

**NORTHFIELD TOWNSHIP PLANNING COMMISSION
NOTICE OF REGULAR MEETING
February 1, 2017 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. ADOPTION OF AGENDA**
- 5. CALL TO THE PUBLIC**
- 6. CLARIFICATIONS FROM COMMISSION**
- 7. CORRESPONDENCE**
- 8. PUBLIC HEARINGS**
- 9. REPORTS OF COMMITTEES**
 - A. Board of Trustees**
 - B. ZBA**
 - C. Staff**
 - D. Planning Consultant**
- 10. UNFINISHED BUSINESS**
 - A.** Revised proposed amendments to the Northfield Township Zoning Ordinance text to Repeal the ES-Enterprise Service District and Rezone all existing ES-Enterprise Service District parcels to GC-General Commercial District (attachment 1)
 - B.** Revised proposed amendments to the Northfield Township Zoning Ordinance text to Repeal the HC-Highway Commercial District and Rezone all existing HC-Highway Commercial parcels to GC-General Commercial District (attachment 2)
 - C.** Revised proposed amendments to the Northfield Township Zoning Ordinance text to Revise the GC-General Commercial District; RO-Residential/Office District; LC-Local Commercial District; General Provisions; Sign Regulations and Supplementary Regulations and Standards; and to Delete Floor Area Ratio Standards from the GC-General Commercial District (attachment 3)
 - D.** Zoning Administrator Oct-Dec 2016 Quarterly Report (attachment 4)
 - E.** Discussion Cobalt Survey (attachment 5)
- 11. NEW BUSINESS**
- 12. APPROVAL OF PRECEDING MINUTES:** January 18, 2017 Regular Meeting
- 13. FINAL CALL TO THE PUBLIC**
- 14. COMMENTS FROM THE COMMISSIONERS**
- 15. ANNOUNCEMENT:** Next Regular Meeting – February 15, 2017
- 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.

(ATTACHMENT 1)

MEMO

TO: Northfield Township Planning Commission
FROM: Patrick Sloan, AICP; Senior Principal Planner
SUBJECT: Proposed Amendments to the Northfield Township Zoning Ordinance
DATE: January 26, 2017

At the December 7, 2016 Planning Commission meeting, the Planning Commission held a duly noticed public hearing on several amendments to the Northfield Township Zoning Ordinance text and Zoning Map, and adopted a motion to recommend approval to the Northfield Township Board of Trustees. These amendments are summarized as follows and are described in more detail in the enclosed 6-page letter to the Township Board of Trustees dated December 23, 2016:

- A.** Repeal the Enterprise Service (ES) District and rezone all ES parcels to General Commercial (GC).
- B.** Repeal the Highway Commercial (HC) District and rezone all HC parcels to GC.
- C.** Amend the Permitted Uses and Conditional Uses in the GC District to include the Permitted and Conditional Uses of the ES and HC District that are not currently included in the GC District.
- D.** Delete the Floor Area Ratio Requirements of the GC District.
- E.** Revise the Permitted Uses in the Local Commercial (LC) District.
- F.** Revise the Permitted Uses and Conditional Uses in the Residential/Office (RO) District.
- G.** Revise the screening standards for the outdoor Storage of Materials use.
- H.** Revise the standards for the Outdoor Seating and/or Service use.

The Planning Commission started working on these amendments several months ago with the goal of reducing the number of commercial zoning districts, simplifying the use standards, and adding new provisions based on the intent of the Zoning Ordinance and sound planning practices.

At the public hearing, a concern was raised by a property owner in the HC district that eliminating the HC district (where hotels, automotive service stations, and minor repair of vehicles are a Permitted Use) and keeping these uses as Conditional Uses in the GC district would be unfavorable to property owners in the HC district. After deliberating on this concern, the Planning Commission decided to keep these uses as Conditional Uses in the GC district but to make these uses Permitted Uses if they are located within a one-half mile radius from a freeway interchange measured from the point at which the 2 roads intersect. After making this

amendment, the Planning Commission adopted a motion to recommend approval of the amendments to the Township Board of Trustees.

At the January 10, 2017 Township Board of Trustees meeting, the Township Board considered the proposed amendments and asked several questions. After discussing the reasons why hotels, automotive service stations, and minor repair of vehicles were Permitted Uses if they are located within a one-half mile radius from a freeway interchange, the Township Board expressed concerns that a lot of land currently zoned GC would allow these uses as Permitted Uses if the amendments are adopted in their current form. As a result, the Township Board adopted a motion to remand the proposed amendments back to the Planning Commission for more discussion on the impact of allowing these uses as Permitted Uses in many areas currently zoned GC. Although all of the amendments are remanded back to the Planning Commission, the Township Board specifically asked for additional findings with respect to the amendments to the Permitted Uses in the GC (i.e., Section 36-390).

After discussing the proposed amendments at the February 1, 2017 Planning Commission, I recommend that the Planning Commission choose one of the following options:

Option 1. If the Planning Commission decides to withdraw the changes it made to Section 36-390 and recommend approval of the amendments as they were presented to the Planning Commission at the December 7, 2016 public hearing, we recommend adopting a motion to approve the amendments.

Option 2. If the Planning Commission decides to reaffirm its recommended changes to Section 36-390 that were made at the December 7, 2016 Planning Commission meeting, we recommend that a duly noticed public hearing be held on the proposed amendments and that the Planning Commission adopt additional findings with respect to the impacts on the areas currently zoned GC

The selection of Option 1 would expedite the proposed amendments and perhaps have them effective before the end of February. If Option 1 is chosen, the Planning Commission can always initiate an amendment for the changes that it made at the December 7, 2016 Planning Commission meeting.

Note: Enclosed for your review are 2 versions of the proposed amendments to the GC District: The version presented to the Planning Commission at the 12/7/16 public hearing and the version recommended for approval by the Planning Commission.

We look forward to reviewing this information with you at the February 1, 2017 meeting. If you have any questions in the meantime, please contact me anytime.

~~ARTICLE XX. ES—ENTERPRISE SERVICE DISTRICT~~

~~Sec. 36-562.— Purpose.~~

- ~~(a) It is recognized by this chapter that the value to the public of designating certain areas of the township for a compatible mixture of business/service uses is represented in the employment opportunities to the citizens and the resultant economic benefits to the township. These uses are characterized by an insignificant amount of such nuisance factors as noise, heat, glare, and emission of air pollutants.~~
- ~~(b) This district has been located within the township to permit the development of this compatible mixture of business uses, to protect the adjacent residential property against the encroachment of incompatible uses, and to lessen congestion on public streets and highways. To these ends, certain uses which would function more effectively in other districts and would interfere with these activities and the purpose of this district have been excluded. This district is intended for uses which may have a functional and/or economic relationship to commercial and industrial zoning districts but not clearly definable as either. Common points of ingress and egress between adjacent parcels are encouraged.~~

~~(Ord. of 7-22-2013, § 42.01)~~

~~Sec. 36-563.— Permitted uses.~~

~~The following building and structures, and uses of parcels, lots, buildings and structures, are permitted within this district; provided that materials and equipment to be used in the principal business and products resulting from the principal business shall be stored entirely within completely enclosed buildings:~~

- ~~(1) Minor automotive repair facilities.~~
- ~~(2) Commercial recreation facilities, including indoor theaters, bowling alleys, skating rinks, racket clubs.~~
- ~~(3) Contractor wholesale supply when in conjunction with general retail sales of items, including electrical, plumbing, lumber, and/or garden supplies.~~
- ~~(4) Printing, lithographic, blueprinting and similar uses.~~
- ~~(5) Equipment services, including repair; radio and television, electrical appliance shop, plumber, electrician and other similar services and trades.~~
- ~~(6) Personal services, including barber shops and beauty salons, medical and dental clinics, music studios, banks and saving and loan associations (without drive-in facilities), and other similar uses.~~
- ~~(7) A sign, only in accordance with the regulations specified in article XXVI of this chapter.~~
- ~~(8) An accessory use, building or structure.~~
- ~~(9) Single family dwelling and any use, building or structure accessory thereto.~~

~~(Ord. of 7-22-2013, § 42.02; Ord. No. 15-39, § 1, 6-9-2015)~~

~~Sec. 36-564.— Conditional uses.~~

~~The following buildings and structures, and uses of parcels, lots, buildings and structures, are permitted subject to obtaining a conditional use permit as provided in article XXVII of this chapter:~~

- ~~(1) Automotive service stations, including minor repair service.~~
- ~~(2) Warehousing and material distribution centers; provided all products and materials are enclosed within a building.~~
- ~~(3) Mini-storage, meeting the requirements provided in section 36-364(9).~~
- ~~(4) Hospitals, nursing homes, sanitariums.~~

~~(Ord. of 7-22-2013, § 42.03)~~

~~Sec. 36-565. — Regulations and standards.~~

~~The following regulations shall apply in all ES — Enterprise Service Districts:~~

- ~~(1) Lot area. No building or structure shall be established on any lot less than one acre in area, except where a lot is served with a central sanitary sewerage system, in which case there shall be provided a minimum lot area of 20,000 square feet.~~
- ~~(2) Lot width. The minimum lot width for lots served with a central sanitary sewerage system shall be 80 feet. Where a lot is not so served, the minimum lot width shall be 150 feet.~~
- ~~(3) Lot coverage. The maximum lot coverage shall not exceed 25 percent.~~
- ~~(4) Floor area ratio. The maximum floor area shall not exceed 60 percent of the lot area.~~
- ~~(5) Yard and setback requirements.~~
 - ~~a. — Front yard. Not less than 85 feet.~~
 - ~~b. — Side yards. Least width of either yard shall not be less than 20 feet; except in the case of a corner lot or parcel where the side yard on the road or street side shall not be less than 35 feet.~~
 - ~~c. — Rear yard. Not less than 35 feet.~~
 - ~~d. — The requirements in this subsection (5) shall apply to every lot, building or structure.~~
- ~~(6) Height. Except as is otherwise provided in this chapter, no building shall exceed a height of 45 feet.~~
- ~~(7) Outdoor storage. No outdoor storage of materials and equipment is permitted within this district. All such materials, equipment, and products for any permitted principal or conditional use within this district shall be stored entirely within completely enclosed buildings.~~
- ~~(8) Transition strips.~~
 - ~~a. — On every lot in the district which abuts a lot in a recreation-conservation, agricultural, and residential district, there shall be provided a transition strip. Such transition strip shall be not less than 15 feet in width, shall be provided along every lot line, except a front lot line, which abuts a lot in such districts, shall not be included as part of the yard required around a building or structure, and shall be improved, when said lot in this district is improved, with a screen, wall or hedge not less than four feet nor more than eight feet in height.~~
 - ~~b. — A use or structure on any lot in this district fronting a public road, street or right-of-way shall provide, in addition to and as an integral part of any site development on the front yard, a landscaped strip of land 20 feet or more in depth; such landscaped strip to be defined by a curb, and designed to provide access to the lot and separate off-street parking areas from the public right-of-way.~~
- ~~(9) Required off-street parking. As required in article XXV of this chapter.~~
- ~~(10) Required site plan review. As required in article XXVIII of this chapter.~~
- ~~(11) Supplemental regulations. As required in article XXIV of this chapter.~~
- ~~(12) Single-family dwellings. Single-family dwellings within the ES district must adhere to the dimensional standards in section 36-218.~~

~~(Ord. of 7-22-2013, § 42.04; Ord. No. 15-39, § 1, 6-9-2015)~~

~~Secs. 36-566562 — 36-593. - Reserved.~~

Sec. 36-49. - Establishment of districts.

