

**NORTHFIELD TOWNSHIP
PLANNING COMMISSION
Minutes of Regular Meeting
June 19, 2019**

1. CALL TO ORDER

The meeting was called to order by Secretary Zarzecki at 7:02 P.M. at 8350 Main Street.

2. PLEDGE OF ALLEGIANCE

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

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

Also present:
Building/Planning/Zoning Coordinator Mary Bird
Planning Consultant Paul Lippens, McKenna Associates
Mark McNamara, Township Engineer
Recording Secretary Lisa Lemble
Members of the Community

4. ADOPTION OF AGENDA

- ▶ **Motion:** Iaquinto moved, Infante supported, that the agenda be adopted as presented.
Motion carried 5—0 on a voice vote.

5. FIRST CALL TO THE PUBLIC

Sue Shink, 600 W. Joy Road, noted she is the Washtenaw County District 2 County Commissioner, and indicated she intended to speak during the public hearing on the Master Plan.

[Cousino arrived].

Craig Warburton, 450 W. Joy Road, made comments about the proposed Master Plan.

6. CLARIFICATIONS FROM THE COMMISSION

Iaquinto said the Master Plan has been discussed at many public meetings and this is the second public hearing, so there have been ample opportunities for public input.

7. CORRESPONDENCE

Master Plan Comments. Planning consultant Paul Lippens noted that all letters and emails received concerning the Master Plan have been included in the packet, with the exception of an email received today from Domino Farms Corporation suggesting that the 250 acres they own in the southeast portion of the

Township be designated residential. Lippens noted the AR zoning in that area allows for cluster developments.

8. PUBLIC HEARINGS

8A. Northfield Township 2019 Master Plan.

- ▶ **Motion:** Iaquinto moved, Infante supported, that the public hearing be opened.
Motion carried 5—0 on a roll call vote.

Township planning consultant Paul Lippens noted North Village and Downtown plans have also been adopted as part of this process after many opportunities for public input. He said this plan is a significant improvement and it really addresses the concerns from residents about preserving the character of the Township.

Regarding concerns about development, he noted the Whitmore Lake corridor remains in the plans, as does the North Territorial Road industrial area, although the size of it has been reduced. He said the graphics in the current plan are also a great improvement from the previous document.

Zarzecki noted that due to new information received and the absence of two Commissioners the Planning Commission will not be making a recommendation to the Board about the Master Plan at this meeting.

Zarzecki called for comments from the public.

Sue Shink thanked the Commission for their work on this and said she would like to echo comments from Lenore Zelenock. She said quite a bit of the southeast of the Township drains into the Horseshoe Lake area, and development in that area may well have an effect on the residents of that lake. She asked that once the plan is adopted that it be diligently defended to create trust the community, and that development be required to be high quality.

- ▶ **Motion:** Iaquinto moved, Dwyer supported, that the public hearing be closed.
Motion carried 5—0 on a roll call vote.

9. REPORTS

9A. Board of Trustees

No report.

9B. ZBA

Cousino reported that two variances on the June 17th agenda were approved, and another request has been scheduled for the July meeting.

9C. Staff Report

Nothing to report.

9D. Planning Consultant

Lippens reported that he has met with the committee established to review the proposed North Village development and will be meeting again next week prior to them making a recommendation to the Board.

9E. Parks and Recreation

Iaquinto reported the next meeting will be June 20th, and he invited anyone interested in being an active Commissioner to serve the community with the Parks and Recreation Commission.

9F. Downtown Planning Group

Has not met.

10. UNFNISHED BUSINESS

10A. Northfield Township 2019 Master Plan.

Iaquinto said it appears that most of Trustee Zelenock's comments have been incorporated into the proposed Master Plan. Lippens said most of those were clarifications and edits, and since he saw them as being consistent with direction from the Planning Commission and with many comments received from citizens, he incorporated them into the draft plan. Iaquinto said even though he is in favor of most of the changes he feels it was not the proper procedure, based on his past experience working on master plans, to make those changes prior to the public hearing. He said he would like the document restored to the version in place prior to the public hearing to avoid selective comments being implemented improperly.

Lippens said he has always made minor changes during the 63-day comment period for master plans based on criteria he explained earlier, and in his professional opinion it is the correct thing to do. He said if that is not the process the Planning Commission wants to use, he can remove the changes or discuss them now. He said he would rather to hear from Commissioners at this meeting that the changes are acceptable rather than remove them at this point.

Infante said she agrees with Iaquinto for the need for the Commission to discuss and agree on changes, but she agrees with the changes that were made.

Zarzecki read comments from the Huron River Watershed Council (HRWC) which applauded the Township for its land preservation section in the

proposed Master Plan because few, if any, area master plans have such a section.

Referring to the letter received today from Domino Farms, Zarzecki said the Township has to realize there will be development in the Township and learn how to manage it.

- ▶ **Motion:** Iaquinto moved, Infante supported, to table action on the proposed Master Plan until a full Commission is present.
Motion carried 5—0 on a voice vote.

11. NEW BUSINESS

None.

MINUTES

- ▶ **Motion:** Iaquinto moved, Cousino supported, that the minutes of the May 15, 2019, 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

No comments.

15. ANNOUNCEMENT OF NEXT MEETING

- ▶ **Motion:** Zarzecki moved, Iaquinto supported, that the meeting scheduled for July 3, 2019, be canceled. **Motion carried 5—0 on a voice vote.**

July 17, 2019, at 7:00 P.M. at the Public Safety Building was announced as the next regular Commission meeting time and location.

16. ADJOURNMENT

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

The meeting was adjourned at 7:34 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 July 17, 2019.



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/>