

**NORTHFIELD TOWNSHIP
PLANNING COMMISSION
Minutes of Regular Meeting
December 16, 2015**

1. CALL TO ORDER

The meeting was called to order by Chair Marlene Chockley at 7:04 P.M. at 8350 Main Street.

2. PLEDGE OF ALLEGIANCE

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

Roll call:

Janet Chick	Present
Marlene Chockley	Present
Brad Cousino	Present
Kenneth Dignan	Present
Sam Iaquinto	Present
Larry Roman	Present
Mark Stanalajczo	Present

Also present:

Township Manager Howard Fink
Mary Bird, Assessing & Building Assistant
Planning Consultant Leah DuMouchel,
Beckett & Raeder
Township Engineer Jacob Rushlow, OHM
Recording Secretary Lisa Lemble
Members of the Community

4. APPROVAL OF AGENDA

Chockley suggested that New Business be handled before Unfinished Business.

- ▶ **Motion:** Dignan moved, Iaquinto supported, that the agenda be adopted as amended.
Motion carried 7—0 on a voice vote.

5. FIRST CALL TO THE PUBLIC

David Gordon, 5558 Hellner Road, said he was glad to see a park project on the agenda.

6. CORRESPONDENCE

Chockley referred to letters regarding the Nowatzke request, the park proposal, and the proposed by-laws.

7. REPORTS

7A. Board of Trustees

Chick reported that most of the December 9th meeting concerned the Whitmore Lake sewer special assessment district.

7B. ZBA

Did not meet.

7C. Staff Report

Nothing to report.

7D. Planning Consultant

Nothing to report.

8. PUBLIC HEARINGS

- 8A. Case #JPC150006; Washtenaw County Parks and Recreation; Request for rezoning from Local Commercial and Agriculture to Recreation Conservation (Section 36-125). Parcels 02-04-100-002, 02-04-300-001, 02-04-400-003, and 02-09-200-001.**

- ▶ **Motion:** Iaquinto moved, Dignan supported, that the public hearing be opened.
Motion carried 7—0 on a roll call vote.

Tom Freeman, Washtenaw County Parks & Recreation, explained that 235 acres of contiguous land had been purchased two years ago through the natural area preservation program to establish a nature preserve. He said land purchased through this program is intended to be used as passive preserves rather than active recreation parks.

James Bagley, 1565 Seven Mile, asked how the rezoning and construction of the parking area would affect his adjacent property. John Flanigan, 9127 Spencer Road, asked for clarification of the area being rezoned. Shaun Greene, 9382 Spencer Road, asked what would happen without rezoning. Peter Sanderson, County park planner, said the current zoning would require a paved parking lot rather than the gravel lot they are proposing.

- ▶ **Motion:** Iaquinto moved, Dignan supported, that the public hearing be closed.
Motion carried 7—0 on a roll call vote.

- 8B. Case #JPC150006; Washtenaw County Parks and Recreation; Site plan review to propose installation of a 4-car gravel parking lot with a paved apron, kiosk, entry sign, and bike racks (Section 36-864). Parcels 02-04-100-002, 02-04-300-001, 02-04-400-003, 02-09-200-001.**

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

Sanderson reviewed the proposed plan for paths and a parking area, noting that the driveway aprons would be paved at the request of the Road Commission, but the lot would be gravel. He said three new oaks would be planted to replace some small trees that would be

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removed. Freeman said the County will put up a fence along the property line if Bagley wants one.

Debbie Lambert, 9089 Spencer Road, expressed concern about security, lack of sufficient parking, liability, and limitation of her hunting rights. Freeman said the preserve would be open from 8:00 A.M. to dusk, the County contracts with the Sheriff's department for security, and County ordinance requires only passive use for properties purchased under the natural area preservation program. He said this could be a field study site for Whitmore Lake High School. Iaquinto said there have been no problems with the Northfield Woods, the Township's existing nature preserve.

In answer to questions from Karen Bagley, 1565 Seven Mile Road, Freeman said there will be no driveway gates or toilets.

David Perry, 9411 Earhart Road, spoke in favor of this proposal. In answer to questions from Debbie Lambert, Dignan said this proposal will provide more protection for the rural character of this property.

A member of the public expressed concern about his liability due to someone being hurt on his property. In answer to question from Paul Edwards, 1875 Old Orchard Lake, Freeman said they hope to open the property to the public in 2016 if the rezoning and site plan are approved. James Bagley, 1565 Seven Mile, expressed concern about people parking in his driveway.

- ▶ **Motion:** Dignan moved, Iaquinto supported, that the public hearing be closed.
Motion carried 7—0 on a roll call vote.