The township is hereby divided into the following zoning districts as shown on the official zoning map, which, together with all explanatory matter shown thereon, is hereby adopted by reference and declared to be a part of this chapter.

- (1) RC—Recreation Conservation District.
- (2) AR—Agriculture District.
- (3) LR—Low Density Residential District.
- (4) SR-1—Single-Family Residential District One.
- (5) SR-2—Single-Family Residential District Two.
- (6) MR—Multiple-Family Residential District.
- (7) MHP—Mobile Home Park District.
- (8) WLD—Whitmore Lake District.
- (9) LC—Local Commercial District.
- (10) GC—General Commercial District.
- ~~(11) HC—Highway Commercial District.~~
- ~~(1211)~~ RO—Residential/Office District.
- ~~(1312)~~ LI—Limited Industrial District.
- ~~(1413)~~ GI—General Industrial District.
- ~~(15) ES—Enterprise Service District.~~
- ~~(1614)~~ PSC—Planned Shopping Center District.
- ~~(1715)~~ RTM—Research/Technology/Manufacturing District.
- ~~(1816)~~ PUD—Planned Unit Development District.

Sec. 36-793. - Signs permitted in business and industrial districts. *(introductory paragraph of (a) only)*

- (a) A sign, except billboards, which shall be regulated as set forth in section 36-794, in ~~ES~~, LC, GC, ~~HC~~, RO, WLD-D, WLD-NV, WLD-W, and RTM districts, is permitted only where it identifies an enterprise occupying the same lot upon which the sign is located and shall conform to the following regulations:

Sec. 36-793. - Signs permitted in business and industrial districts.

- (c) Banners, pennants, searchlights, balloons, or other gas-filled or fan powered figures shall be permitted at the opening of a new business or for a special event or sale in the WLD, LC, GC, ~~HC~~, RO, LI, GI, ~~ES~~, PSC, RTM, and nonresidential PUDs for a period not to exceed 14 days in any 30-day period. The days of display must be specified on the sign permit. Each of these types of signs shall require a separate permit. Six of these types of signs (occasions) shall be permitted in any one calendar year per zoning lot. Such signs shall not obstruct pedestrian or vehicular view and shall not interfere in any way with traffic flow. Banners shall have a maximum area of 32 square feet. Balloons and gas-filled or fan-powered figures shall not exceed the maximum height restrictions for the district in which they are located. The setback standards of section 36-789(2) must be met for these types of signs.

(ATTACHMENT 2)

~~ARTICLE XV. — HC — HIGHWAY COMMERCIAL DISTRICT~~

~~Sec. 36-413. — Purpose.~~

~~This district is composed of those areas of the township whose principal use is and ought to be retail and service business activities which serve or are meant to serve the motoring public. This district has been located within the township to permit the development of these business activities, to protect adjacent agricultural, residential and industrial areas against the encroachment of incompatible uses, and to lessen congestion on and serve the persons traveling on public streets and highways. To these ends, certain uses which would function more effectively in other districts and would interfere with the operation of these business activities and the purpose of this district have been excluded.~~

~~(Ord. of 7-22-2013, § 33.01; Ord. of 7-8-2014, § 33.01)~~

~~Sec. 36-414. — Permitted uses.~~

~~The following buildings and structures, and uses of parcels, lots, buildings and structures are permitted in this district:~~

- ~~(1) Automotive service station, including minor repair service, subject to the requirements of section 36-712.~~
- ~~(2) Motel, hotel, restaurants.~~
- ~~(3) A sign, only in accordance with the regulations specified in article XXVI of this chapter.~~
- ~~(4) Accessory use, building or structure.~~
- ~~(5) Essential services in accordance with section 36-65.~~

~~(Ord. of 7-22-2013, § 33.02; Ord. of 7-8-2014, § 33.02)~~

~~Sec. 36-415. — Conditional uses.~~

~~The following buildings and structures, and uses of parcel, lots, buildings and structures are permitted subject to obtaining a conditional use permit as provided in article XXVII of this chapter:~~

- ~~(1) Retail, sporting goods sales, souvenir and gift shop, public information booth.~~
- ~~(2) Drive-in theater.~~
- ~~(3) Places of amusement, entertainment or recreation such as a dancehall, bowling alley, miniature golf, commercial swimming pool.~~
- ~~(4) One dwelling unit within the principle building or structure for security purposes only.~~
- ~~(5) Mini-warehousing, subject to the requirements of section 36-736.~~
- ~~(6) Outdoor seating and/or service when associated with a restaurant subject to the requirements of section 36-735.~~
- ~~(7) Commercial communications apparatus, if located on existing commercial communications or electrical towers, or other existing appropriate structure, and subject to the provisions of section 36-720, in addition to the requirements of article XXVII (conditional uses) of this chapter.~~
- ~~(8) Drive-throughs, including restaurants, banks, laundries, subject to the requirements of section 36-737.~~
- ~~(9) A church, synagogue, cathedral, mosque, temple or other building used for public worship.~~
- ~~(10) A cemetery.~~

~~(Ord. of 7-22-2013, § 33.03; Ord. of 7-8-2014, § 33.03; Ord. No. 16-48, § 5, 4-12-2016)~~

Sec. 36-416. — Regulations and standards.

The following regulations shall apply in all HC—Highway Commercial Districts:

- (1) ~~Lot area. No building or structure shall be established on any lot less than one acre in area, except where a lot is served with a central sanitary sewerage system, in which case there shall be provided a minimum lot area of 10,000 square feet.~~
- (2) ~~Lot width. The minimum lot width for lots served with a central sanitary sewerage system shall be 80 feet. Where a lot is not so served, the minimum lot width shall be 150 feet.~~
- (3) ~~Lot coverage. The maximum lot coverage shall not exceed 25 percent.~~
- (4) ~~Floor area ratio. The maximum floor area shall not exceed 60 percent of the lot area.~~
- (5) ~~Yard and setback requirements.~~
 - a. ~~Front yard. Not less than 35 feet.~~
 - b. ~~Side yards. Least width of either yard shall not be less than 20 feet, except in the case of a corner lot or parcel where the side yard on the road or street side shall not be less than 35 feet.~~
 - c. ~~Rear yards. Not less than 20 feet.~~

~~The requirements in this subsection (5) shall apply to every lot, building or structure.~~
- (6) ~~Height. No building or structure shall exceed a height of 35 feet.~~
- (7) ~~Transition strips.~~
 - a. ~~A transition strip shall be required whenever any lot in this district abuts a lot in any rural or residence district. Such a strip shall be provided along every lot line, except front lot lines, which abuts a lot in such district, shall not be included as part of the required yard, and shall be improved with a screen, wall, hedge or shrubbery which will reach a height of four feet one year after planting. The strip shall be maintained in good condition. The planning commission shall have the authority to change the nature of, or reduce the required width of, or to waive completely, the requirement of a transition strip because of a probable change in land use or zoning of adjacent properties. Such determinations and reasons therefore shall be recorded in the minutes of the meeting at which the action is taken. Said transition strip shall comply with the requirements of section 36-706.~~
 - b. ~~A landscape strip shall be provided along and adjacent to the front property line and shall extend across the entire width of the lot. Driveways may cross the strip but shall not occupy the strip.~~
- (8) ~~Required off-street parking. As required in article XXV of this chapter.~~
- (9) ~~Required site plan review. As required in article XXVIII of this chapter.~~
- (10) ~~Supplemental standards. As required in article XXIV of this chapter.~~

~~(Ord. of 7-22-2013, § 33.04; Ord. of 7-8-2014, § 33.04)~~

Secs. 36-417-413—36-445. - Reserved.

Sec. 36-794. - Billboards (outdoor advertising signs). *(introductory paragraph only)*

Billboards shall be permitted in the ~~HC—Highway Commercial District,~~ LI—Limited Industrial District, RTM—Research/Technology/Manufacturing District, and the GI—General Industrial District, and shall be considered a principal use of the lot. In addition, billboards must meet the following regulations:

(ATTACHMENT 3)

ARTICLE XIV. - GC—GENERAL COMMERCIAL DISTRICT

Sec. 36-389. - Purpose.

This district is composed of those areas of the township whose principal use is and ought to be general comparison retail, service and repair business activities which serve the entire township and surrounding area. It is the intent of this district to be located along major transportation networks within the township. This district has been located within the township to permit the development of these business activities, to protect adjacent agricultural, residential and industrial areas against the encroachment of incompatible uses, and to lessen congestion on public streets and highways. To these ends, certain uses which would function more effectively in other districts and would interfere with the operation of these business activities and the purpose of this district, have been excluded.

Sec. 36-390. - Permitted uses.

The following buildings and structures, and uses of parcels, lots, buildings and structures are permitted in this district:

- (1) All permitted uses allowed in LC—Local Commercial Districts as provided in section 36-363.
- (2) Business and professional offices, such as legal, engineering, accounting, financial and insurance.
- (3) Retail services, including department stores, furniture stores, appliance stores, and super markets.
- (4) Agricultural services, including machinery sales and repair establishments, and farm supply stores.
- (5) Showroom and sales of new automobiles, farm machinery, and other vehicle and equipment, and the display and sale of used cars, farm machinery, and other vehicles and equipment when in conjunction with a showroom and sales of new units thereof; and repair of same when in conjunction with a showroom and sales of new units thereof. Display of any vehicles shall not be within street right-of-way, in any required side or rear yard, or in any required transition strip.
- (6) Equipment services, including repair; radio and television, electrical appliance shop, plumber, electrician and other similar services and trades.
- (7) Printing, lithographic, blueprinting and similar uses.
- (8) Funeral establishments, mortuary.
- (9) Restaurants serving alcoholic beverages, provided that the gross receipts thereof derived from the sale of food and other goods and services exceed 50 percent of the total gross receipts.
- (10) Outdoor seating and/or service when associated with a restaurant subject to the requirements of section 36-735.
- (11) Indoor contractor wholesale supply when in conjunction with general retail sales of items including indoor storage of electrical, plumbing, lumber, and/or garden supplies.

Sec. 36-391. - Conditional uses.

