

NORTHFIELD TOWNSHIP PLANNING COMMISSION

Minutes of Regular Meeting May 4, 2016

1. CALL TO ORDER

The meeting was called to order by Chair Kenneth Dignan 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
Marlene Chockley	Present
Brad Cousino	Present (arrived at 7:08 P.M.)
Kenneth Dignan	Present
Sam Iaquinto	Present
Larry Roman	Present
Mark Stanalajczo	Present

Also present:

Township Manager Howard Fink
Assessing & Building Assistant Mary Bird
Township Engineer Jacob Rushlow, OHM
Planning Consultant Sally Hodges, McKenna Associates
Recording Secretary Lisa Lemble
Members of the Community

4. APPROVAL OF AGENDA

Dignan asked that New Business precede Old Business.

- **Motion:** Otto moved, Iaquinto supported, that the agenda be adopted as amended.
Motion carried 6—0 on a voice vote.

5. FIRST CALL TO THE PUBLIC

David Gordon, 5558 Hellner Road, asked that Board goals cover land preservation in addition to development.

6. CORRESPONDENCE

None. [Cousino arrived at this point].

7. REPORTS

7A. Board of Trustees

Chick reported that on April 26th the Board approved two public event permits and accepted two more easements for the Whitmore Lake sewer district. Fink provided an update on the status of the Van Curler purchase agreement.

7B. ZBA

No meeting since the last Commission meeting.

7C/D. Staff Report/Planning Commission

Fink and Hodges reported that L'il Porkies and Driftwood Marina applications will be coming to the Commission soon.

8. PUBLIC HEARINGS

8A. Case #JPC160001; Applicant, Northfield Township; Request for Conditional Use Permit to allow a Wireless Communication Facility (Cellular Telephone Tower) for New Par dba Verizon Wireless; Location: Fire Station #2, 2727 E. North Territorial Road; Parcel 02-27-100-003; Zoned AR.

- **Motion:** Iaquinto moved, Chick supported, that the public hearing be opened.
Motion carried 7—0 on a voice vote.

Jonathan Crane, engineer and attorney for Verizon Wireless, explained the proposal was originally for a 120' monopole, but based on co-location requests they would prefer a 150' monopole. He said this will be located behind the dumpster and will be heavily landscaped. He explained the reason and need for this location.

Planning consultant Hodges said this proposal does not yet comply with some zoning ordinance requirements, including site design, documentation regarding compliance with government regulations, and the minimum two mile separation requirement, although she noted the last requirement can be waived by the Commission. Her recommendations included improving landscaping. Commissioners asked questions about proximity to residences and power lines, and other towers within two miles, and also confirmed the need for better cell service in the area.

David Gordon, 5558 Hellner Road, asked if this tower would increase high-speed internet options in the area.

- **Motion:** Iaquinto moved, Stanalajczo supported, that the public hearing be closed.
Motion carried 7—0 on a voice vote.

8B. Amendments to Articles II and XXII regarding the Research/Technology/Manufacturing (RTM) District of the Northfield Township Zoning Ordinance

- **Motion:** Stanalajczo moved, Chockley supported, that the public hearing be opened.
Motion carried 7—0 on a voice vote.

Dignan called for comments from the public. There were none.

- **Motion:** Iaquinto moved, Chick supported, that the public hearing be closed.
Motion carried 7—0 on a voice vote.

10. NEW BUSINESS

- 10A. Case #JPC160001; Applicant, Northfield Township; Request for Conditional Use Permit to allow a Wireless Communication Facility (Cellular Telephone Tower) for New Par dba Verizon Wireless; Location: Fire Station #2, 2727 E. North Territorial Road; Parcel 02-27-100-003; Zoned AR.**

Jonathan Crane said he will be revising the site plan, and if a suitable tower were available they would not be spending the money to build this one.

- **Motion:** Iaquinto moved, Roman supported, that the request for conditional use permit in Case #JPC160001 be postponed until the timeframe when the applicant is ready to present a completed site plan.

In answer to questions, Crane said the specific location on the site is preferable to Verizon and the Fire Chief, but they will consider the site behind the tree line. Dignan asked for a GIS plan showing the property and the tower location on it.

Motion carried 7—0 on a voice vote.

- 10B. Case #JPC160002; Applicant: Arvin Sango; Request for Approval for a new 37,590 sq. ft. building at 955 E. North Territorial Road; Parcel 02-20-100-020; Zoned RTM**

Matthew Nysse, ACS, Inc., Tom Christen, Director of Sales and Engineering for Arvin Sango, Gary Bireta, FES Group, and Tim Curry, Civil Engineering Solutions, all representing Arvin Sango, presented the project plans, addressed concerns raised in Township planning and engineering reports including access and circulation, landscaping, a stormwater infiltration basin, aesthetics, and lighting. They also answered questions from Commissioners about hours of operation, lighting, parking, landscaping, and signage.

