



PLANNING COMMISSION PACKET

TUESDAY, MAY 28, 2019

Prepared By:
Kevin A. Catlin, City Manager
Kris Vogel, CMMC/MMC, City Clerk



**REGULAR MEETING OF THE
SPRINGFIELD PLANNING COMMISSION
TUESDAY, MAY 28, 2019, 6:30 P.M.
SPRINGFIELD COUNCIL CHAMBERS**

- I. CALL TO ORDER
- II. ROLL CALL: Commissioners Chimner, Evans, Hall, Hollingsworth, Miller, Wright, Mayor Burdett, and Chairman Folkema
- III. APPROVAL OF MINUTES
 - A. Regular Meeting of April 22, 2019
- IV. BUSINESS
 - A. City Manager Report
 - 1. Discuss – Outdoor Storage
- V. COMMISSIONER COMMENTS
 - A. Comments from Commissioner Evans
- VI. CITIZEN COMMENTS
- VII. ADJOURNMENT

NEXT MEETING **Monday, June 24, 2019**

NEXT RESOLUTION: PC 06-19

**MINUTES OF THE
CITY OF SPRINGFIELD
PLANNING COMMISSION
APRIL 22, 2019**

I. CALL TO ORDER

Chairman Folkema called the regular meeting of the Springfield Planning Commission to order at 6:31 p.m.

II. ROLL CALL

Present: Commissioners Chimner, Evans, Hollingsworth, Miller, Chairman Folkema and Mayor Burdett.

Others Present: City Manager Catlin and Tina Seaman, Building Official/Code Enforcement Officer.

Absent: Commissioners Hall and Wright.

It was moved by Commissioner/Mayor Burdett, seconded by Commissioner Hollingsworth and unanimously approved to excuse Commissioners Hall and Wright from the regular meeting of April 22, 2019.

III. APPROVAL OF MINUTES

A. Regular Meeting of March 25, 2019

It was moved by Commissioner Hollingsworth, seconded by Commissioner/Mayor Burdett, and unanimously approved that the minutes of the regular meeting of March 25, 2019, be approved subject to additions and corrections.

IV. BUSINESS

A. City Manager Report

1. Zoning Rewrite Kick-off Meeting – Giffels Webster

City Manager Catlin introduced Rod Arroyo, Partner of Giffels Webster. Rod introduced Joe Tangari and Eric Fazzini as part of the Giffels Webster Team that will be working with the City of Springfield.

Rod stated that the purpose of the kick-off meeting is to garner feedback for them to conduct an audit of the City's Zoning Ordinances. Giffels Webster wants to learn what the City feel works well and what needs some work.

Rod reviewed their scope of service, stated they will review the City's recently adopted Master Plan and assess our zoning ordinance. The next time they meet with the Planning Commission will be at the July meeting, but will keep the Commission up-to-date on any major issues in between meetings. In November they should start their Clear Zoning process, which should take approximately three months. In addition, they would like to have a joint meeting of the Planning Commission and City Council to review all changes. Approval of the zoning ordinance would most likely occur in April, 2020.

Joe went through the list of questions that were included in the Planning Commission packet and asked for Commissioner's responses. Questions included the following:

- 1) In your experience, what are the three most pressing issues or challenges in the current zoning ordinance?
- 2) Can you name any standards in the zoning ordinance that you feel work especially well?
- 3) What would you change about the City's development procedures?
- 4) If you could make one change to the zoning ordinance today, what would it be?
- 5) Can you think of an instance where the zoning ordinance prevented something you thought was otherwise reasonable?

Joe asked Commissioners to drive around the community and make a list of things they like and don't like related to the current Zoning Ordinance to share at the next meeting.

V. INFORMATION ITEMS

City Manager Catlin's memo was included in the Planning Commission packet for their review.