The following buildings and structures, and uses of parcels, lots, buildings and structures, are permitted subject to obtaining a conditional use permit as provided in article XXVII of this chapter:

- (1) Bars or establishments principally used for the sale of beer, wine or intoxicating liquor for consumption on the premises, subject to the requirements of section 36-710.
- ~~(2) Funeral establishments, mortuary.~~
- (32) Hotel, motel, tourist home and boarding and rooming house.
- (43) Animal hospital or clinic.
- (54) Open air display area for the sale of manufactured products, such as or similar to garden furniture, earthenware, hardware items and nursery stock, or the rental of manufactured products or equipment, small tools, pneumatic-tired two-wheeled and four-wheeled utility trailers, pneumatic-tired cement mixers, wheelbarrows, rollers and similar products or equipment. Displays must be located behind all setback lines and shall be related to the principal use of the site. Open air displays shall meet the requirements of Section 36-701.
- (65) Automotive service station, including minor repair services, subject to the requirements of section 36-712.
- ~~(7) Contractor wholesale supply when in conjunction with general retail sales of items including electrical, plumbing, lumber, and/or garden supplies.~~
- (86) Boat sales and marinas.
- (97) One dwelling unit within the principal building or structure for security purposes only, provided that the dwelling unit is accessory to the principal use.
- (108) Mini-warehousing, subject to the requirements of section 36-736.
- (119) Lots for the sale of used cars, used farm machinery, and other used vehicles and equipment, when not sold in conjunction with sales of new cars, machinery, vehicles, or equipment. Display of any vehicles shall not be within street right-of-way, in any required side or rear yard, or in any required transition strip.
- (1210) Minor repair of vehicles, provided all work, materials, equipment, and waste products shall be contained within a completely enclosed building, subject to the requirements of section 36-712.
- (1311) Drive-through facilities for a use permitted in the GC district, subject to the requirements of section 36-737.
- (1412) Temporary outdoor sales, subject to the requirements of section 36-734.
- ~~(15) Outdoor seating and/or service when associated with a restaurant subject to the requirements of section 36-735.~~
- (1613) Indoor and outdoor commercial recreation facilities, including theaters (indoor or drive-in), racket clubs, bowling alleys, miniature golf courses, commercial swimming pools, skating rinks.
- (1714) Controlled uses as defined in section 36-710.
- ~~(18) Restaurants serving alcoholic beverages, provided that the gross receipts thereof derived from the sale of food and other goods and services exceed 50 percent of the total gross receipts.~~
- (1915) Child care facilities.

(2016) Commercial communications apparatus, if located on existing commercial communications or electrical towers, or other existing appropriate structure, and subject to the provisions of section 36-720, in addition to the requirements of article XXVII (conditional uses) of this chapter.

(2117) Sexually oriented businesses, as defined within section 36-721 and subject to the requirements of sections 36-721 and 36-710.

~~(22) Commercial recreation facilities including indoor theaters, bowling alleys, skating rinks, racket clubs.~~

(2318) A church, synagogue, cathedral, mosque, temple or other building used for public worship.

(2419) A cemetery.

(20) Hospitals, nursing homes, and sanitariums.

Sec. 36-392. – Regulations and Standards.

The following regulations shall apply in all GC—General Commercial Districts:

(1) **Lot area.** No building or structure shall be established on any lot less than one acre in area, except where a lot is served with a central sanitary sewerage system, in which case there shall be provided a minimum lot area of 10,000 square feet for planned shopping centers.

(2) **Lot width.** The minimum lot width for lots served with a central sanitary sewerage system shall be 80 feet. Where a lot is not so served, the minimum lot width shall be 150 feet.

(3) **Lot coverage.** The maximum lot coverage shall not exceed 25 percent.

~~(4) **Floor area ratio.** The maximum floor area shall not exceed 80 percent of the lot area.~~

(54) **Yard and setback requirements.**

a. **Front yard.** Not less than 35 feet.

b. **Side yards.** Least width of either yard shall not be less than 20 feet, except in the case of a corner lot or parcel where the side yard on the road or street side shall not be less than 35 feet.

c. **Rear yards.** Not less than 20 feet.

The yard requirements in this subsection (54) shall apply to every lot, building or structure.

(65) **Height.** No building or structure shall exceed a height of 45 feet.

(76) **Transition strips.**

a. A transition strip shall be required whenever any lot in this district abuts a lot in any rural or residence district. Such a strip shall be provided along every lot line, except front lot lines, which abuts a lot in such district, shall not be included as part of the required yard, and shall be improved with a screen, wall, hedge or shrubbery which will reach a height of four feet one year after planting. The strip shall be maintained in good condition. The planning commission shall have the authority to change the nature of, or reduce the required width of, or to waive completely, the requirement of a transition

strip because of a probable change in land use or zoning of adjacent properties. Such determinations and reasons therefore shall be recorded in the minutes of the meeting at which the action is taken. Said transition strip shall comply with the requirements of section 36-706.

- b. A landscape strip shall be provided along and adjacent to the front property line and shall extend across the entire width of the lot. Driveways may cross the strip but shall not occupy the strip.

| ~~(87)~~ **Required off-street parking.** As required in article XXV of this chapter.

| ~~(98)~~ **Required site plan review.** As required in article XXVIII of this chapter.

| ~~(109)~~ **Supplemental regulations.** As required in article XXIV of this chapter.

ARTICLE XIV. - GC—GENERAL COMMERCIAL DISTRICT

Sec. 36-389. - Purpose.

This district is composed of those areas of the township whose principal use is and ought to be general comparison retail, service and repair business activities which serve the entire township and surrounding area. It is the intent of this district to be located along major transportation networks within the township. This district has been located within the township to permit the development of these business activities, to protect adjacent agricultural, residential and industrial areas against the encroachment of incompatible uses, and to lessen congestion on public streets and highways. To these ends, certain uses which would function more effectively in other districts and would interfere with the operation of these business activities and the purpose of this district, have been excluded.

Sec. 36-390. - Permitted uses.

The following buildings and structures, and uses of parcels, lots, buildings and structures are permitted in this district:

- (1) All permitted uses allowed in LC—Local Commercial Districts as provided in section 36-363.
- (2) Business and professional offices, such as legal, engineering, accounting, financial and insurance.
- (3) Retail services, including department stores, furniture stores, appliance stores, and super markets.
- (4) Agricultural services, including machinery sales and repair establishments, and farm supply stores.
- (5) Showroom and sales of new automobiles, farm machinery, and other vehicle and equipment, and the display and sale of used cars, farm machinery, and other vehicles and equipment when in conjunction with a showroom and sales of new units thereof; and repair of same when in conjunction with a showroom and sales of new units thereof. Display of any vehicles shall not be within street right-of-way, in any required side or rear yard, or in any required transition strip.
- (6) Equipment services, including repair; radio and television, electrical appliance shop, plumber, electrician and other similar services and trades.
- (7) Printing, lithographic, blueprinting and similar uses.
- (8) Funeral establishments, mortuary.
- (9) Restaurants serving alcoholic beverages, provided that the gross receipts thereof derived from the sale of food and other goods and services exceed 50 percent of the total gross receipts.
- (10) Outdoor seating and/or service when associated with a restaurant subject to the requirements of section 36-735.
- (11) Indoor contractor wholesale supply when in conjunction with general retail sales of items including indoor storage of electrical, plumbing, lumber, and/or garden supplies.
- 12) Hotel, tourist home and boarding and rooming house; only when located within a one-half mile radius from a freeway interchange measured from the point at which the 2 roads intersect.

13) Automotive service station, including minor repair services, subject to the requirements of section 36-712; only when located within a one-half mile radius from a freeway interchange measured from the point at which the 2 roads intersect.

14) Minor Repair of vehicles, provided all work, materials, equipment, and waste products shall be contained within a completely enclosed building, subject to the requirements of section 36-712; only when located within a one-half mile radius from a freeway interchange measured from the point at which the 2 roads intersect.

Sec. 36-391. - Conditional uses.

The following buildings and structures, and uses of parcels, lots, buildings and structures, are permitted subject to obtaining a conditional use permit as provided in article XXVII of this chapter:

(1) Bars or establishments principally used for the sale of beer, wine or intoxicating liquor for consumption on the premises, subject to the requirements of section 36-710.

~~(2) Funeral establishments, mortuary.~~

~~(3) Hotel, motel, tourist home and boarding and rooming house.~~

~~(4) Animal hospital or clinic.~~

~~(5) Open air display area for the sale of manufactured products, such as or similar to garden furniture, earthenware, hardware items and nursery stock, or the rental of manufactured products or equipment, small tools, pneumatic-tired two-wheeled and four-wheeled utility trailers, pneumatic-tired cement mixers, wheelbarrows, rollers and similar products or equipment. Displays must be located behind all setback lines and shall be related to the principal use of the site. Open air displays shall meet the requirements of Section 36-701.~~

~~(6) Automotive service station, including minor repair services, subject to the requirements of section 36-712.~~

~~(7) Contractor wholesale supply when in conjunction with general retail sales of items including electrical, plumbing, lumber, and/or garden supplies.~~

~~(8) Boat sales and marinas.~~

~~(9) One dwelling unit within the principal building or structure for security purposes only, provided that the dwelling unit is accessory to the principal use.~~

~~(10) Mini-warehousing, subject to the requirements of section 36-736.~~

~~(11) Lots for the sale of used cars, used farm machinery, and other used vehicles and equipment, when not sold in conjunction with sales of new cars, machinery, vehicles, or equipment. Display of any vehicles shall not be within street right-of-way, in any required side or rear yard, or in any required transition strip.~~

~~(12) Minor repair of vehicles, provided all work, materials, equipment, and waste products shall be contained within a completely enclosed building, subject to the requirements of section 36-712.~~

~~(13) Drive-through facilities for a use permitted in the GC district, subject to the requirements of section 36-737.~~

(1412) Temporary outdoor sales, subject to the requirements of section 36-734.

~~(15) Outdoor seating and/or service when associated with a restaurant subject to the requirements of section 36-735.~~

(1613) Indoor and outdoor commercial recreation facilities, including theaters (indoor or drive-in), racket clubs, Bowling alleys, miniature golf courses, commercial swimming pools, skating rinks.

(1714) Controlled uses as defined in section 36-710.

~~(18) Restaurants serving alcoholic beverages, provided that the gross receipts thereof derived from the sale of food and other goods and services exceed 50 percent of the total gross receipts.~~

(1915) Child care facilities.

(2016) Commercial communications apparatus, if located on existing commercial communications or electrical towers, or other existing appropriate structure, and subject to the provisions of section 36-720, in addition to the requirements of article XXVII (conditional uses) of this chapter.

(2117) Sexually oriented businesses, as defined within section 36-721 and subject to the requirements of sections 36-721 and 36-710.

~~(22) Commercial recreation facilities including indoor theaters, bowling alleys, skating rinks, racket clubs.~~

(2318) A church, synagogue, cathedral, mosque, temple or other building used for public worship.

(2419) A cemetery.

(20) Hospitals, nursing homes, and sanitariums.

Sec. 36-392. – Regulations and Standards.

The following regulations shall apply in all GC—General Commercial Districts:

(1) **Lot area.** No building or structure shall be established on any lot less than one acre in area, except where a lot is served with a central sanitary sewerage system, in which case there shall be provided a minimum lot area of 10,000 square feet for planned shopping centers.

(2) **Lot width.** The minimum lot width for lots served with a central sanitary sewerage system shall be 80 feet. Where a lot is not so served, the minimum lot width shall be 150 feet.

(3) **Lot coverage.** The maximum lot coverage shall not exceed 25 percent.

