

NORTHFIELD TOWNSHIP PLANNING COMMISSION Minutes of Regular Meeting October 16, 2019

1. CALL TO ORDER

The meeting was called to order by Chair Roman at 7:00 P.M. at 8350 Main Street.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL AND DETERMINATION OF QUORUM

Roll call:

Janet Chick	Present
Brad Cousino	Present
Eamonn Dwyer	Present
Sam Iaquinto	Present
Cecilia Infante	Present
Larry Roman	Present
John Zarzecki	Present

Also present:

Building/Planning/Zoning Coordinator Mary Bird
Planning Consultant Paul Lippens, McKenna Associates
Recording Secretary Lisa Lemble
Members of the Community

4. ADOPTION OF AGENDA

- ▶ **Motion:** Roman moved, Chick supported, that the agenda be adopted as presented.
Motion carried 7—0 on a voice vote.

5. FIRST CALL TO THE PUBLIC

None.

6. CLARIFICATIONS FROM THE COMMISSION

None.

7. CORRESPONDENCE

None.

8. PUBLIC HEARINGS

- 8A. **Case #JPC190008; Hardscape Solutions; 1301 W. North Territorial Road; Conditional Use to operate a landscape supply company. Parcel 02-19-300-012; Zoned AR—Agricultural.**

- ▶ **Motion:** Roman moved, Iaquinto supported, to open the public hearing.
Motion carried 7—0 on a voice vote.

Applicant Thomas Rogowski said he purchased this property in December of 2018 from Sun and Shade Landscaping operating on the site, and acknowledged that he had not done his due diligence regarding land use requirements. He said he received a violation notice from code enforcement officer in January, 2019. He noted that although Township documents to this as a “landscape supply” company, they do not supply or store any materials on site.

Lippens said the violation notice was for operating an illegal non-conforming use because the previous operation had not been legally established. He said the proposed use is permitted in the AR district as a conditional use on 10 acres, and a variance has been granted for this business to operate on the five acre site.

Lippens said the operation meets all requirements for the use, including parking, and he recommended approval subject to any additional comments noted by other reviewers and results of the public hearing.

Roman called for public comments. There were none.

- ▶ **Motion:** Roman moved, Iaquinto supported, to close the public hearing.
Motion carried 7—0 on a voice vote.

9. REPORTS

9A. Board of Trustees

Chick reported that on October 8th the Board tabled the marijuana ordinance and regulations until November 12th.

9B. ZBA

Has not met since the last Planning Commission meeting.

9C. Staff Report

Nothing to report.

9D. Planning Consultant

Lippens noted the private road for JoMar approved by the Commission last year is expiring, and since the applicants have indicated they are delaying construction until 2020, reapproval will be required.

9E. Parks and Recreation

Iaquinto reported they have not met since the last Planning Commission meeting, and the meeting scheduled for tomorrow has been canceled due to lack of quorum.

9F. Downtown Planning Group

Infante reported that on September 25th the DDA discussed several items including the Redevelopment Ready Certification and upcoming events which she will report on at the next meeting.

10. UNFINISHED BUSINESS

None.

11. NEW BUSINESS

11A. Case #JPC190008; Hardscape Solutions; 1301 W North Territorial Road; Conditional Use to operate a landscape supply company. Parcel 02-19-300-012; Zoned AR—Agricultural.

11B. Case #JPC190008; Hardscape Solutions; 1301 W North Territorial Road; Site Plan for landscape supply company. Parcel 02-19-300-012; Zoned AR—Agricultural.

Lippens briefly reviewed his report of October 9th regarding the conditional use. He said there have been no comments from the public that would change his recommendation for approval.

He also reviewed his report of October 9th regarding the site plan. He said it is assumed that the area on the site plan labeled “future landscaping supplies” would be indoor storage of supplies, but the applicant has been notified that that future use is not being approved as part of this application, nor would outdoor storage be approved.

He said his report considered requirements for parking, circulation, natural features impact, stormwater management, and lighting, and the site as proposed meets those requirements. He noted the Township was interested in allowing the business to continue to operate while it was brought into compliance with ordinances.

Lippens said he recommends approval of the site plan subject to the minor note of the dimensions of the loading space being included on site plan.

► **Motion:** Iaquinto moved, Chick supported, to recommend approval of the request in Case #PC190008, Parcel 02-19-300-012, as a conditional use to operate a landscape operation business on this site.