VI. COMMISSIONER COMMENTS

Commissioner Evans stated that everyone received the book she distributed titled "This is Where You Belong". She added that there are checklists at the end of each chapter that provide ideas on how people can learn to love their city and speaks about the importance of people feeling connected to their community. Commissioner Evans stated she felt it was a good time to focus on the book and these questions since we just completed the Master Plan update and are beginning the process of updating the zoning ordinance.

Commissioner Chimner stated that he sees a lot of foot traffic on 20th Street and feels we should consider adding sidewalks in this area.

VII. CITIZENS COMMENTS

Seth Miller shared a personal story regarding the need for consumer education regarding marijuana and stated that depending on what the City decides with allowing/not allowing medical and recreational marijuana within the City he's willing to change his game plan to operate in the City of Springfield.

VIII. ADJOURNMENT

Chairman Folkema adjourned the meeting at 8:03 p.m.

Kris Vogel, MMC/CMMC
City Clerk



City Manager's Report – Planning Commission

May 28, 2019

Agenda Items:

Discussion – Outdoor Storage

The City's current zoning ordinance has stipulations for outdoor storage. In most cases outdoor storage is not allowed unless the property is zoned I-2 (general industrial districts). I have attached the ordinance and highlighted text that pertains to the ability for a business to store vehicles outside. Car dealerships are also allowed to store vehicles outside.

Recently, storage facilities have been inquiring about their ability to store vehicles outdoors on the property where enclosed facilities exist. The City's ordinance does not allow for this. I attached the blight ordinance highlighting the City's prohibition of outdoor storage; however, it is vague, and the intent may have changed. I have asked Giffels Webster to provide guidance on this matter while working on the zoning audit.

Information Items:

- The adult business district ordinance and comments are being incorporated by the City Attorney. Unfortunately, this is taking longer than expected due to the expected rules being prepared by the State's Department of Licensing and Regulatory Affairs. We hope to have the changes incorporated by June's meeting.
- Giffels Webster plans to have the zoning audit complete in time for June 24, 2019 meeting. Materials will be sent out ahead of time. We can ask questions at any time during the zoning process. Please let me know if you have any questions for the consultant.

Respectfully submitted.

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Kevin A. Catlin | City Manager
City of Springfield, Michigan

Outdoor storage-related ordinances

DIVISION 10. - I-2 GENERAL INDUSTRIAL DISTRICTS⁹¹

Footnotes:

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Cross reference— Businesses, ch. 8.

Sec. 50-286. - Intent.

The I-2 general industrial districts are designed primarily for manufacturing, assembling and fabrication activities, including large scale or specialized industrial operations, whose external physical effects will be felt to some degree by surrounding districts. The I-2 district is so structured as to permit the manufacturing, processing and compounding of semifinished or finished products from raw materials as well as from previously prepared material.

(Ord. of 1-16-1978, § 1200; Code 1972, app. A, § 1200)

Sec. 50-287. - Principal uses permitted.

In an I-2 general industrial district, no building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided in this chapter:

- (1) Any principal use first permitted in an I-1 district.
- (2) Heating and electric power generating plants.
- (3) Any of the following production or manufacturing uses, not including storage of finished products, provided that they are located not less than 500 feet distant from any residential district and not less than 200 feet distant from any other district:
 - a. Junkyards, provided such are entirely enclosed within a building or within an eight-foot obscuring wall, berm or solid wooden or solid aluminum fence, and greenbelt 30 feet in width; or provided there exists a natural terrain feature or sufficient mature tree growth that effectively screens the operation; and, provided further that one property line abuts a railroad right-of-way;

State Law reference— Screening for junkyards near highways, MCL 252.201 et seq.

- b. Incineration of garbage or refuse when conducted within an approved and enclosed incinerator plant;
 - c. Blast furnace, steel furnace, blooming or rolling mill;
 - d. Manufacture of corrosive acid or alkali, cement, lime, gypsum or plaster of Paris;
 - e. Petroleum or other inflammable liquids, production, refining or storage;
 - f. Smelting of copper, iron or zinc ore.
- (4) Any other use which shall be determined by the board of appeals, after recommendation from the planning commission, to be of the same general character as the permitted uses in subsections (1)—(3) of this section. The board of appeals may impose any required setback and/or performance standards so as to ensure public health, safety and general welfare.
 - (5) Accessory buildings and uses customarily incident to any of the permitted uses in subsections (1)—(4) of this section.

