

NORTHFIELD TOWNSHIP PLANNING COMMISSION Minutes of Regular Meeting June 5, 2019

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	Absent with notice
Brad Cousino	Present
Eamonn Dwyer	Present
Sam Iaquinto	Present
Cecilia Infante	Present
Larry Roman	Present
John Zarzecki	Present

Also present:
Building/Planning/Zoning Coordinator Mary Bird
Planning Consultant Paul Lippens, McKenna Associates
Township Engineer Ronald Cavallero, Jr., OHM
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 6—0 on a voice vote.

5. FIRST CALL TO THE PUBLIC

No comments.

6. CLARIFICATIONS FROM THE COMMISSION

None.

7. CORRESPONDENCE

Roman referred to several items related to the proposed marihuana ordinance.

8. PUBLIC HEARINGS

- 8A. Case #JUPC190005; National Fiber Construction Company; 6785 Whitmore Lake Road; Request for Conditional Use Permit to construct 14,400 sq. ft. commercial and office building; Parcel 02-20-300-026; Zone LI—Limited Industrial

- ▶ **Motion:** Roman moved, Iaquinto supported, to open the public hearing.
Motion carried 6—0 on a roll call vote.

Joe Maynard, Washtenaw Engineering, referred to the application, noting this is a continuation of their request for site plan approval and a conditional use permit for outdoor storage and interior auto repair.

David Voytovich, National Fiber, said they will be storing reels of fiber for fiber optic installations, and they have a lot of trucks and trailers they will be doing maintenance on.

Lippens recalled that the Commission approved a site plan for the applicant with some conditions, including designing the building facade to have 50% masonry. He said since then the applicant decided it would make the most sense to request the CUP for outdoor storage. He said they have also decided to combine the uses they proposed for two buildings into a single building, and he said he believes this is consistent with what the Commission wanted to see.

Regarding screening, Lippens said the applicant is asking that the dense vegetation be considered to satisfy the screening requirement which is not fulfilled by the chain link fence.

Roman called for comments from the public. There were none.

- ▶ **Motion:** Iaquinto moved, Roman supported, to close the public hearing.
Motion carried 6—0 on a roll call vote.

9. REPORTS

9A. Board of Trustees

Zarzecki read Chick's written report, which noted the Board:

- approved the Conditional Use Permit for Small Potatoes at 9230 Main Street
- Moved to have the attorney review the process used by the Planning Commission in holding its public hearing on the marijuana ordinance.
- Referred a Misdemeanor v Civil Infraction matter to the Planning Commission.
- Passed the land preservation resolution and a Capital Improvements Program.

9B. ZBA

Cousino reported that the ZBA approved the three requests on their agenda last week.

9C. Staff Report

Nothing to report.

9D. Planning Consultant

Nothing to report.

9E. Parks and Recreation

Iaquinto reported:

- Plots in the community garden are still available.
- The downtown park now has picnic tables and porta-potties, and is available for use by the public. Large groups should contact the Township prior to use.

9F. Downtown Planning Group

Infante announced the Classic Boat Show will be June 7th.

10. UNFINISHED BUSINESS

None.

11. NEW BUSINESS

11A. Case #JUPC190005; National Fiber Construction Company; 6785 Whitmore Lake Road; Request for Conditional Use Permit to construct 14,400 sq. ft. commercial and office building; Parcel 02-20-300-026; Zone LI—Limited Industrial

Lippens reviewed the standards for Conditional Use Permits (CUPs), and said the screening proposed needs more details, but it generally meets ordinance requirements. He noted the Commission could require an opaque fence, but he recommended that the evergreen trees be considered to fulfill that requirement.

In answer to questions, Lippens said the chain link fence proposed is intended for security, and although it will include slatting materials and the six foot height is acceptable, it does not meet the screening requirement that would be met with a board fence.

David Voytovich of National Fiber said the building will block the view of their storage and there will be a berm all around the site. In answer to a question, Lippens there is both existing and proposed landscaping, and he is recommending that all landscaping shown on the site be required. Joe Maynard, project engineer, noted the chain link fencing will be around only the outdoor storage area behind the building.

In answer to a question, Voytovich said linemen are trained in the "field training area" designated on the site to make sure they are OSHA compliant.