~~(4) **Floor area ratio.** The maximum floor area shall not exceed 80 percent of the lot area.~~

(54) **Yard and setback requirements.**

a. **Front yard.** Not less than 35 feet.

b. **Side yards.** Least width of either yard shall not be less than 20 feet, except in the case of a corner lot or parcel where the side yard on the road or street side shall not be less than 35 feet.

c. **Rear yards.** Not less than 20 feet.

The yard requirements in this subsection (~~54~~) shall apply to every lot, building or structure.

~~(65)~~ **Height.** No building or structure shall exceed a height of 45 feet.

~~(76)~~ **Transition strips.**

a. A transition strip shall be required whenever any lot in this district abuts a lot in any rural or residence district. Such a strip shall be provided along every lot line, except front lot lines, which abuts a lot in such district, shall not be included as part of the required yard, and shall be improved with a screen, wall, hedge or shrubbery which will reach a height of four feet one year after planting. The strip shall be maintained in good condition. The planning commission shall have the authority to change the nature of, or reduce the required width of, or to waive completely, the requirement of a transition strip because of a probable change in land use or zoning of adjacent properties. Such determinations and reasons therefore shall be recorded in the minutes of the meeting at which the action is taken. Said transition strip shall comply with the requirements of section 36-706.

b. A landscape strip shall be provided along and adjacent to the front property line and shall extend across the entire width of the lot. Driveways may cross the strip but shall not occupy the strip.

~~(87)~~ **Required off-street parking.** As required in article XXV of this chapter.

~~(98)~~ **Required site plan review.** As required in article XXVIII of this chapter.

~~(109)~~ **Supplemental regulations.** As required in article XXIV of this chapter.

ARTICLE XIII. - LC—LOCAL COMMERCIAL DISTRICT

Sec. 36-363. - Permitted uses.

The following buildings and structures, and uses of parcels, lots, buildings and structures, are permitted in this district:

- (1) Clothing and apparel services, including laundry pickup, automatic laundry, dressmaking, millinery, tailor shop and shoe repair shop.
- (2) Food services including grocery, meat market, bakery, restaurant, delicatessen and fruit market, and similar self-serve units but not including any business of a drive-in or drive-through type.
- (3) Personal services, including barber shops and beauty salons, medical and dental clinics, music studios, banks and saving and loan associations (without drive-through facilities) and other similar uses.
- (4) Personal service offices, such as accountant, attorney, and real estate offices, provided such use shall not exceed 4,000 square feet of floor area in any building.
- (5) Retail services, including drug store, hardware, and gift shop, and dry goods and notions store.
- (6) Essential services, as provided in section 36-65.
- (7) A sign, only in accordance with the regulations specified in article XXVI of this chapter.
- (8) An accessory use, building or structure.

ARTICLE XVI. - RO—RESIDENTIAL/OFFICE DISTRICT

Sec. 36-446. - Purpose.

The R-O district has the following purposes:

- (1) To accommodate certain small office uses which are low traffic generators and which are compatible with adjacent and neighboring single-family dwellings.
- (2) To be located along major streets and in those areas of the township which are established single-family residential areas and which are in transition to non-single-family residential areas but have vacant, undeveloped lots fronting on major streets which are not likely to have new single-family dwellings constructed thereon.
- (3) To provide a reasonable use of such properties as identified in subsection (2) of this section, without permitting more intense office or commercial districts.
- (4) To provide new buildings which are compatible in architectural style and scale with adjacent single-family dwellings.
- (5) To encourage retention of existing single-family structures in their architectural style and scale.

Sec. 36-447. - Permitted uses.

The following buildings and structures, and uses of parcels, lots buildings and structures, are permitted in this district:

- (1) Single-family dwellings and any use, building or structure accessory thereto.
- (2) Two-family dwellings and any use, building or structure accessory thereto.
- (3) Family child care homes, adult foster care family homes, foster family homes and foster family group homes.
- (4) Signs, only in accordance with the regulations set forth in article XXVI of this chapter.
- (5) Distribution lines and structures, not including buildings, of essential services, when located within an existing public or utility right-of-way, and repeater buildings of a telephone utility company when location is approved by the township planning commission.

(6) Home occupations, subject to the requirements of Section 36-64.

Sec. 36-448. - Conditional uses.

(a) The following buildings and structures, and uses of parcels, lots, buildings and structures, are permitted subject to obtaining a conditional use permit as provided in article XXVII of this chapter:

- (1) Group child care homes.
- (2) A church, synagogue, cathedral, mosque, temple or other building used for public worship, or a cemetery; public building.
- (3) Public and private nursery schools, primary and secondary schools.

- (4) Transmission lines and structures, not including buildings, of essential services, where located in rights-of-way not a part of public or utility rights-of-way existing at the time of adoption of this chapter.
- (5) Essential services, except as provided for elsewhere in this district; provided that no storage of materials, equipment, vehicles, or supplies shall be located on the premises; that no personnel shall be quartered or employed on the premises; and that the structures shall be designed, erected, and landscaped in such manner as to conform to the character of the surrounding area and this district.

~~(6) Home occupations.~~

~~(76)~~ Offices of architects, engineers, surveyors and similar professionals; provided that no trucks, drillings, rigs, and similar vehicles shall be stored on the premises and provided that no materials or field equipment shall be stored outdoors on the premises.

~~(87)~~ Executive, administrative, legal, accounting, insurance, real estate and similar offices at a scale that will not generate off-street parking resulting in excessive traffic generated from the use which would be incompatible with the purpose of this district.

~~(98)~~ A dwelling unit combined with an office; provided that the proprietor of the office resides in the dwelling unit.

~~(109)~~ As a further condition of approving a conditional use permit, the planning commission shall determine whether the proposed office use will generate off-street parking requirements in excess of the maximum number of parking spaces permitted on the premises. If the planning commission so determines, the permit application shall be denied. The planning commission shall enter into the record of the meeting at which the determination is made all data and other findings which were used in making said determination.

(b) In addition to the information required for a conditional use permit as set forth in sections 36-834 through 36-836, any application for a conditional use permit for an office in this district shall include the following information:

(1) Shall meet the requirements of section 36-865.

(2) A scaled floor plan of the principal building to be converted to, expanded for, or to be constructed for office use, or combined residential-office use, showing thereon the existing and future layout of the structure.

(3) A typical elevation of each facade of the principal building, drawn to scale, showing thereon the height of the building and the nature of the exterior finish materials.

(4) Typical details of the screened enclosure for outdoor trash storage.

(c) Upon issuance of a conditional use permit for an office in this district, no certificate of zoning compliance or building permit shall be issued until a detailed site plan has been approved by the planning commission in accordance with section 36-866.

(d) Commercial communications apparatuses, if located on existing commercial communications or electrical towers, or other existing appropriate structures, and subject to the provisions of section 36-720, in addition to the requirements of article XXVII of this chapter.

Sec. 36-701. - Storage of materials.

Except as otherwise provided in this chapter, the following regulations shall govern the storage of materials:

- (1) The location or storage of abandoned, discarded, unused, unusable, or inoperative appliances, furniture, equipment, or materials (but not including inoperative vehicles), shall be regulated as follows, except for junkyards, in which case the regulations set forth in [section 36-713](#) shall apply.
- (2) On any lot or parcel in any recreation-conservation or agriculture district, unless in conjunction with an approved use, all commercially produced products and/or materials, or equipment and machinery, whether operative or inoperative, must be stored within a completely enclosed building. Bona fide farm operations shall not be subject to storing bona fide farm equipment and/or material within enclosed buildings when part of an on going farming operation.
 - a. On any lot or parcel in any recreation-conservation, agriculture, residential, office, or commercial district, the owner or tenant shall locate and store such materials within a completely enclosed building. Such storage shall be for future transfer to other premises and shall not be for the purpose of hire or sale.
 - b. On any lot or parcel in any industrial district, the owner or tenant shall locate and store such materials:
 1. Within a completely enclosed building, where required; or
 2. Where outdoor storage is permitted, within an area surrounded by a solid, unpierced fence or wall at least seven feet in height and not less in height than the materials located or stored therein, and not closer to the lot lines than the minimum yard requirements for said districts. Such storage shall be for future transfer to other premises and shall not be for the purpose of hire or sale.
- (3) Garbage, trash, and similar refuse to be stored outside a building in a multiple residential, business, or industrial district shall be stored within containers approved by the county health department and said containers shall be stored within a screened enclosure. The enclosure shall be constructed of an opaque material, such as wood, concrete blocks, or brick, and shall be enclosed on at least three sides. The fourth side may be open for access or access may be provided by one or more gates. The storage area shall have a concrete floor at least four inches thick.
- (4) Outdoor storage of products, materials, and equipment, except vehicles owned and operated by the principal business or in conjunction with a licensed vehicle sales lot, shall be subject to the following regulations:
 - a. Such storage shall not be located within the area between the front face of the building, as extended across the entire width of the lot, and the street right-of-way ([except where permitted by the Planning Commission in the front yard adjacent to US-23](#)); in any required ~~side or rear~~ yard [setback area](#); or in any required transition strip.
 - b. Such storage shall not be located in any required parking or loading space.

- c. Such storage shall be strictly and clearly incidental to the principal use and only products and materials owned or produced by the principal business, and equipment owned and operated by the principal use, shall be permitted for storage under this subsection. Such storage shall not be permitted as a principal use of a lot. ~~Such storage areas which are visible to the general public shall be screened from view on all sides.~~
- d. The area for such storage shall be screened from view on all sides by a staggered double row of evergreen trees at least eight (8) feet in height and spaced fifteen (15) feet on center at the time of planting. The species of evergreen tree species must meet the requirements of Section 36-722(n)(1). As the evergreen trees mature, a screen of six (6) feet in height shall be maintained, which shall include replacing dead or dying evergreen trees, planting additional evergreen trees where needed, or planting large evergreen shrubs (see Section 36-722(n)(5)) where the bottom branches of evergreen trees have been removed or do not create the required screen. The landscape plan meeting the requirements of this subsection must be prepared by a registered landscape architect. Screening shall be constructed of wood or masonry materials. The Planning Commission may also require an opaque fence or masonry wall of six (6) feet in height or the height of materials stored, whichever is higher, to be constructed around the perimeter of the outdoor storage areas. Wire fences with inserted strips of metal, plastic and similar materials shall not be substituted for the required permitted as acceptable screening. The screen shall not be less than six feet in height. Vegetative screening may be required for buffering purposes as required by the planning commission. The Planning Commission may waive or modify the evergreen screening requirements where there is existing vegetation that can be used to fulfill or supplement the requirements of this sub-section.
- e. The location and size of areas for such storage, nature of items to be stored therein, and details of the enclosure, including description of materials, height, and typical elevation of the enclosure, shall be provided as part of site plan review. The Planning Commission may limit the height of materials stored based on the nature of the materials, adjacent land uses and zoning districts, visibility, and impact on public health, safety, and general welfare.

~~(Ord. of 7-22-2013, § 60.04)~~

Article XXIV. – Supplementary Regulations and Standards

Sec. 36-735. - Outdoor seating and/or service.

