovative Storm Water Management

NEXT MEETING DATE: March 20th, 2006, Regular Business Meeting
April 6th, 2006 Workshop Meeting
April 17th, 2006 Regular Business Meeing

ADJOURNMENT:

**Springfield Township
Planning Commission –Workshop Meeting
Minutes of March 2, 2006**

Call to Order: Chairperson Roger Lamont called the March 2, 2006 Workshop Meeting of the Springfield Township Planning Commission to order at 7:30 p.m. at the Springfield Township Civic Center, 12000 Davisburg Rd., Davisburg, MI 48350.

Attendance:

Commissioners Present

Roger Lamont
John Steckling
Paul Rabaut
Dean Baker
Bill Leddy
Ruth Ann Hines
Bill Champion

Commissioner(s) Absent

Staff Present

Leon Genre
Collin Walls

Consultants Present

Sally Elmiger

Approval of Minutes: January 16, 2006

Commissioner Baker noted that Chris Moore should be replaced with Bill Champion under the Commissioner's present and in the first motion of the evening.

- * Commissioner Baker moved to approve the minutes of January 16, 2006 as amended. Commissioner Steckling supported the motion. Vote on the motion. Yes: Lamont, Steckling, Rabaut, Baker, Hines, Leddy and Champion; No: none. The motion carried by a 7 to 0 vote.**

Approval of Agenda:

There was unanimous consent to approve the agenda as presented.

Public Comment: None

Old Business:

1. Zoning Ordinance Amendment to Article IV & V – Outdoor Assembly

Ms. Elmiger said one change requested was to change public and private elementary schools to an environmentally based school and in speaking with the Township Supervisor, they thought that would be an environmental education center and included it in the area where we previously had public and private schools on page 4 of this draft.

In regard to the Public Lands district which is now Parks and Recreation District, this had the most changes requested. Ms. Elmiger said she tried to include all the activities that take place at the Oakland County Fairgrounds. Some are not included in the actual Parks and Recreation District but are included in Special Events or Outdoor Assembly Ordinance. She did amend campgrounds to licensed campgrounds and there are a couple of things that are excluded in the district unless they are part of a special event, which would be covered under Outdoor Assembly. Regarding Public Service District, a condition for storage and maintenance area was added.

Commissioner Hines asked what differentiates a Special Events Facility from a church and what are we intending to control by this definition? Ms. Elmiger said she was not considering a church service because church services are regularly scheduled events. However, a church could fall into this category if they were having an especially large gathering.

Commissioner Champion said, regarding page 2, Article 4, he thought we agreed to leave in the retail sale of products grown on someone's premises. Supervisor Walls said it is covered under Transient Sales, but it's really not because Transient Sales is regarding commercial property.

Mr. Genre commented that in Transient/Seasonal Display of products and sales, under paragraph 2, products sold on personal property that is grown on that property is allowable in all districts.

Commissioner Rabaut commented that he is not sure allowing a licensed campground in the Parks and Recreation District is in the best interest of the Township because he feels it is a commercial activity and should stay in a commercial zoned district. Mr. Genre noted that campgrounds are allowed in Resource Conservation and as a Special Land Use in the PR District.

Commissioner Steckling said he is happy with the changes as presented in this draft. Commissioner Hines said she does not like the definition for the Special Events Facility because it sounds like it covers more things than it actually does. Chairperson Lamont said he agrees that Special Events Facility could be more clearly defined. In regard to the licensed campground versus the temporary campground, he believes the differences could be better defined. Ms. Elmiger said she would do so. Mr. Genre explained regarding dog parks, there should be specific setbacks required.

Supervisor Walls noted that Ms. Elmiger did make a change to the definition of equestrian facilities but, in his opinion, it still does not address the equestrian facilities proposed at Springfield Oaks.