Hodges said the applicant has addressed the issues in her report well, and she recommended approval subject to revising the site plan to address those issues, although she revised her comment about the height of light poles and additionally proposed raising the parapet to screen rooftop equipment. Roman said that screening is important to him, and Hodges confirmed the importance of appearance in this research park.

Regarding signage on two sides of the building, Fink said he and Hodges will work with the applicant to insure compliance with the ordinance. Chockley pointed out that only 20 parking spaces are required rather than the 45+ provided.

Jacob Rushlow, Township engineer, made comments and recommended approval subject to the items in the report. In answer to questions from Dignan, Rushlow and Hodges said all of the issues they cited can be addressed administratively given the clear direction from the Commission.

- **Motion:** Chockley moved, Chick supported, to approve the site plan request in Case #JPC160002 by Arvin Sango for site plan approval for a new 37,590 sq. ft. building at 955 E. North Territorial Road, Parcel 02-20-100-020, Zoned RTM, subject to the applicant meeting the concerns of the Township planner expressed in the 4/27/2016 review and expressed by the engineer in his letter of 4/27/2016, to be met in a timely manner. This includes the revision to #8 of McKenna's report to specifically permit 20 ft. light poles at the rear of the building, the addition in #9 to include an item f to raise the parapet or screen the rooftop equipment from the two public roads, and the addition of item 10, that there be staff determination of the number of wall signs on the building. This approval is subject to the successful passage of the text amendments to Articles II and XXII regarding the Research/Technology/Manufacturing (RTM) District.
Motion carried 7—0 on a roll call vote.

9. OLD BUSINESS

- 9A. Amendments to Articles II and XXII regarding the Research/Technology/Manufacturing (RTM) District of the Northfield Township Zoning Ordinance**

- **Motion:** Stanalajczo moved, Chick supported, that the Commission recommend approval to the Township Board of proposed amendments to Article II, Definitions, and Article XXII, RTM, Research/Technology/Manufacturing District of the Northfield Township Zoning Ordinance Text.

Iaquinto said he would prefer to see religious institutions included as conditional uses. Dignan and Chockley agreed. Hodges recalled those uses were removed to preserve the limited amount of RTM land for research and development. There was discussion about whether to remove "theaters, auditoriums, and meeting facilities" from 36-637(2)c to avoid a violation of the Religious Land Use and Institutionalized Persons Act (RLUIPA).

Stanalajczo withdrew his motion to allow review of the ordinance language.

- **Motion:** Roman moved, Chick supported, that the Commission recommend approval to the Township Board of proposed amendments to Article II, Definitions, and Article XXII, RTM, Research/Technology/Manufacturing District of the Northfield Township Zoning Ordinance Text,

Northfield Township Planning Commission
Minutes of Regular Meeting
Public Safety Building; 8350 Main Street
May 4, 2016

provided that "theaters, auditoriums, and meeting facilities" be stricken from section 36-637(2)c.

Cousino said "theater" has a standalone commercial, connotation, and does not fit as an ancillary use to other RTM uses.

Motion failed 3—4 on a roll call vote, Iaquinto, Dignan, Chockley, and Cousino opposed.

- **Motion:** Chick moved, ~~Cousino~~ Chockley supported, that the Commission recommend approval to the Township Board of proposed amendments to Article II, Definitions, and Article XXII, RTM, Research/Technology/Manufacturing District of the Northfield Township Zoning Ordinance Text, provided that "theaters" be stricken from section 36-637(2)c.

Roman said he still feels this would leave the ordinance in violation of RLUIPA. Hodges said she sees the "auditoriums and meeting facilities" language as reasonable to include in the RTM district.

Motion carried 5—2 on a roll call vote, Chick and Roman opposed.

9B. Goals & Objectives for 2016

- **Motion:** Iaquinto moved, Stanalajczo supported, to postpone discussion of item 9B, Goals & Objectives for 2016 to the next Commission meeting.
Motion carried 7—0 on a voice vote

11. MINUTES

- **Motion:** Stanalajczo moved, Chockley supported, that the minutes of the April 20, 2016, regular meeting be approved as presented, and to dispense with the reading. **Motion carried 7—0 on a voice vote.**

12. POLICY REVIEW AND DISCUSSION

None.

13. SECOND CALL TO THE PUBLIC

No comments.

14. COMMENTS FROM THE COMMISSIONERS

Dignan said this was an exciting day for the Township with the approval of the Arvin Sango site plan.

15. ANNOUNCEMENT OF NEXT MEETING

May 18, 2016, at 7:00 P.M. at the Public Safety Building was announced as the next regular Commission meeting time and location.

16. ADJOURNMENT

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

The meeting was adjourned at 9:55 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 May 18, 2016.



Kenneth Dignan, Chair



Mark Stanalajczo, Secretary

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