Outdoor seating and/or service shall be allowed subject to the following requirements:

(1) The sales and service of food and beverages outdoors shall only be permitted as incidental to a similar principal use that is indoors and adjacent to the outdoor food and beverage sales and service.

(2) Outdoor dining areas shall be located in a manner which will not interfere with visibility, vehicular or pedestrian mobility or access, and shall meet Michigan barrier-free requirements. Outdoor dining areas shall not obstruct the entrance to any building or sidewalk, nor shall they obstruct any barrier-free ramp or access aisle. If outdoor dining areas are located on a sidewalk, a minimum five (5) foot wide unobstructed pathway shall be maintained on the sidewalk, for pedestrian traffic.

(3) Temporary food service providers, such as food card vendors (Section 36-731) are not considered outdoor dining uses.

(4) Tables and chairs must remain within a well-defined and clearly marked area, separated from vehicular traffic. In instances where there is wait staff or alcohol service, such areas must be enclosed. Enclosures shall consist of metal railing, brick walls, landscape planters or other suitable materials using decorative, dark colored wrought iron-look fencing, or other materials consistent with the color and materials of the main building. The height of any barrier or landscaping enclosure shall not exceed three feet, six inches (3'6").

(5) All furniture and fixtures shall be removed November 1 through March 31. Outdoor dining furniture and fixtures shall not be stored or stacked on the exterior of the building.

(6) No amplified music shall be permitted if there are residential lots or dwellings within 300 feet, measured from the seating area to the adjacent residential lot line. The outdoor dining area must also abide by all noise ordinance restrictions of the Township.

(7) The hours of operation for the outside dining area shall be consistent with the hours of operation of the inside restaurant.

(8) No such use shall occupy any portion of a public right-of-way.

(9) For plans showing more than 20 occupants within the outdoor dining area, the off-street parking for the use shall be computed according to the standards contained in Article XXV and/or the applicable zoning district, as indicated for the indoor portion of the use. If the plans show 20 or fewer occupants, no additional parking shall be required unless required by the Township approving authority.

(10) If the outdoor dining area is proposed as part of a site plan application, or if it contains seating for more than 20 occupants, it shall require site plan review and approval by the Planning Commission. If the outdoor dining area is proposed to be added for an existing business and contains seating for 20 or fewer occupants, a plan providing sufficient information to determine compliance with this section may be approved administratively by the Township.

(11) No such seating shall be located in a required side yard.

(212) Approval of the county health department as required.

(3) A site plan shall be submitted indicating the area for and location of all outdoor seating.

(413) The maximum allowable seating for an outdoor seating area in excess of 20 seats shall be established as part of the conditional use permit.

(5) Parking shall be provided as required under article XXV of this chapter.

Analysis of GC and ES District Land Use Regulations

Legend

A. Standards are the same for ES and GC, so no changes are required if the ES district is repealed and ES parcels are rezoned to GC. However, in some areas there are minor changes recommended by the Planning Commission.

B. Uses currently allowed in ES that would be prohibited if the ES district is repealed and ES parcels are rezoned to GC

C. Uses currently prohibited in ES that would be allowed if the ES district is repealed and ES parcels are rezoned to GC

P=Permitted Use
C=Conditional Use

| Legend Item | Land Use | GC District | ES District | Comments |
|-------------|---|-------------|-------------|--|
| A | A sign, only in accordance with the regulations specified in article XXVI of this chapter. | P | P | No change required. |
| A | An accessory use, building or structure. | P | P | No change required. |
| A | Automotive service station, including minor repair services, subject to the requirements of section 36-712. | C | C | No change required. |
| A | Commercial recreation facilities including indoor theaters, bowling alleys, skating rinks, racket clubs. | P | P | No change required. |
| A | Contractor wholesale supply when in conjunction with general retail sales of items including electrical, plumbing, lumber, and/or garden supplies. | C | P | The Planning Commission recommends allowing "Indoor contractor wholesale supply..." as a Permitted Use in the GC, with "Open air display..." remaining as a Conditional Use in the GC. |
| A | Equipment services, including repair; radio and television, electrical appliance shop, plumber, electrician and other similar services and trades. | P | P | No change required. |
| A | Mini-storage, meeting the requirements provided in section 36-364(9). | | C | The ES district includes an incorrect reference to Section 36-364(9), which regulates commercial communications equipment. The appropriate reference is to Section 36-736, which is the only section that regulates the development standards of mini-warehouses and mini-storage. Therefore, no changes will be required if the ES district is repealed and ES parcels are rezoned to GC. |
| A | Mini-warehousing, subject to the requirements of section 36-736. | C | | |
| A | Minor automotive repair facilities. | | p | The Planning Commission recommends keeping Minor Automotive Repair Services as Conditional Uses in GC, with the exception that Minor Automotive Repair Services would be a Permitted Use in a GC zone within a one-half mile radius from a freeway interchange measured from the point at which the 2 roads intersect. |
| A | Minor repair of vehicles, provided all work, materials, equipment, and waste products shall be contained within a completely enclosed building, subject to the requirements of section 36-712. | C | | |
| A | Personal services, including barber shop and beauty salon, medical and dental clinics, music studios, banks and saving and loan associations and other similar uses. | P | | Currently, drive-through facilities are Conditional Uses in GC and prohibited in ES. With the repeal of the ES and the rezoning of ES parcels to GC, drive-through uses would be Conditional Uses in the current ES district area. |
| A | Personal services, including barber shops and beauty salons, medical and dental clinics, music studios, banks and saving and loan associations (without drive-in facilities), and other similar uses. | | P | |
| A | Printing, lithographic, blueprinting and similar uses. | P | P | No change required. |
| B | Single family dwelling and any use, building or structure accessory thereto. | | P | With the repeal of the ES District, the Planning Commission does not recommend permitting single-family dwellings in GC. However, the GC district does allow "one dwelling unit within the principal building or structure for security purposes only" as a Conditional Use, so there would still be an opportunity to have some limited single-family residential use. |
| B | Warehousing and material distribution centers; provided all products and materials are enclosed within a building. | | C | The only other districts that permit "warehousing and material distribution centers" are the Research/Technology/Manufacturing (RTM), Limited Industrial (LI), and General Industrial (GI) districts. With the repeal of the ES District, the Planning Commission does not recommend permitting "warehousing and material distribution centers" in the GC district, as these uses are more industrial in nature. |
| B | Hospitals, nursing homes, sanitariums. | | C | If the ES district is repealed and ES parcels are rezoned to GC, the Planning Commission recommends amending the Zoning Ordinance to make hospitals, nursing homes, and sanitariums a Conditional Use in GC. Regency Nursing Home is located in the ES district, and we recommend allowing it an any future zoning district for the site. |

Analysis of GC and ES District Land Use Regulations

| Legend Item | Land Use | GC District | ES District | Comments |
|-------------|---|-------------|-------------|--|
| C | Agricultural services, including machinery sales and repair establishments, and farm supply stores. | P | | |
| C | Animal hospital or clinic. | C | | |
| C | Bars or establishments principally used for the sale of beer, wine or intoxicating liquor for consumption on the premises, subject to the requirements of section 36-710. | C | | Bobber Down is located in the ES district, which means that it is technically a legal nonconforming use and its opportunities for expansion and reconstruction are very limited. Therefore, if the ES district is repealed and ES parcels are rezoned to GC, Bobber Down will be a conforming use. |
| C | Boat sales and marinas. | C | | |
| C | Bowling alleys, miniature golf courses, commercial swimming pools, skating rinks. | C | | While this use is not impacted by the repeal of the ES District, the Planning Commission recommends expanding this list to include "indoor and outdoor commercial recreation facilities, including theaters (indoor or drive-in)." |
| C | Business and professional offices, such as legal, engineering, accounting, financial and insurance. | P | | |
| C | Child care facilities. | C | | |
| C | Clothing and apparel services, including laundry pickup, automatic laundry, dressmaking, millinery, tailor shop and shoe repair shop. | P | | |
| C | Commercial communications apparatus, if located on existing commercial communications or electrical towers, or other existing appropriate structure, and subject to the provisions of section 36-720, in addition to the requirements of article XXVII (conditional uses) of this chapter. | C | | |
| C | Controlled uses as defined in section 36-710. | C | | |
| C | Drive-through facilities for a use permitted in the GC district, subject to the requirements of section 36-737. | C | | |
| C | Essential services, as provided in section 36-65. | P | | |
| C | Food services including grocery, meat market, bakery, restaurant, delicatessen and fruit market, and similar self-serve units but not including any business of a drive-in type. | P | | |
| C | Funeral establishments, mortuary. | C | | While this use is not impacted by the repeal of the ES District, the Planning Commission recommends making this use a Permitted Use in the GC because of the low impact of the use. |
| C | Hotel, tourist home and boarding and rooming house. | C | | The word "motel" is proposed to be added to the list of uses here. |
| C | Lots for the sale of used cars, used farm machinery, and other used vehicles and equipment, when not sold in conjunction with sales of new cars, machinery, vehicles, or equipment. Display of any vehicles shall not be within street right-of-way, in any required side or rear yard, or in any required transition strip. | C | | |
| C | One dwelling unit within the principal building or structure for security purposes only. | C | | While this use is not impacted by the repeal of the ES District, the Planning Commission recommends requiring that the dwelling unit be accessory to the principal use. |
| C | Open air display area for the sale of manufactured products, such as or similar to garden furniture, earthenware, hardware items and nursery stock, or the rental of manufactured products or equipment, small tools, pneumatic-tired two-wheeled and four-wheeled utility trailers, pneumatic-tired cement mixers, wheelbarrows, rollers and similar products or equipment. Displays must be located behind all setback lines. | C | | While this use is not impacted by the repeal of the ES District, the Planning Commission recommends including a reference to the development and screening standards of Section 36-701 of the Zoning Ordinance. |
| C | Outdoor seating and/or service when associated with a restaurant subject to the requirements of section 36-735. | C | | While this use is not impacted by the repeal of the ES District, the Planning Commission recommends making this use a Permitted Use in the GC and, at the same time, revising the development standards of Section 36-735 to include reasonable standards for the use. |
| C | Personal service offices, such as accountant, attorney, and real estate offices, provided such use shall not exceed 4,000 square feet of floor area in any building. | P | | |

Analysis of GC and ES District Land Use Regulations

| | | | | |
|---|---|---|--|---|
| C | Restaurants serving alcoholic beverages, provided that the gross receipts thereof derived from the sale of food and other goods and services exceed 50 percent of the total gross receipts. | C | | Bobber Down is located in the ES district, which means that it is technically a legal nonconforming use and its opportunities for expansion and reconstruction are very limited. Therefore, if the ES district is repealed and ES parcels are rezoned to GC, Bobber Down will be a conforming use. Additionally, the Planning Commission recommends making this use a Permitted Use in the GC district to encourage more restaurant uses in the township. |
| C | Retail services, including department stores, furniture stores, appliance stores, and super markets. | P | | |
| C | Retail services, including drug store, hardware, and gift shop, and dry goods and notions store. | P | | |
| C | Sexually oriented businesses, as defined within section 36-721 and subject to the requirements of sections 36-721 and 36-710. | C | | |
| C | Showroom and sales of new automobiles, farm machinery, and other vehicle and equipment, and the display and sale of used cars, farm machinery, and other vehicles and equipment when in conjunction with a showroom and sales of new units thereof; and repair of same when in conjunction with a showroom and sales of new units thereof. Display of any vehicles shall not be within street right-of-way, in any required side or rear yard, or in any required transition strip. | P | | |
| C | Temporary outdoor sales, subject to the requirements of section 36-734. | C | | |

Analysis of GC and HC District Land Use Regulations

Legend

A. Standards are the same for HC and GC, so no changes are required if the HC district is repealed and HC parcels are rezoned to GC. However, in some areas there are minor changes recommended by the Planning Commission.

