

NORTHFIELD TOWNSHIP PLANNING COMMISSION

Minutes of Regular Meeting August 17, 2016

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

AND DETERMINATION OF QUORUM

Roll call:

Janet Chick	Present
Marlene Chockley	Present
Brad Cousino	Absent with notice
Kenneth Dignan	Present
Sam Iaquinto	Present (arrived at 7:35 P.M.)
Larry Roman	Present
Mark Stanalajczo	Absent with notice

Also present:

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

4. ADOPTION OF AGENDA

Dignan added a discussion of goals and objectives as item 10D.

- ▶ **Motion #1:** Chockley moved, Chick supported, that the agenda be adopted as amended.
Motion carried 4—0 on a voice vote.
- ▶ **Motion #2:** Roman moved, Chick supported, that Item 10A be removed due to lack of documentation.

The Commission discussed whether more written information about this should be provided before it is considered. It was agreed to proceed because the applicants were asked to appear at this meeting, and to allow discussion of whether there should be zoning enforcement or consideration of recommending revoking of the conditional use permit (CUP).

Roman withdrew Motion #2.
Motion #1 carried 4—0 on a voice vote.

5. FIRST CALL TO THE PUBLIC

David Gordon, 5558 Hellner Road, suggested that the Commission work on a farmland and natural features preservation plan. Craig Warburton, 450 W. Joy Road, questioned the idea of designating parking at 75 Barker Road for a specific business.

6. CLARIFICATIONS FROM THE COMMISSION

Board members noted natural features preservation is included in Commission goals, which would be discussed later in the meeting.

7. CORRESPONDENCE

None.

8. PUBLIC HEARINGS

None.

9. REPORTS

79A. Board of Trustees

Chick reviewed actions taken at the August 9th the Board meeting including approval of a Van Curler property ribbon cutting and a homecoming parade permit.

79B. ZBA

Chockley reported that on August 15th the ZBA approved a width:depth ratio variance for a lot split and confirmed that a survey must be submitted for variance requests.

79C. Staff Report

Nothing to report.

79D. Planning Consultant

Nothing to report.

10. UNFINISHED BUSINESS

10A. Gyoa Leasing, Inc.; 1451 N. Territorial Phase II Site Plan Summary to Conditional Use Approval

Todd Pascoe, engineer with Atwell Hicks, and Ryan Steele of Gyoa Leasing, provided an update on renovations made to buildings on the site, and said they are evaluating whether to remove a building that they believe was built with too low a foundation, what to do about sewer on the site, and possibly reactivating a railroad spur. In answer to questions, Pascoe and

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Steele described the type of materials they might bring in (landscaping materials) for a retail business they plan to start in 2017.

[Iaquinto arrived during this discussion].

Commissioners, Sloan, and Fink discussed how a site plan for a long range plan should be handled. Sloan and Fink said (a) a plan should be approved first, with changes approved administratively or by the Commission as needed, and (b) the Commission should review the uses planned for the site.

There was discussion about whether a certificate of occupancy had been issued, what progress had been made on the site, and whether enforcement action should be taken. Fink reported that Zoning Administrator Kurt Weiland's opinion is that the zoning and use did not change with this new operation so he has allowed them to continue to operate, although the CUP application listed new uses that have not yet been added.

There was discussion about whether the Gyoa must produce a final site plan at this point.

- **Motion:** Roman moved, Iaquinto supported, that the applicant or leaseholder meet with the planning consultant and staff and to determine appropriate steps and time frame to move forward.
- **Amendment to Motion:** Roman moved, Iaquinto supported, that the meeting be held within 30 days. **Motion carried 5—0 on a voice vote.**

Amended motion carried 5—0 on a voice vote.

10B. Considerations and Recommendation for Uses and Development Standards in the ES District and Storage of Materials. Proposed Amendments to Section 36-701 (Storage of Materials) and Section 36-562 ES-Enterprise Service District

Sloan read his memo of August 11th which recommends allowing outdoor storage in the ES district with screening using evergreens and/or solid fencing. Roman suggested eliminating the ES district because it covers only a small area and all of the General Commercial (GC) uses would be appropriate in that area with improved screening. Sloan reviewed the changes to GC that would be necessary to incorporate ES uses into the GC district if desired.

Commissioners discussed concerns about screening enforcement, how to accommodate existing uses in the ES district under GC zoning, and whether GC zoning would attract more businesses to the ES-zoned area.

It was agreed to move forward with eliminating the ES district and incorporating ES uses into the GC district while creating effective screening provisions. Sloan said he will prepare an analysis and bring it to the Commission.

10C. Considerations and Recommendation for Uses and Development Standards in LI-Limited Industrial and GI-General Industrial Districts. Proposed Amendments for Kennels.

Sloan read his memo of August 11th recommending allowing dog kennels as conditional uses in LI zoning and as permitted uses in GI zoning. Sloan said the Ann Arbor Dog Training Club has made general inquiries about making changes to their site—which is zoned GI, so is currently a non-conforming use—and that raised the zoning issue, but it did not drive this recommendation and he has no idea whether any proposal the club would make would meet the standards of the GI district.

- **Motion:** Iaquinto moved, Chockley supported, that a public hearing be scheduled at the next appropriate time frame to address changing the zoning ordinance to make dog kennels conditional uses in the in Limited Industrial district (Section 36-510) and in the ~~in~~ General Industrial district (Section 36-532).

Commissioners expressed concerns about kennels which have outdoor runs or cages being allowed by right due to noise issues. Iaquinto clarified that his motion was to consider making kennels conditional uses in both industrial districts.

Motion carried 5—0 on a voice vote.

Fink referred to the formal application process devised by the Commission recently for members of the public or property owners to request zoning ordinance text amendments (such as the one being considered here), and he asked if that should be followed at this point for the Ann Arbor Dog Training Club. It was agreed that in this case, since the Township had brought forth a text amendment proposal already, it would not be appropriate for the Township to require that application from the club.

10D. 2016 Planning Commission Goals & Objectives

Dignan suggested creating an *ad hoc* committee to do some of the initial work and bring recommendations to the Commission to address its goals and objectives. Sloan said he can bring a proposal about this to the Commission at the next meeting. Dignan invited input from the community.

11. NEW BUSINESS

None.

12. MINUTES

- **Motion:** Dignan moved, Iaquinto supported, that the minutes of the August 3, 2016, 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

David Gordon thanked the Commission for taking steps regarding farmland preservation.

14. COMMENTS FROM THE COMMISSIONERS

Commissioners made a few general comments.

15. ANNOUNCEMENT OF NEXT MEETING

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

16. ADJOURNMENT

- **Motion:** Roman moved, Iaquinto supported, that the meeting be adjourned.
Motion carried 5—0 on a voice vote.

The meeting was adjourned at 9:16 P.M.

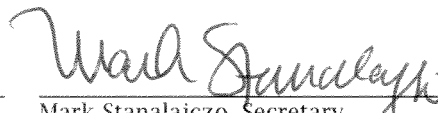
Prepared by Lisa Lemble.

Corrections to the originally issued minutes are indicated as follows:

Wording removed is ~~stricken through~~;

Wording added is underlined.

Adopted on September 7 2016.


Kenneth Dignan, Chair
Mark Stanalajczo, Secretary

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