Dwyer asked how a landscape business can operate without outdoor storage of materials. Applicant Thomas Rogowski said they are a hardscape contractor, and they hire other companies to deliver materials to work sites. He said they drive trucks from this site to work sites. He noted that right now they temporarily have a pile of gravel on the site right now which they are trucking in small loads to a current

work site. In answer to a question, Rogowski said they temporarily store leftover materials, but they do not buy and store materials for future use or for resale. He clarified that they are a hardscape contractor installing pavers, bricks, etc., but do not install plantings.

Zarzecki said the required 20 foot landscape buffer does not appear to be present on the site. Lippens said it is difficult when there is existing landscaping to decide whether to require a comprehensive inventory of existing landscaping. He said the Commission can request that.

Dwyer said it would be preferable for a full berm to be installed along the road frontage. Rogowski said he can extend the partial berm that is there. He also said the concrete and asphalt currently on the site is scheduled to be removed next week. Lippens confirmed that materials of that type are not allowed for this use in AR zoning and such materials are not shown on the site plan.

Roman asked why things such as a landscaping plan were not required for this application. Lippens said in the case of a code enforcement matter it is helpful to have input from the Planning Commission, and he would support more information being required if that is the desire of the Commission.

Roman said he appreciates Rogowski’s efforts to make corrections on the site, but the Planning Commission is required to make sure the details meet ordinance requirements. In answer to a question from Roman, Lippens said North Territorial is considered the front of the property.

The Commission discussed landscaping and outdoor storage of materials.

Iaquinto and Chick withdrew their motion.

Regarding the site plan, Roman:

- referred to Lippens’ report and said he does not see a stormwater pond on the site. Lippens confirmed that is true.
- said a future dumpster enclosure should be shown on the plan.
- asked that the Fire Chief inspect the site to see if there are any safety issues to be addressed.

In answer to questions, Rogowski said he lives in the house in the site, and it is not used as an office, and since he purchased the property he has installed a brick drive and cleaned up parts of the site. He said he has not had time during the landscaping season to make all the improvements he has planned. Zarzecki said the site has been vastly improved by Mr. Rogowski.

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Iaquinto recommended to Rogowski that everything he intends to use the site for be included on the plan to make sure the Commission approves is as part of the conditional use.

- ▶ **Motion:** Zarzecki moved, Roman supported, to table the request for conditional use pending additional information on storage, and to table the request for site plan approval pending additional information about where storage will be, until landscaping issues are addressed, and pending additional information from the Fire Chief and the Township engineer, OHM. **Motion carried 7—0 on a voice vote.**

**11C. Zoning Administrator Quarterly Report;
7/1/19 – 9/30/19.**

Lippens reviewed the written report from Vidya Krishnan. Regarding the Absolute Storage application previously reviewed by the Planning Commission, he said he believes the applicant has found a masonry material that will be acceptable to the Commission.

Iaquinto asked about the violation listed for a fence in the Horseshoe Lake HOA. He said it was his understanding that these are marking posts for a trail, not a fence, and that the Township did not have jurisdiction in this area of private roads. Lippens said the Township does approve and have jurisdiction over private roads, and he will relay the Commissioners' comments to Ms. Krishnan.

12. MINUTES

- ▶ **Motion:** Roman moved, Iaquinto supported, that the minutes of the October 2, 2019, regular meeting be approved as presented, and to dispense with the reading. **Motion carried 7—0 on a voice vote.**

13. SECOND CALL TO THE PUBLIC

No comments.

14. COMMENTS FROM THE COMMISSIONERS

Commissioners thanked Mr. Rogowski for improving his property and working with the Township on approvals needed.

15. ANNOUNCEMENT OF NEXT MEETING

November 6, 2019, at 7:00 P.M. at the Public Safety Building was announced as the next regular Commission meeting time and location.

16. ADJOURNMENT

- ▶ **Motion:** Roman moved, Chick supported, that the meeting be adjourned. **Motion carried 7—0 on a voice vote.**

The meeting was adjourned at 8:00 P.M.

Prepared by Lisa Lemble.

Corrections to the originally issued minutes are indicated as follows:

Wording removed is ~~stricken through~~;
Wording added is underlined.

Adopted on _____, 2019.

Larry Roman, Chair

John Zarzecki, Secretary

Official minutes of all meetings are available on the Township's website at <http://www.twp-northfield.org/government/>