B. Uses currently allowed in HC that would be prohibited if the HC district is repealed and HC parcels are rezoned to GC

C. Uses currently prohibited in HC that would be allowed if the HC district is repealed and HC parcels are rezoned to GC

P=Permitted Use
C=Conditional Use

| Legend Item | Land Use | GC District | HC District | Comments |
|-------------|--|-------------|-------------|---|
| A | A sign, only in accordance with the regulations specified in article XXVI of this chapter. | P | P | |
| A | An accessory use, building or structure. | P | P | |
| A | Essential services, as provided in section 36-65. | P | P | |
| A | Commercial recreation facilities including indoor theaters, bowling alleys, skating rinks, racket clubs. | C | | Similar language. The Planning Commission recommends consolidating the list to include all of these uses. |
| A | Bowling alleys, miniature golf courses, commercial swimming pools, skating rinks. | C | | |
| A | Places of amusement, entertainment or recreation such as a dancehall, bowling alley, miniature golf, commercial swimming pool. | | C | |
| A | One dwelling unit within the principal building or structure for security purposes only. | C | C | |
| A | Mini-warehousing, subject to the requirements of section 36-736. | C | C | |
| A | Outdoor seating and/or service when associated with a restaurant subject to the requirements of Section 36-735. | C | C | |
| A | Commercial communications apparatus, if located on existing commercial communications or electrical towers, or other existing appropriate structure, and subject to the provisions of section 36-720, in addition to the requirements of article XXVII (conditional uses) of this chapter. | C | C | |
| A | Drive-through facilities for a use permitted in the GC district, subject to the requirements of section 36-737. | C | | Similar language. |
| A | Drive-throughs, including restaurants, banks, laundries, subject to the requirements of section 36-737. | | C | |
| A | A church, synagogue, cathedral, mosque, temple or other building used for public worship. | C | C | |
| A | A cemetery. | C | C | |
| B | Automotive service station, including minor repair services, subject to the requirements of section 36-712. | C | P | The Planning Commission recommends keeping Minor Automotive Repair Services as Conditional Uses in GC, with the exception than Minor Automotive Repair Services would be a Permitted Use in a GC zone within a one-half mile radius from a freeway interchange measured from the point at which the 2 roads intersect. This would keep them as Permitted Uses in all existing HC-zoned areas. |
| B | Hotel, tourist home and boarding and rooming house. | C | P | "Motel, hotel, restaurants" are permitted in HC. The Planning Commission recommends keeping them as Conditional Uses in GC, with the exception than they would be a Permitted Use in a GC zone within a one-half mile radius from a freeway interchange measured from the point at which the 2 roads intersect. |
| B | Restaurants serving alcoholic beverages, provided that the gross receipts thereof derived from the sale of food and other goods and services exceed 50 percent of the total gross receipts. | C | P | The Planning Commission recommends making this use a Permitted Use in the GC district to encourage more restaurant uses in the township. |
| B | Drive-in theater. | | C | The Planning Commission recommends making "Drive-in theaters" conditional land uses in the GC. |
| C | Agricultural services, including machinery sales and repair establishments, and farm supply stores. | P | | |
| C | Animal hospital or clinic. | C | | |
| C | Bars or establishments principally used for the sale of beer, wine or intoxicating liquor for consumption on the premises, subject to the requirements of section 36-710. | C | | |
| C | Boat sales and marinas. | C | | |
| C | Business and professional offices, such as legal, engineering, accounting, financial and insurance. | P | | |

Analysis of GC and HC District Land Use Regulations

| | | | | |
|---|---|---|---|---|
| C | Child care facilities. | C | | |
| C | Clothing and apparel services, including laundry pickup, automatic laundry, dressmaking, millinery, tailor shop and shoe repair shop. | P | | |
| C | Contractor wholesale supply when in conjunction with general retail sales of items including electrical, plumbing, lumber, and/or garden supplies. | C | | The Planning Commission recommends allowing "Indoor contractor wholesale supply..." as a Permitted Use in the GC, with "Open air display..." remaining as a Conditional Use in the GC. |
| C | Controlled uses as defined in section 36-710. | C | | |
| C | Equipment services, including repair; radio and television, electrical appliance shop, plumber, electrician and other similar services and trades. | P | | |
| C | Food services including grocery, meat market, bakery, restaurant, delicatessen and fruit market, and similar self-serve units but not including any business of a drive-in type. | P | | |
| C | Funeral establishments, mortuary. | C | | While this use is not impacted by the repeal of the HC District, the Planning Commission recommend making this use a Permitted Use in the GC because of the low impact of the use. |
| C | Lots for the sale of used cars, used farm machinery, and other used vehicles and equipment, when not sold in conjunction with sales of new cars, machinery, vehicles, or equipment. Display of any vehicles shall not be within street right-of-way, in any required side or rear yard, or in any required transition strip. | C | | |
| C | Minor repair of vehicles, provided all work, materials, equipment, and waste products shall be contained within a completely enclosed building, subject to the requirements of section 36-712. | C | | The Planning Commission recommends keeping Minor Automotive Repair Services as Conditional Uses in GC, with the exception than Minor Automotive Repair Services would be a Permitted Use in a GC zone within a one-half mile radius from a freeway interchange measured from the point at which the 2 roads intersect. This would keep them as Permitted Uses in all existing HC-zoned areas. |
| C | Open air display area for the sale of manufactured products, such as or similar to garden furniture, earthenware, hardware items and nursery stock, or the rental of manufactured products or equipment, small tools, pneumatic-tired two-wheeled and four-wheeled utility trailers, pneumatic-tired cement mixers, wheelbarrows, rollers and similar products or equipment. Displays must be located behind all setback lines. | C | | |
| C | Personal service offices, such as accountant, attorney, and real estate offices, provided such use shall not exceed 4,000 square feet of floor area in any building. | P | | |
| C | Personal services, including barber shop and beauty salon, medical and dental clinics, music studios, banks and saving and loan associations and other similar uses. | P | | |
| C | Printing, lithographic, blueprinting and similar uses. | P | | |
| C | Retail services, including department stores, furniture stores, appliance stores, and super markets. | P | C | "Retail, sporting goods sales, souvenir and gift shop, public information booth." are conditional uses in HC. The Planning Commission recommends keeping them as permitted uses in the GC. |
| C | Retail services, including drug store, hardware, and gift shop, and dry goods and notions store. | P | | |
| C | Sexually oriented businesses, as defined within section 36-721 and subject to the requirements of sections 36-721 and 36-710. | C | | |
| C | Showroom and sales of new automobiles, farm machinery, and other vehicle and equipment, and the display and sale of used cars, farm machinery, and other vehicles and equipment when in conjunction with a showroom and sales of new units thereof; and repair of same when in conjunction with a showroom and sales of new units thereof. Display of any vehicles shall not be within street right-of-way, in any required side or rear yard, or in any required transition strip. | P | | |
| C | Temporary outdoor sales, subject to the requirements of section 36-734. | C | | |

(ATTACHMENT 4)

January 26, 2017

Township Board of Trustees and Planning Commission
Northfield Township
8350 Main Street
Whitmore Lake, MI 48189

Subject: Zoning Administrator Quarterly Report 10/1/16 – 12/31/16

Dear Trustees and Commissioners:

Section 36-971(6) of the Zoning Ordinance requires the Zoning Administrator to submit to the Township Board and Planning Commission, a quarterly report in which a summary of the activities of the office is presented. I started Zoning Administrator duties in early summer of 2016 and have established a smooth system of working with staff to handle the activities of this position.

Following is a concise summary of the activities of note in the last quarter of 2016 (October 1 through December 31). Henceforth a quarterly report will be presented, as required by the Ordinance.

Zoning Compliance applications:

1. Approved two (2) new dwellings and additions to two (2) other existing dwellings.
 2. Approved six (6) new accessory structures such as garages and pole barns.
 3. Approved six (6) new fence proposals.
 4. Approved two (2) decks and one (1) swimming pool.
 5. Approved one (1) outdoor wood furnace.
 6. Approved zoning portion of construction of a new private road extension from Jomar Drive (Planning Commission review and approval is required).
- *Some other requests are pending submission of required and/or adequate information/documentation from applicants.*

Commercial Uses:

1. **9615 N. Main Street** – Approved massage therapy use and retail sales of essential oils in existing building.
2. **6684 Whitmore Lake** – Approved expansion of a climate control storage facility with construction of 4 new storage buildings and outdoor storage. Use subject to site plan approval from the Planning Commission and Conditional Use approval from the Township Board of Trustees.
3. **1222 E. North Territorial Road** – Directed WCRC to apply for rezoning of subject parcel to accommodate new road maintenance facility.
4. **1575 E. North territorial Road** – Approved a dog training facility expansion on site, subject to site plan approval from the Planning Commission and Conditional Use approval from the Township Board of Trustees.

5. **6410 Whitmore Lake** – GM & Sons – Approved proposed landscape nursery use approval subject to site plan approval from Planning Commission and Conditional Use approval from Township Board of Trustees. DENIED proposed cement contractor business as not meeting definition of contractor's wholesale supply use.

Zoning Board of Appeals Cases:

1. **2225 Five Mile Road** – Approval of a side yard setback variance. This was an 'after-the-fact' request where applicant constructed an addition without any permits at a non-complaint setback.

Meetings:

1. Met with representatives of the Ann Arbor Dog Training Club to understand the details of the use proposed and determine if it complies with G1 district regulations.
2. Met with representative of 6684 Whitmore Lake regarding expansion of the self-storage facility and requirements that may apply under the WLNT (Whitmore Lake-North territorial Overlay) District.
3. Met with representatives of GM & Sons to discuss the uses proposed at 6410 and make a determination if the uses proposed are allowed in the district and lay out options for appealing any administrative decision.

Other Issues:

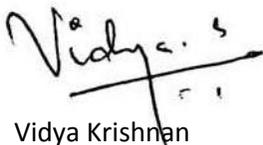
1. Prospective applicant interested in outdoor storage use. We are working to determine requirements that must be met.
2. Provided input on homeowner seeking to install a free book kiosk along the public right-of-way (a.k.a., Little Free Library).
3. Addressed queries regarding temporary uses and their duration, including uses such as construction stockpile for roadway projects.
4. Addressed questions regarding wood chipping, cement storage, and similar businesses.
5. Provided clarification regarding non-conforming single family dwellings and the rights with regard to rebuilding and expanding.

