

**NORTHFIELD TOWNSHIP PLANNING COMMISSION  
NOTICE OF REGULAR MEETING  
November 5, 2014 at 7:00 p.m.  
Second Floor, Public Safety Building  
8350 Main Street, Whitmore Lake, MI 48189**

**AGENDA**

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF AGENDA**
5. **CALL TO THE PUBLIC**
6. **CORRESPONDENCE**
7. **REPORTS**
  - A. **Board of Trustees Report**
  - B. **ZBA**
  - C. **Staff Report**
  - D. **Planning Consultant Report**
8. **PUBLIC HEARINGS**
  - A. **JPC#140004** - Timothy and Anita Phillip, 6741 Sutton Rd., Whitmore Lake, MI 48189, parcel number B-02-22-400-001 request a Conditional Use to allow a Commercial Communications Apparatus (Cellular Telephone Tower) for AT & T Mobility. AT & T Mobility proposes to construct a new 170 foot tall monopole tower with associated equipment on the subject site.
  - B. **NEW Article 53.0 Whitmore Lake North Territorial (aka Mixed Use South) Overlay District** - Proposed amendment to the zoning ordinance text for a new overlay district to coincide with the new Mixed Use South Master Plan Future Land Use Category. This district will require specific development design standards as well as a modified list of allowable permitted and special land uses in this area of the Township. Zoning Ordinance Map Amendment to include the new Whitmore Lake / North Territorial Overlay District at the intersection of and within the surrounding area of Whitmore Lake and North Territorial Roads.
  - C. **Article 34.0 Residential/Office** - Proposed elimination of the Residential/Office District.
  - D. **Article 40.0 Limited Industrial** - Proposed modification of the Light Industrial District text (Section 40.02) to allow Landscape and Lawn Care businesses as permitted uses, and (Section 40.03) to allow Outdoor Storage of Materials as a Conditional Land Use. Section 40.04(D) Floor Area Ratio is also proposed to be deleted from this section.
  - E. **Article 41.0 General Industrial** - Proposed modification of the General Industrial District text (Section 41.02) to remove signs as a permitted use. Section 41.01(D) Floor Area Ratio is also proposed to be deleted from this section.
  - F. **Article 42.0 Enterprise Services** - Proposed modification of the Enterprise Service District text (Section 42.02) to add the following uses as permitted uses in this district: Single-family dwellings; Two-family dwellings; Home Occupations; Offices of Architects, engineers, surveyors and similar professionals; Executive, administrative, legal accounting, insurance, real estate and similar offices; Places of worship; Public Buildings; Preschool, primary and

This notice is posted in compliance with PA 267 Of 1976 as amended (open meetings act) MCLA 41.7 2A (2) (3) and the Americans with Disabilities Act. (ADA) Individuals with disabilities requiring auxiliary aids or services should contact the Northfield Township Office, (734) 449-5000 seven days in advance.

secondary schools, and essential services. Section 42.04(D) Floor Area Ratio is also proposed to be deleted from this Section.

- G. Zoning Ordinance** - The re-codification of the entire Northfield Township Zoning Ordinance for the purposes of incorporating formatting changes and for clarification and minor changes to certain provisions.

**9. OLD BUSINESS**

- A. NEW Article 53.0 Whitmore Lake North Territorial (aka Mixed Use South) Overlay District** - Postpone or amend and/or recommend to the Board of Trustees the adoption of this amendment to the zoning ordinance.
- B. Article 34.0 Residential/Office** - Postpone, amend and/or recommend to the Board of Trustees the adoption of this amendment to the zoning ordinance.
- C. Article 40.0 Limited Industrial** - Postpone, amend and/or recommend to the Board of Trustees the adoption of this amendment to the zoning ordinance.
- D. Article 41.0 General Industrial** - Postpone, amend and/or recommend to the Board of Trustees the adoption of this amendment to the zoning ordinance.
- E. Article 42.0 Enterprise Services** - Postpone, amend and/or recommend to the Board of Trustees the adoption of this amendment to the zoning ordinance.

**10. NEW BUSINESS**

- A. JPC#140004** - Approve, deny, or approve with conditions the request by Timothy and Anita Phillip, 6741 Sutton Rd., Whitmore Lake, MI 48189, parcel number B-02-22-400-001 for a Conditional Use to allow a Commercial Communications Apparatus (Cellular Telephone Tower) for AT & T Mobility.
- B. Northfield Preserve** - Approve or deny the request by David F. Sherman on behalf of Northfield Hills, LLC, to extend the site plan approval for the Northfield Preserve site condominium which is set to expire December 16, 2014.
- C. Zoning Ordinance** - Postpone or amend and/or recommend to the Board of Trustees the adoption of the re-codification of the zoning ordinance.

**11. MINUTES:** October 15, 2014 Regular Meeting

**12. POLICY REVIEW AND DISCUSSION**

**13. COMMENTS FROM THE COMMISSIONERS**

**14. CALL TO THE PUBLIC**

**15. ANNOUNCEMENT:** Next Regular Meeting – November 19, 2014

**16. ADJOURNMENT**

This notice is posted in compliance with PA 267 Of 1976 as amended (open meetings act) MCLA 41.7 2A (2) (3) and the Americans with Disabilities Act. (ADA) Individuals with disabilities requiring auxiliary aids or services should contact the Northfield Township Office, (734) 449-5000 seven days in advance.

8350 Main Street, Whitmore Lake, MI 48189-0576  
Website: [www.twp.northfield.mi.us](http://www.twp.northfield.mi.us)

Telephone: (734) 449-5000

Fax: (734) 449 -0123