Ms. Elmiger recapped that she would review equestrian facilities, include horse shows, and review the definition for Special Events Facilities. She would relate campgrounds to definitions type 1, 2 and 3 and make sure the differences are clear. She would add setback requirements for dog parks to residential uses and add public utility use to the PS District. Chairperson Lamont asked for a clear definition of a dog park.

*** Chairperson Lamont moved that the Commission send Article 4 & 5 back to Carlisle/Wortman to review the items as recapped by Sally and amended by him at**

the next month's workshop meeting. Commissioner Rabaut supported the motion. Vote on the motion. Yes: Lamont, Steckling, Rabaut, Baker, Hines, Leddy and Champion; No: none. The motion carried by a 7 to 0 vote.

In regard to Outdoor Assembly, Mr. Genre explained that he does not know if an Outdoor Assembly ordinance is needed because a lot of things are in other ordinances which require Special Land Use. The advantage would be that the Township could inspect properties prior to an event. Chairperson Lamont said this could also be an administrative burden.

Commissioner Leddy said he does not see the reason for having this ordinance unless there has been a problem or the Township foresees a problem. Commissioner Steckling said he concurs and believes this is not the jurisdiction of the Planning Commission. Commissioner Rabaut agreed with Commissioner Steckling.

Chairperson Lamont said, to take this as written, he thinks if we are going to send it to the Township Board we should ask whether ordinance amendments require the recommendation of the Planning Commission but perhaps we should send it with a request for further detailed information to determine applicability. He believes where the administrative burden would have to be decided. Chairperson Lamont said we may want to ask for further legal advice. Mr. Genre said the enforcement of this ordinance would lie with the building officials. He would prefer annual inspections on the fairgrounds rather than inspect every time they wanted to hold an event.

*** Chairperson Lamont moved to recommend that we submit the Outdoor Assembly proposed ordinance language to the Township Board for further clarification on definition of the number of people that would consist of an outdoor event, secondly to determine the method by which permits would be obtained with the intent of not wanting to burden the Township or applicant unnecessarily to hold an event and third to determine the legality of the propose Outdoor Assembly. Commissioner Steckling supported the motion. Vote on the motion. Yes: Lamont, Steckling, Rabaut, Baker, Hines, Leddy and Champion; No: none. The motion carried by a 7 to 0 vote.**

2. Safety Paths

Mr. Genre noted that the Planning Commission needs to accept or reject the priority pathways outlined on the proposed map. Those will be the first pathways to be built in the Township. This will provide a starting point and in turn we have a place where, if we have a development along one of these proposed pathways, we have the mechanism in place to require developer's cooperation.

Supervisor Walls asked the Planning Commission to give the Board a priority pathway map and only show the paths that they want to be a priority. Chairperson Lamont added that the Design and Construction Standards should be handled by someone other than the Planning Commission.

- * Chairperson Lamont moved that the Planning Commission adopt the priority pathways map dated February 26, 2006, highlighted in green as our priority pathway map for Springfield Township. Commissioner Steckling supported the motion.**

Supervisor Walls asked if the Planning Commission is adopted the map or what is in green as the priority? Chairperson Lamont said the green. Supervisor Walls said Carlisle/Wortman needs to do a new map and only show the green area. Ms. Elmiger agreed.

- * Chairperson Lamont amended his motion to state that no one section of the priority map takes precedence over the other. Commissioner Steckling supported the amended motion. Vote on the motion. Yes: Lamont, Steckling, Rabaut, Baker, Hines, Leddy and Champion; No: none. The motion carried by a 7 to 0 vote.**

- * Chairperson Lamont moved that the Planning Commission recommend for public hearing the letter from Supervisor Collin Walls dated February 27, 2006 Zoning Ordinance Amendment, Article XVI, Safety Paths in its entirety. Commissioner Steckling supported the motion.**

Commissioner Rabaut suggested changing in item #3 the word “provided” to “or.” Commissioner Hines suggested removing the word “that” after “County” also in item #3. The Planning Commission agreed to the changes.