Administrative:

1. Revised Zoning Board of Appeals application to conform to new ZBA standards for review of variances that was adopted by the Township.

As the Zoning Administrator, I strive to be prompt and attentive to the needs of the applicants while ensuring that they understand the process and also comply with the rules and regulations set forth in the Zoning Ordinance.

Respectfully submitted,
McKenna Associates



Vidya Krishnan
Senior Planner

(ATTACHMENT 5)

2015 NORTHFIELD TOWNSHIP PLANNING EVALUATION -- DRAFT 6

Please take a few minutes to share your preferences and thoughts to support the Township's planning efforts. All answers will remain confidential, and your identity will not be shared with the Township. Thank you!

1. Please rate the following aspects of quality of life in Northfield Township:

| | <i>Poor</i> | <i>Fair</i> | <i>Good</i> | <i>Excellent</i> | <i>Don't Know</i> |
|--|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Northfield Township as a place to live | <input type="radio"/> |
| Your neighborhood as a place to live | <input type="radio"/> |
| Northfield Township as a place to raise children | <input type="radio"/> |
| Northfield Township as a place to work | <input type="radio"/> |
| Northfield Township as a place to visit | <input type="radio"/> |
| Northfield Township as a place to retire | <input type="radio"/> |
| Cleanliness of downtown Whitmore Lake | <input type="radio"/> |
| Physical attractiveness of the Township | <input type="radio"/> |
| Quality of the overall natural environment | <input type="radio"/> |
| Overall image of the Township | <input type="radio"/> |
| Overall reputation of the Township | <input type="radio"/> |
| Overall quality of life | <input type="radio"/> |

2. Please rate the following aspects of housing and neighborhoods in Northfield Township:

| | <i>Poor</i> | <i>Fair</i> | <i>Good</i> | <i>Excellent</i> | <i>Don't Know</i> |
|--|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Availability of quality housing choices | <input type="radio"/> |
| Availability of affordable housing choices | <input type="radio"/> |

3. Please rate the following aspects of the economy in Northfield Township:

| | <i>Poor</i> | <i>Fair</i> | <i>Good</i> | <i>Excellent</i> | <i>Don't Know</i> |
|--|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Economic development effectiveness | <input type="radio"/> |
| Employment opportunities for people like you | <input type="radio"/> |
| Shopping opportunities in the Township | <input type="radio"/> |
| Overall quality of business and service establishments in the Township | <input type="radio"/> |
| Vibrancy of the downtown/commercial area | <input type="radio"/> |
| Overall economic health of the Township | <input type="radio"/> |

4. Please rate the following aspects of safety services in Northfield Township:

| | <i>Poor</i> | <i>Fair</i> | <i>Good</i> | <i>Excellent</i> | <i>Don't Know</i> |
|--|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Police services | <input type="radio"/> |
| Fire services | <input type="radio"/> |
| Ambulance or emergency medical services | <input type="radio"/> |
| Code enforcement (weeds, blight, etc.) | <input type="radio"/> |
| Your feeling of safety in your neighborhood during the day | <input type="radio"/> |
| Your feeling of safety in the Township's downtown/commercial area during the day | <input type="radio"/> |

5. Please rate the following aspects of transportation and infrastructure in Northfield Township:

| | <i>Poor</i> | <i>Fair</i> | <i>Good</i> | <i>Excellent</i> | <i>Don't Know</i> |
|--|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Sewer services | <input type="radio"/> |
| Traffic flow on major streets | <input type="radio"/> |
| Ease of public parking in downtown Whitmore Lake | <input type="radio"/> |
| Availability of bike paths and walking trails | <input type="radio"/> |

6. Please rate the following aspects of public places, parks and recreation in Northfield Township:

| | <i>Poor</i> | <i>Fair</i> | <i>Good</i> | <i>Excellent</i> | <i>Don't Know</i> |
|---|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Recreational variety | <input type="radio"/> |
| Recreational quality | <input type="radio"/> |
| Access to Whitmore Lake | <input type="radio"/> |
| Public library services | <input type="radio"/> |
| Availability of public places where people want to spend time | <input type="radio"/> |

7. Please rate the following aspects of telecommunication services in Northfield Township:

| | <i>Poor</i> | <i>Fair</i> | <i>Good</i> | <i>Excellent</i> | <i>Don't Know</i> |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Cable television availability | <input type="radio"/> |
| Internet availability | <input type="radio"/> |
| Cell phone reception | <input type="radio"/> |

8. Please rate Northfield Township's government on the following:

| | <i>Poor</i> | <i>Fair</i> | <i>Good</i> | <i>Excellent</i> | <i>Don't Know</i> |
|--|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| The amount and quality of services for the taxes paid | <input type="radio"/> |
| Being well managed | <input type="radio"/> |
| Having well trained employees | <input type="radio"/> |
| Encouraging citizen ideas and involvement | <input type="radio"/> |
| Spending dollars wisely | <input type="radio"/> |
| Having elected leaders who are trustworthy | <input type="radio"/> |
| Generally acting in the best interest of the community | <input type="radio"/> |
| Communicating effectively with the community | <input type="radio"/> |
| Overall customer service by Township employees (police, receptionists, planners, etc.) | <input type="radio"/> |

9. Please indicate how likely or unlikely you are to do each of the following:

| | <i>Very Unlikely</i> | <i>Somewhat Unlikely</i> | <i>Somewhat Likely</i> | <i>Very Likely</i> | <i>Don't Know</i> |
|---|-----------------------|--------------------------|------------------------|-----------------------|-----------------------|
| Recommend living in Northfield Township to someone who asks | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Recommend your public school district to a friend or family | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Encourage someone to start a business here | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Support current Township elected officials | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Remain in Northfield Township for the next five years | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

10. In the last 12 months, about how many times, if at all, have you or other household members done each of the following in Northfield Township?

| | <i>Weekly</i> | <i>2-4 times a month</i> | <i>Once a month or less</i> | <i>Not at all</i> |
|---|-----------------------|--------------------------|-----------------------------|-----------------------|
| Used the Northfield Township Community Center or their services | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Attended a school sponsored community recreation program | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Visited a park in the Township | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Purchased goods or services from a downtown Whitmore Lake business | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Purchased goods or services from a business in the US 23-North Territorial area | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Used Northfield Township public library or their services | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Attended a Township-sponsored event | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Volunteered time to a non-profit group/activity in the Township | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

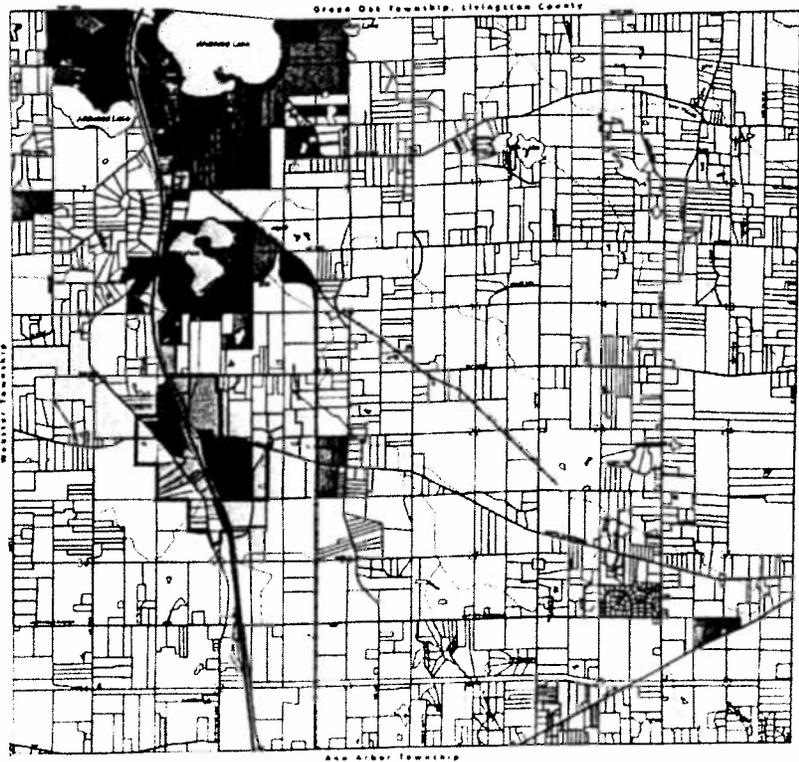
11. Please indicate how much of a source you consider each of the following to be for you to obtain information about Northfield Township government and its activities, events and services:

| | <i>Not a source for me</i> | <i>A minor source</i> | <i>A major source for me</i> |
|---|----------------------------|--------------------------|------------------------------|
| Township e-mail notifications | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Township website (www.twp-northfield.org) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Township communications via Facebook | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Board of Trustee meetings and other public meetings | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Conversations with a Board of Trustee member or other township official | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Nixle notifications | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Local government CTN programming (online or via cable) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Local media outlets (newspapers, radio, local TV stations) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Community Center monthly newsletter | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Community Center Facebook page | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Planning

12. Please rate your level of support for each of the following in the next 5 years. (Mark all that apply.)

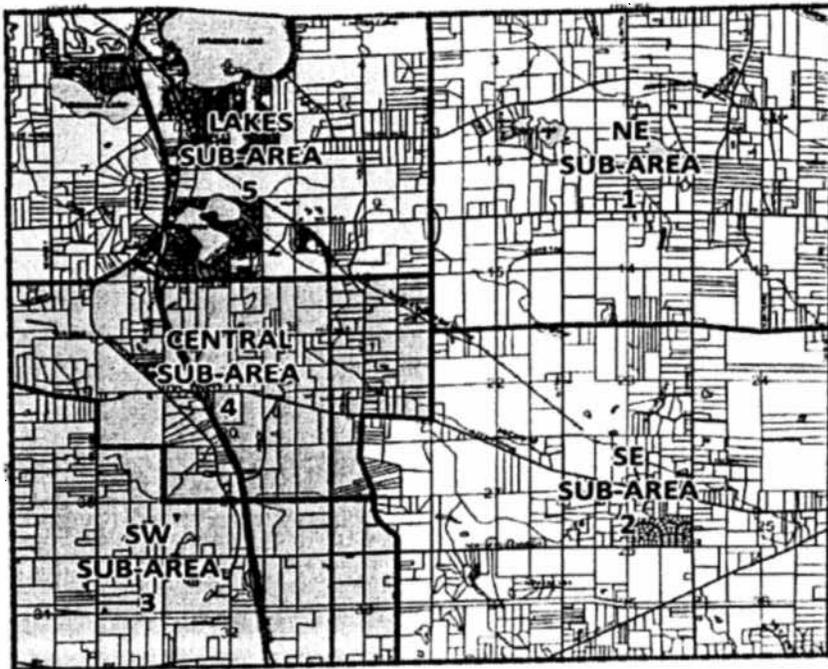
| | Not Important | Only if Cost Neutral | Allocate Existing Funds to Accomplish | Request a Small Millage to Accomplish | Don't Know |
|--|--------------------------|--------------------------|---------------------------------------|---------------------------------------|--------------------------|
| Establishing a public beach on Whitmore Lake | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Developing/improving public parks | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Developing/improving bike and walking trails | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Establishing a community garden | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Implementing programs for natural area preservation | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Implementing programs for farmland preservation | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Improving the quality of the overall natural environment in the Township | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Preserving the rural character of the Township | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Improving the economic health in the Township | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Improving the shopping convenience for everyday items | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Revitalizing downtown Whitmore Lake | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Establishing more public parking in downtown Whitmore Lake | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Allowing more housing developments in and adjacent to the sewer service area and major roads | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Allowing more housing developments in the agricultural areas | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



13. The map above shows the zoning map for Northfield Township. The white areas are zoned Agricultural. In those areas, 1 house per 5 acres is permitted.

