

**NORTHFIELD TOWNSHIP
PLANNING COMMISSION
Minutes of Regular Meeting
April 4, 2018**

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

**3. ROLL CALL
AND DETERMINATION OF QUORUM**

Roll call:	
Janet Chick	Present
Brad Cousino	Present (arrived at 7:05 P.M.)
Eamonn Dwyer	Absent with notice
Sam Iaquinto	Present
Cecilia Infante	Present
Larry Roman	Present
John Zarzecki	Absent with notice

Also present:
Assessing & Building Assistant Mary Bird
Planning Consultant Paul Lippens, McKenna Associates
Recording Secretary Lisa Lemble
Members of the Community

4. ADOPTION OF AGENDA

- **Motion:** Roman moved, Iaquinto supported, that the agenda be adopted as presented.
Motion carried 4—0 on a voice vote.

5. FIRST CALL TO THE PUBLIC

No comments.

6. CLARIFICATIONS FROM THE COMMISSION

None.

7. CORRESPONDENCE

None.

[Cousino arrived].

8. PUBLIC HEARINGS

None.

9. REPORTS

9A. Board of Trustees

Chick reported that on March 27th the Board approved funding for the Master Plan review and repair of the Horseshoe Lake/Catholic Church drain.

9B. ZBA

Did not meet in March.

9C. Staff Report

Nothing to report.

9D. Planning Consultant

Sloan said the Board's authorization for work on the Master Plan means the North Village and Downtown plans can officially be incorporated into it.

9E. Parks and Recreation

Iaquinto announced the committee will be holding a cleanup on Saturday, April 1st, starting at 1:00 P.M. in the Bark Park and the Community Garden.

9F. Downtown Planning Group

Infante reported that there was not a quorum on March 26th, but the group discussed possible future uses for 75 Barker Road.

10. UNFINISHED BUSINESS

10A. Further Discussion on Temporary Specialty Stores.

Lippens briefly reviewed the changes he had made to the first draft based on the Commission's discussion on March 21st, including removing the 250 ft. buffer from residences or residential zoning. He noted he had included copies of the Hamburg Township and the City of Dexter regulations as had been suggested. He said it is desirable to get these revised regulations into place before summer to address fireworks sales.

- One of the ordinances requires a \$500 bond to insure site cleanup. In the absence of a such a bond, there was discussion of whether a statement such as "The site shall be returned to its previous condition" should be included, or whether cleanup would simply be the responsibility of the property owner.
- Fees are set by the Board, and the Board will be discussing all Township fees at a future meeting.

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- Thirty days is a sufficient period for most sales, but 45 days may be needed for Christmas tree sales in some years ~~and fireworks sales which typically start in June and run through the 4th of July.~~
- The intent is that the 30 day period includes all set up and clean up, and that consecutive 30 day sales periods will not be allowed.
- These sales are differentiated from sidewalk sales because they are not secondary to the operation of a principal store.

Lippens said he will have a revision ready for the next meeting.

11. NEW BUSINESS

None.

12. MINUTES

- ▶ **Motion:** Iaquinto moved, Roman supported, that the minutes of the March 21, 2018, regular meeting be approved as presented, and to dispense with the reading.
Motion carried 5—0 on a voice vote.

13. SECOND CALL TO THE PUBLIC

No comments.

14. COMMENTS FROM THE COMMISSIONERS

In answer to questions, Lippens said he has answered questions received from developers about the North Village Request for Proposals (RFP), and responses are due to the Township on May 16th. He noted the Township had advertised the RFP on the Urban Land Institute website to reach developers on a national level.

Chick reported that the Washtenaw County Road Commission has rejected a grant to remove trees along North Territorial and Mast Roads following public comments about the project and will be revising its public input protocol.

15. ANNOUNCEMENT OF NEXT MEETING

April 18, 2018, 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, Roman supported, that the meeting be adjourned.
Motion carried 5—0 on a voice vote.

The meeting was adjourned at 7:57 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 April 18, 2018.



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/>