Commissioner Steckling suggested adding #6 to state: “Additionally, the developer shall grant an easement suitable to the Township which would allow for the construction of a safety path in the future.” The Planning Commission agreed to this addition.

- * Chairperson Lamont amended his motion to include the above referenced changes. Commissioner Steckling supported the amended motion. Vote on the amended motion. Yes: Lamont, Steckling, Rabaut, Baker, Hines, Leddy and Champion; No: none. The motion carried by a 7 to 0 vote.**

3. Build Out/Traffic Study

Chairperson Lamont explained that we have no jurisdiction or control of traffic on Dixie Highway or any other road. Those are issues of the Oakland County Road Commission. The Planning Commission agreed.

- * Commissioner Steckling moved to discontinue any further pursuit of this as not being cost effective and without a remedy at this point in time. Commissioner Champion supported the motion. Vote on the motion. Yes: Lamont, Steckling, Rabaut, Baker, Hines, Leddy and Champion; No: none. The motion carried by a 7 to 0 vote.**

New Business:

1. Amendment to Section 18.10 Site Condominium Projects

Supervisor Walls suggested either tabling this item or referring it to the Township attorney for clarification of terms and definitions.

- * Commissioner Steckling moved to table the discussion pertaining to Section 18.10 until we have further information available from our professional advisors for us to consider adequately. Commissioner Hines supported the motion. Vote on the motion. Yes: Lamont, Steckling, Rabaut, Baker, Hines, Leddy and Champion; No: none. The motion carried by a 7 to 0 vote.**

2. Amendment to Zoning Ordinance: Section 17.09 – Community Sewer Systems

- * Commissioner Hines moved to set the Zoning Ordinance Amendments – Section 17.09 for public hearing at the earliest possible date. Commissioner Steckling supported the motion. Vote on the motion. Yes: Lamont, Steckling, Rabaut, Baker, Hines, Leddy and Champion; No: none. The motion carried by a 7 to 0 vote.**

3. Amendment to Zoning Ordinance: Utility and Public Service Facilities

Chairperson Lamont said this amendment would allow utility uses of right in the single family residential zoning districts where they are intended to service only the immediate vicinity.

Commissioner Steckling asked if “immediate vicinity” could be defined by the Township attorney.

- * Commissioner Steckling moved that the Planning Commission submit this amendment for earliest possible publication for public hearing with input from Greg Need as to how “immediate vicinity” could be dealt with. Commissioner Leddy supported the motion.**

Commissioner Baker asked to abstain from the vote since he is an employee of Consumers Energy. There were no objections.

- * Vote on the motion. Yes: Lamont, Steckling, Rabaut, Hines, Leddy and Champion; No: none; Abstain: Baker. The motion carried by a 6 to 0 vote.**

4. Amendment to Section 18.07, Subparagraphs 1 and 4

- * Commissioner Steckling moved to have Carlisle/Wortman put together an amendment to the ordinance so that we can address the issues that come up. Commissioner Rabaut supported the motion. Vote on the motion. Yes: Lamont,**

Steckling, Rabaut, Baker, Hines, Leddy and Champion; No: none. The motion carried by a 7 to 0 vote.

Other Business:

1. Priority List

Article IV & IV Ordinance Amendment was sent back to Carlisle/Wortman and will be on the April Workshop agenda. Waste Water Treatment Ordinance is set for a public hearing at the April Workshop meeting. Build Out/Traffic Study is deleted.

Innovative Storm Water Management is deleted. A handout was provided by Leon Genre for review by the Planning Commission.

Pathway Systems Priority List is deleted. Existing, non-conforming setback is set for discussion at the April Workshop meeting.

2. Innovative Storm Water Management

Leon Genre provided a handout to the Planning Commissioners for their review. He commented that the Township is already doing a good job with storm water management and we are already doing things beyond our requirements.

Adjournment:

Hearing no other business, Chairperson Lamont adjourned the meeting at 10:15 p.m.

Susan Weaver, Recording Secretary