The Township is considering additional residential development in the Agricultural area. Please review the following statements and rate your level of agreement with each:

| | <i>Strongly Disagree</i> | <i>Disagree</i> | <i>Agree</i> | <i>Strongly Agree</i> | <i>Don't Know</i> |
|--|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| The current 1 house per 5 acres should be changed to allow 1 house per 2 acres | <input type="checkbox"/> |
| The current 1 house per 5 acres should be changed to allow 1 house per 1 acre | <input type="checkbox"/> |
| The current 1 house per 5 acres should be changed to allow 1 house per 1/4 acre | <input type="checkbox"/> |
| If sensitive areas are preserved, I would support additional residential housing | <input type="checkbox"/> |



14. If you agree that some natural areas and farmland should be set aside for permanent preservation by the township, which areas would you like to see preserved? Use the map above to select the areas that should be prioritized the most for preservation. If you do not agree in permanent preservation, please skip to question 15.

- | | | |
|--|---|---|
| <input type="checkbox"/> NE Sub-Area 1 | <input type="checkbox"/> SW Sub-Area 3 | <input type="checkbox"/> Lakes Sub-Area 5 |
| <input type="checkbox"/> SE Sub-Area 2 | <input type="checkbox"/> Central Sub-Area 4 | <input type="checkbox"/> Don't know |

15. Using the map above, in which area do you reside?

- | | | |
|--|---|---|
| <input type="checkbox"/> NE Sub-Area 1 | <input type="checkbox"/> SW Sub-Area 3 | <input type="checkbox"/> Lakes Sub-Area 5 |
| <input type="checkbox"/> SE Sub-Area 2 | <input type="checkbox"/> Central Sub-Area 4 | <input type="checkbox"/> Don't know |

16. Please briefly share any other thoughts you would like the Township to consider in their planning efforts? (Please print clearly.)

17. How long have you been living in this community?

- | | | | | |
|--|------------------------------------|-------------------------------------|--------------------------------------|---|
| <input type="checkbox"/> Less than 2 years | <input type="checkbox"/> 2-5 years | <input type="checkbox"/> 6-10 years | <input type="checkbox"/> 11-20 years | <input type="checkbox"/> More than 20 years |
|--|------------------------------------|-------------------------------------|--------------------------------------|---|

18. Do you own or rent/lease your residence?

- | | |
|------------------------------|-------------------------------------|
| <input type="checkbox"/> Own | <input type="checkbox"/> Rent/Lease |
|------------------------------|-------------------------------------|

19. Which best describes the building you live in?

- One-family house detached from any other houses
- Building with two or more homes (duplex, town home, apartment, or condominium)
- Manufactured home
- Other

20. Is your place of employment located in Northfield Township?

- Yes
- No, a different community
- I am not currently employed
- I am retired

21. What is your age group?

- 18 to 24
- 25 to 34
- 35 to 44
- 45 to 54
- 55 to 64
- 65 or over

22. Mark the boxes that describe the people living in your house (other than yourself and/or a spouse). Check all that apply.

- Child(ren) age 12 or under
- Child(ren) over age 13-17
- Child(ren) over age 17
- None of these

23. In which public school district do you reside?

- Ann Arbor
- South Lyon
- Don't know
- Dexter
- Whitmore Lake

24. Now, think about your school district and rate it on the following attributes:

| | Poor | Fair | Good | Excellent | Don't Know |
|---|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Meeting the needs of the community | <input type="radio"/> |
| Preparation of students for solid careers | <input type="radio"/> |
| Preparation of students for college | <input type="radio"/> |
| Communication with the public | <input type="radio"/> |
| Being well managed | <input type="radio"/> |
| Is getting better compared to last year | <input type="radio"/> |

25. Please briefly share any specific improvements you would like your school district to consider in their planning efforts? (Please print clearly.)

26. If you plan to move out of your current school district in the next 5 years, what are your reasons for doing so?

Please return this assessment in the postage-paid envelope provided.

NORTHFIELD TOWNSHIP PLANNING COMMISSION Minutes of Regular Meeting January 18, 2017

1. CALL TO ORDER

The meeting was called to order by Larry Roman at 7:07 P.M. at 8350 Main Street.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

AND DETERMINATION OF QUORUM

Roll call:

| | |
|-----------------|-----------------------------|
| Janet Chick | Present (arrived 7:12 P.M.) |
| Brad Cousino | Present |
| Sam Iaquinto | Present |
| Cecilia Infante | Present |
| Larry Roman | Present |
| Amy Steffens | Present |
| John Zarzecki | Present |

Also present:

Assessing & Building Assistant Mary Bird
Planning Consultant Patrick Sloan, McKenna Associates
Recording Secretary Lisa Lemble
Members of the Community

Roman welcomed the three new Commissioners.

4. ADOPTION OF AGENDA

- **Motion:** Iaquinto moved, Cousino supported, that the agenda be adopted as amended.

Roman recommended changes to the agenda.
Iaquinto withdrew his motion.

- **Motion:** Roman moved, Cousino supported, to add Zoning Official Quarterly report as Item 11E.
Motion carried 6—0 on a voice vote.
- **Motion:** Roman moved, Cousino supported, to postpone items 10A and 11A from the agenda, pending resubmittal due to reviewing reports indicating they are not ready for consideration.
Motion carried 6—0 on a voice vote.
- **Motion:** Iaquinto moved, Zarzecki supported, that the agenda be adopted as amended.
Motion carried 6—0 on a voice vote.

[Chick arrived].

5. FIRST CALL TO THE PUBLIC

Scott Brown, 7024 Nollar Road, supported postponing the request from the Road Commission.

6. CLARIFICATIONS FROM THE COMMISSION

No comments.

7. CORRESPONDENCE

None.

8. PUBLIC HEARINGS

- 8A. **Case JPC170001; Applicant: Washtenaw County Road Commission; Location: 11222 E. North Territorial Road, Parcel 02-21-300-004; Request for Conditional Use/Site Plan for a road maintenance facility including outdoor storage and vehicle repair; Zoned LI—Limited Industrial**

Postponed.

9. REPORTS

7A. Board of Trustees

Chick reported that January 10th the Board:

- made appointments to several boards and commissions,
- sent back to the Commission proposed changes to Ordinance 16-53 and related rezonings for further consideration, and
- approved a contract extension with Cobalt Research for the community survey.

7B. ZBA

Did not meet.

7C. Staff Report

Nothing to report.

7D. Planning Consultant

Sloan said he will be preparing information for Commissioners to review regarding Ordinance 16-53 which was sent back to the Commission from the Township Board.

10. UNFINISHED BUSINESS

- 10A. **Case JPC170001; Applicant: Washtenaw County Road Commission; Location: 11222 E. North Territorial Road, Parcel 02-21-300-004; Request for Conditional Use/Site Plan for a road maintenance facility including outdoor storage and vehicle repair; Zoned LI—Limited Industrial**

Postponed.

11. NEW BUSINESS

- 11A. **Case JPC170002; Applicant: Falls North Investment, LLC; Request for construction of a new private road; Zoned RTM.**

Postponed.

11B. Adoption of Parliamentary Practice.

- **Motion:** Iaquinto moved, Chick supported, to adopt Parliamentary practice for Planning Commission meetings per the adopted by-laws.
Motion carried 7—0 on a roll call vote.

11C. Adoption of 2017 Meeting Schedule

- ▶ **Motion:** Iaquinto moved, Zarzecki supported, to adopt the Northfield Township Planning Commission calendar as presented, from January 4, 2017, through December 20, 2017.
Motion carried 7—0 on a roll call vote.

11D. Election of Planning Commission Officers.

- ▶ **Motion:** Iaquinto moved, Chick supported, that Roman serve as Chair of the Planning Commission for 2017.

Roman called for other nominations. There were none.
Motion carried 7—0 on a voice vote.

- ▶ **Motion:** Roman moved, Iaquinto supported, that Chick serve as Vice-Chair of the Planning Commission for 2017.

Roman called for other nominations. There were none.
Motion carried 7—0 on a voice vote.

- ▶ **Motion:** Chick moved, Roman supported, that Zarzecki serve as Secretary of the Planning Commission for 2017.

Roman called for other nominations. There were none.
Motion carried 7—0 on a voice vote.

- ▶ **Motion:** Roman moved, Cousino supported, that Steffens serve as Zoning Board of Appeals Representative of the Planning Commission to the Zoning Board of Appeals for 2017.

Roman called for other nominations. There were none.
Motion carried 7—0 on a voice vote.

- ▶ **Motion:** Chick moved, Roman supported, that Iaquinto served as the Parks & Recreation Commission Representative for the Planning Commission for 2017.

Roman called for other nominations. There were none.
Motion carried 7—0 on a voice vote.

11e. Zoning Official Quarterly Report

Roman noted that per Section 36-971 of the Zoning Ordinance this report is required and he listed reasons this would be beneficial. Commissioners discussed what the scope of the report should be, elements that

could be included, etc. Sloan agreed this would be beneficial to keep Commissioners informed and said he will work with Mary Bird to prepare a proposed report format for the Commission to review based on the discussion at this meeting.

- ▶ **Motion:** Roman moved, Cousino supported, the Planning Commission receive a quarterly zoning administrator report as per Article 31, Section 36-971.
Motion carried 7—0 on a roll call vote.

12. MINUTES

December 7, 2016, Regular Meeting

Chockley made several minor corrections.

- ▶ **Motion:** Chick moved, Iaquinto supported, that the minutes of the December 7, 2016, Planning Commission meeting be approved as presented and to dispense with the reading. **Motion carried 6—1 on a voice vote, Steffens abstaining as she was not present at that meeting.**

12. POLICY REVIEW AND DISCUSSION

None.

13. SECOND CALL TO THE PUBLIC

No comments.

14. COMMENTS FROM THE COMMISSIONERS

Commissioners thanked former Commissioners Kenneth Dignan and Mark Stanalajczo for their service, welcomed new members, and agreed that applications should be ready to be considered before being placed on an agenda.

15. ANNOUNCEMENT OF NEXT MEETING

February 1, 2017, at 7:00 P.M. at the Public Safety Building was announced as the next regular Commission meeting time and location.

16. ADJOURNMENT

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

The meeting was adjourned at 7:45 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 _____, 2017.

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/>