Outdoor storage-related ordinances

- (6) **Vehicle impound yards for the temporary storage of motor vehicles, subject to the following conditions:**
 - a. The perimeter of the lot on which vehicles are actively stored shall be enclosed in its entirety with an opaque fence with a minimum height of eight feet.
 - b. Adequate lighting shall be located near the perimeter of the storage area so as to deter vandalism.
 - c. Adequate fire suppression devices shall be located on the premises in accordance with the International Fire Prevention Code.
 - d. No more than one vehicle per 200 square feet of gross active storage area shall be allowed.
 - e. No vehicle will be allowed to be stored on the premises for a continuous period of 90 days or more.
 - f. No dismantling, repair or alteration of vehicles will be allowed on the premises.
 - g. No sale of vehicles or vehicle parts shall be allowed.
 - h. Impound yards shall be subject to periodic inspections for compliance with the requirements by the public safety and building departments of the city.
- (7) Mini-warehouse/self-storage unit as defined in section 50-2.
- (8) Self-storage facilities and mini-warehouses when operated within an enclosed building.

(Ord. No. 1955-9; Ord. No. 1956-4; Ord. of 1-16-1978, § 1201; Ord. No. 1988-8, § 2; Ord. No. 1991-5, § 2; Code 1972, § 8-56, app. A, § 1201; Res. No. 68-01, 12-3-2001; Ord. No. 2016-1, § 1, 3-7-2016)

Sec. 50-288. - Area and bulk requirements.

For area and bulk requirements in the I-2 general industrial districts, see division 14 of this article, schedule of regulations, limiting the height and bulk of buildings, the minimum size of lot by permitted land use, and providing minimum yard setback requirements.

(Ord. of 1-16-1978, § 1202; Code 1972, app. A, § 1202)

Secs. 50-289—50-305. - Reserved.

Sec. 18-102. - Blight nuisance.

No person, firm or corporation shall maintain or permit to be maintained any of the following types of blight upon any property owned, rented, or occupied by such person, firm or corporation within the City of Springfield of Calhoun County.

- (1) **Outdoor storage or accumulation of junk**, trash, rubbish or refuse of any kind unless kept in a closely covered can or other metal, plastic, or rubber container designed for such purposes and sufficient to protect against entry or access by rats, mice and other vermin, and removed within a period of not more than seven days. Nonorganic junk or rubbish, such as machinery parts, appliances, etc., need not be so contained, but must be removed within a period of seven days.
- (2) Outdoor storage of building materials unless there is in force a valid building permit issued by the Springfield Building Department for construction upon said property and said materials are

Outdoor storage-related ordinances

intended for use in connection with such construction or are part of the stock or trade of business located upon said property.

- (3) Outdoor storage or accumulation of garbage of any kind, except domestic refuse originating on the premises and stored in a sanitary container until scheduled pick up.
- (4) Any structure or part of a structure which because of fire, wind or other natural disaster or a physical deterioration is no longer habitable, unless said structure is kept securely locked, windows kept glazed or neatly boarded up and otherwise protected to prevent entrance thereto by vandals, animals or vermin.

(Ord. No. 2009-1, § 1, 5-18-2009)

ARTICLE II. - INOPERABLE AND DISMANTLED MOTOR VEHICLES²¹

Footnotes:

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Cross reference— Traffic and vehicles, ch. 46.

Sec. 18-31. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Dismantled and partially dismantled motor vehicle means any motor vehicle from which any parts which ordinarily are components of such motor vehicle have been removed or are missing. If any part or accessory required by the Michigan vehicle code, 1949 PA 300 (MCL 257.1 et seq.), has been removed from any motor vehicle or is missing therefrom, such motor vehicle shall be deemed to be partially dismantled.