7:34: Infante said she does not have a problem with the screening proposal, but questioned whether it would be setting a precedent. Zarzecki said the chain link fence should be sufficient as long as the site perimeter is screened since the storage is in the middle of the site, and the fence height should be left up to the applicant. Cousino agreed, noting that similar uses in industrial have only chain link fencing, although in this zoning district outdoor storage is allowed only with a conditional use permit.

Voytovich said they believe chain link fence will look better in the long run because wood deteriorates and is more easily damaged over time. Lippens said on a different site where there was not as much natural landscaping or berms, or if the storage were not so confined and in the site interior, he would definitely recommend a taller screening fence.

Dwyer said he agrees with the comments made and the proposal is completely adequate.

► **Motion:** Roman moved, Iaquinto supported, in Case #JUPC190005; National Fiber Construction Company, 6785 Whitmore Lake Road, to recommend to the Township Board approval of a Conditional Use Permit, according to the recommendation provided by McKenna dated May 24, 2019, with the following conditions:

- All conditions of the site plan approval are completed.
- A 6' cyclone fence on all sides for the outdoor storage.
- The Planning Commission waives the requirement for evergreen screening due to existing screening that meets the requirement.

Motion carried 6—0 on a roll call vote.

11B. Case #JUPC190005; National Fiber Construction Company; 6785 Whitmore Lake Road; Request for Site Plan approval to construct 14,400 sq. ft. commercial and office building; Parcel 02-20-300-026; Zone LI—Limited Industrial

Lippens recommended approval of the proposal with acceptance of the proposal for mitigation of the removal of the one landmark tree.

Ronald Cavallero, Jr., Township Engineer, said the latest set of plans submitted addressed all of the very minor issues cited in his letters of May 7th and June 5th. He noted they still need all of their permits, they will be meeting with the Wastewater Treatment Plant Superintendent, and are waiting for a meeting with the Water Resources Commissioner's office regarding stormwater management.

Joe Maynard said they have already met with the Road Commission office and have addressed their issues, and their meeting with the Water Resources Commissioner's office is scheduled for tomorrow.

In answer to questions, Voytovich said the building height increased from 19' to 22' since the first submittal. Lippens confirmed that still meets the requirements of the ordinance. Voytovich also noted the roofline is 2:12 rather than the 4:12 shown in the plans. Roman noted the facade material includes the block or brick previously requested by the Commission.

Regarding the removal of the landmark tree, Maynard indicated this is needed for grading purposes. Several Commissioners said they do not see mitigation of the tree as being necessary.

- ▶ **Motion:** Roman moved, Iaquinto supported, in Case #JUPC190005; National Fiber Construction Company; 6785 Whitmore Lake Road, the Planning Commission approves the site plan, with conditions listed on the McKenna report dated May 24, 2019 for the site plan, and subject to:

1. The first recommendation in the report being replaced with approval of the roof pitch to be handled administratively.
2. Requirements in items 2 through 5 in the report being met.
3. Meeting the requirements of the May 7th and June 5th reports from OHM.

Motion carried 6—0 on a roll call vote.

12. MINUTES

- ▶ **Motion:** Roman moved, Iaquinto supported, that the minutes of the May 15, 2019, regular meeting be approved as presented, and to dispense with the reading. **Motion carried 6—0 on a voice vote.**

13. SECOND CALL TO THE PUBLIC

No comments.

14. COMMENTS FROM THE COMMISSIONERS

Dwyer said the National Fiber proposal is the type of quality project needed in the community.

15. ANNOUNCEMENT OF NEXT MEETING

June 19, 2019, at 7:00 P.M. at the Public Safety Building was announced as the next regular Commission meeting time and location.

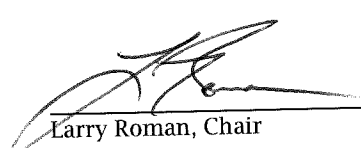
16. ADJOURNMENT

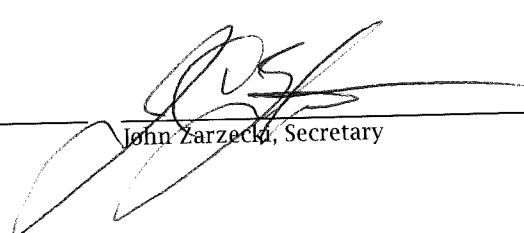
- ▶ **Motion:** Roman moved, Iaquinto supported, that the meeting be adjourned.
Motion carried 6—0 on a voice vote.

The meeting was adjourned at 7:56 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 June 19, 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/>