10. NEW BUSINESS

10A. Case #JPC150006; Washtenaw County Parks and Recreation; Request to rezoning from Local Commercial and Agriculture to Recreation Conservation (Section 36-125). Parcels 02-04-100-002, 02-04-300-001, 02-04-400-003, 02-09-200-001.

and

10B. Case #JPC150006; Washtenaw County Parks and Recreation; Site plan review to propose installation of a 4-car gravel parking lot with a paved apron, kiosk, entry sign, and bike racks (Section 36-864). Parcels 02-04-100-002, 02-04-300-001, 02-04-400-003, 02-09-200-001.

Township Planner DuMouchel reviewed her written report, noting the proposal is compatible with the Master Plan and recommended approval with conditions. Jacob Rushlow, Township Engineer, reviewed his report and also recommended approval. There was discussion about whether a waiver is required for an unpaved parking lot since parking is not required in RC zoning and about making sure the drainage problem in the area is not worsened.

- ▶ **Motion:** Iaquinto moved, Chick supported, that in Case #JPC150006, Washtenaw County Parks and Recreation, the rezoning of Parcels 02-04-100-002, 02-04-300-001, 02-04-400-003, and 02-09-200-001 from Local Commercial District and Agricultural District to Recreation Conservation District be recommended to the Northfield Township Board.
Motion carried 7—0 on a roll call vote.

- ▶ **Motion:** Iaquinto moved, Stanalajczo supported, that the site plan in Case #JPC150006 be approved for the purpose of the installation of a 4-car gravel parking lot with a paved apron, kiosk, entry sign, and bike racks per Section 36-864, subject to compliance with the conditions stated in DuMouchel's report:

- The applicant shall secure permits associated with wetlands disturbance from the MDEQ
- The applicant shall identify the size and species of trees to be removed
- Existing drainage patterns and alterations arising from improvements shall be submitted to Engineering
- First flush capture basin shall meet Washtenaw County Water Resources Commission standards
- The applicant shall increase the proposed drive to 20' to accommodate two-way traffic.
- The applicant shall provide construction detail of the proposed tire stops.
- The applicant shall secure permits associated with the driveway improvements from the Washtenaw County Road Commission.
- The applicant shall satisfy the concerns of the Township Engineering in his report dated December 8, 2015.

In answer to a question from Dignan, Freeman said the parking lot could be expanded in the future if necessary.

Motion carried 7—0 on a roll call vote.

- ▶ **Motion:** Dignan moved, Roman supported, that the meeting be adjourned for 5 minutes.
Motion carried 7—0 on a voice vote.

10C. Case #JPC150007; Nowatzke Truck and Trailer/Damrath Group, LLC; 6900 Whitmore Lake Road; Site plan amendment to retain existing chain link fence rather than build 8' cedar screening shown on the site plan approved 4-15-2015.

DuMouchel reviewed her report dated November 11th and recommended denial of the request.

J. D. Damrath, project engineer, said the screening does not provide a benefit given the commercial uses on both sides of the subject property, and said Nowatzke added landscaping that was requested, but not required, along US-23. Nowatzke said he was not aware the fence was included on the approved plan. Commissioners expressed concern about the likelihood that

- ▶ **Motion:** Chockley moved, Chick supported, that the request in Case #JPC150007 for site plan amendment be denied.
Motion carried 7—0 on a roll call vote.

Township as presented.
Motion carried 7—0 on a roll call vote.

9. UNFINISHED BUSINESS

9A. By-Laws: Final review of proposed language.

- ▶ **Motion:** Stanalajczo moved, Dignan supported, that the Planning Commission finalize the by-laws, send out the finalized version to all Planning Commissioners, and post in the Township's newspaper of record that the by-laws will be adopted as presented at the next meeting in January.

Chick recommended several minor changes that were agreed to by all Commissioners. She also recommended that changes to the Master Plan require a minimum of five affirmative votes.

- ▶ **Amended motion:** Stanalajczo moved, Dignan supported, that the Planning Commission by-laws as amended be sent in a final form as amended to all Planning Commissioners via email and then posted in a paper of record so that at the next meeting they can be considered for adoption.

DuMouchel strongly recommended that changes to the Master Plan require a minimum of five affirmative votes.

Motion carried 7—0 on a roll call vote.

9B. Webster Township Master Plan: Approval of proposed letter of response.

- ▶ **Motion:** Stanalajczo moved, Chick supported, that the letter be accepted and presented to Webster

Not available.

12. POLICY REVIEW AND DISCUSSION

None.

13. SECOND CALL TO THE PUBLIC

None.

14. COMMENTS FROM THE COMMISSIONERS

Commissioners made general comments and announcements about the Whitmore Lake School District.

15. ANNOUNCEMENT OF NEXT MEETING

January 6, 2016, at 7:00 P.M. at the Public Safety Building was announced as the next regular Commission meeting time and location.

Chockley noted the terms of Iaquinto and Roman are expiring, and anyone interested in serving should contact the Township.

16. ADJOURNMENT

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

The meeting was adjourned at 9:34 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 _____, 2015.

Marlene Chockley, Chair

Mark Stanalajczo, Secretary

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