Inoperable motor vehicle means any motor vehicle which falls into one or more of the following categories:

- (1) A motor vehicle which is dismantled or partially dismantled.
- (2) A motor vehicle which is in a state of disrepair.
- (3) A motor vehicle which does not comply with the Michigan vehicle code, 1949 PA 300 (MCL 257.1 et seq.), and have attached thereto and displayed thereon a valid registration certificate and valid registration plates issued by the state for the current registration year.
- (4) A motor vehicle which for any other reason is incapable of being operated under its own power upon a public street or road.

Motor vehicle means any wheeled vehicle which is self-propelled or intended to be self-propelled.

Motor vehicle parts means the components of a motor vehicle including but not limited to tires, bumpers, chassis, engine blocks, and body parts.

(Ord. No. 1970-3, § 1; Ord. No. 1992-2, § 2; Code 1972, § 9-31)

Cross reference— Definitions generally, § 1-2.

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Sec. 18-32. - Storage of dismantled, partially dismantled, or inoperable motor vehicles prohibited; exceptions.

- (a) No person shall store, or permit to be stored, or allowed to remain, any dismantled, partially dismantled or inoperable motor vehicle or motor vehicle parts as defined in section 18-31 in any area, lot or yard in the city without being lawfully authorized to conduct business as an automobile repair facility, automobile maintenance facility, automobile sales facility, junkyard or salvage yard unless the motor vehicle shall be kept in a wholly enclosed garage or other wholly enclosed structure.
- (b) Any person who violates this section is responsible for a municipal civil infraction, subject to payment of a civil fine of not less than \$50.00 or more than \$500.00, plus costs and other sanctions, for each infraction as provided in section 1-56.
- (c) If a person has received a civil infraction citation for a violation of this article, the court shall waive a civil fine and costs upon receipt of certification by the city public safety department that the defendant, before the appearance date on the citation, has repaired or removed the offending vehicles or vehicles such that defendant is no longer in violation of this section.

(Ord. No. 1973-2, § 1; Ord. No. 1992-2, § 3; Ord. No. 1997-5, § 6, 12-1-1997; Code 1972, § 9-32)

Secs. 18-33—18-60. - Reserved.



**Commissioner Comments – Planning Commission
May 28, 2019**

Submitted by Commissioner Evans

1) *This is Where You Belong* Ideas Discussion

This is Where You Belong was distributed in April by Amy Evans. It explains what helps people feel connected to the place they live and the benefits that provides them and their community. This information can help us create and promote Springfield as a place to which people and businesses are attracted.

Please review the enclosed discussion document and come ready to share your thoughts and ideas to make Springfield even better.

Making Springfield Better

We are in the process of helping the City of Springfield be even better, starting with a Master Plan update and now the Zoning Ordinance. The EDC/TIFA/BRA Board recently created a Committee to focus on driving interest and investment in Springfield.

It is on us to help a) make better places and opportunities in Springfield for people and businesses, and b) retain and attract business investment and talent.

Business needs talent (people), talent wants place, and place needs business.

This Is Where You Belong

You received the book This is Where You Belong by Melody Warnick to a) learn what helps people feel connected to the place they live and the benefits that provides them and their community, and b) help us create and promote Springfield as a place to which people, and businesses, are attracted.

At the end of each chapter, there is a Love Your City Checklist with ideas to consider.

The chapters/topics are listed below for ease of reference and use for this discussion.

Which is your favorite chapter/topic?

What idea can we use from that chapter and implement to make Springfield even better?

How do you recommend we encourage people to:

1. Walk more -
2. Get to know their neighbors -
3. Buy local -
4. Eat local -
5. Do fun stuff -
6. Explore nature -
7. Volunteer -
8. Become more involved -
9. Create something new -
10. Stay loyal through hard times -

Submitted by Amy Evans for the May 28, 2019 Planning Commission Meeting