

# NORTHFIELD TOWNSHIP PLANNING COMMISSION Minutes of Regular Meeting November 2, 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	Present
Kenneth Dignan	Present
Sam Iaquinto	Absent with notice
Larry Roman	Present
Mark Stanalajczo	Present

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

- **Motion:** Stanalajczo moved, Chick 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

None.

## 8. PUBLIC HEARINGS

None.

## 9. REPORTS

### 7A. Board of Trustees

Chick reported that on October 25<sup>th</sup> the Board made Parks and Recreation appointments, approved snow

plowing bids, and heard a proposal for reuse of 75 Barker Road.

### 7B. ZBA

Has not met since the last Planning Commission meeting.

### 7C. Staff Report

Nothing to report.

### 7D. Planning Consultant

Sloan reported McKenna has issued a publication regarding the new State medical marijuana law, and said at the October 23<sup>rd</sup> event at the new Community Park almost 100 surveys regarding use of the park were completed and he is tabulating the results.

## 10. UNFINISHED BUSINESS

### 10A. Discussion regarding corrected zoning map errors.

Sloan distributed copies of the revised zoning map which corrected errors, including showing those zoned Residential/Office, a district that was recommended for repeal by the Commission, but was never acted upon by the Township Board. In answer to a question, Sloan said this map determines zoning, rather than other Township records.

Chockley noted a parcel on Kearney Road was previously shown as RC-Recreation Conservation and now is not. The Commission and staff discussed how zoning affects the classification of property for assessing purposes and the need for the zoning map to be correct. Sloan said he will correct the new map to show that parcel as RC.

### 10B. Discussion on proposed amendments to Repeal the ES-Enterprise Service District, Repeal the HC-Highway Commercial District, Revise the GC-General Commercial District, Revise the RO-Residential/Office District, and Rezone ES-Enterprise Service parcels and HC-Highway Commercial parcels to GC-General Commercial.

Sloan noted this is a continuation of prior conversations about consolidating zoning districts. He reviewed the differences in allowed and conditional uses between HC and GC, and he noted there are only slight differences in the regulations and standards.

Commissioners agreed to remove the floor area ratio requirement from GC as well.

- ▶ **Motion:** Stanalajczo moved, Chick supported, that a public hearing be scheduled for repealing the ES-Enterprise Service and HC-Highway Commercial Districts and rezoning HC parcels to GC-General Commercial with the changes recommended by the planner and removal of the floor area ratio requirement.  
**Motion carried 6—0 on a roll call vote.**

Sloan reviewed proposed changes to uses in the GC district and to Section 36-735, Outdoor seating and/or Service (applicable in all zoning districts). He also noted he is proposing that home occupations be added to the RO district as allowed uses.

- ▶ **Motion:** Stanalajczo moved, Chockley supported, that a public hearing be set to consider:
  - revising the General Commercial district as presented by the planner
  - revising the Residential/Office district as presented by the planner
  - rezoning Enterprise Service and Highway Commercial parcels to General Commercial as presented by the planner
  - amending the text in section 36-735 (Outdoor seating and/or service) with the wording in item 13 be revised to read, "The maximum allowable seating for an outdoor seating area in excess of 20 seat shall be established as part of the site plan approval process," and
  - making home occupations in the RO District (Section 36-437) permitted rather than conditional uses.

**Motion carried 6—0 on a roll call vote.**

#### 10C. Discussion on Outdoor Storage Provisions— Additional language on evergreen types.

Sloan recalled that that the Commission had objected to some of the planting materials specified in Section 36-701(4)(d). He reviewed proposed language to address those concerns and noted he is also proposed that landscaping plans be prepared by a registered landscape architect. Commissioners asked that wording be included requiring replacement of planting materials that die.

- ▶ **Motion:** Dignan moved, Stanalajczo supported, that a public hearing be scheduled to consider the changes proposed in the planner's October 27<sup>th</sup> memo on Proposed Amendments to Section 36-701 (Storage of Materials).  
**Motion carried 6—0 on a roll call vote.**

## 11. NEW BUSINESS

### 11A. Request from Planning Commissioners to withdraw motion of November 5, 2014, to Repeal the RO-Residential/Office District which was never enacted by the Township Board of Trustees.

- ▶ **Motion:** Stanalajczo moved, Chockley supported, to withdraw the motion adopted by the Planning Commission under agenda item 9B on November 5, 2014, that being, "the adoption of article 34.0, Residential/Office, be recommended for approval to the Township Board."  
**Motion carried 6—0 on a roll call vote.**

### 11B. Discussion regarding Zoning Ordinance Text Amendment Application Fee.

Fink recalled that this issue came up most recently when the Ann Arbor Dog Club requested a zoning ordinance text amendment. He said it is a Township Board decision, but input from the Commission would be appropriate.

The Commission noted that the amount of time the planner and Commissioners might spend on such requests cannot easily be gauged at the outset. They considered options including a flat fee, actual costs, or a combination of the two, and distinguished between a petition from the public and an issue that arises internally. They also noted the Township may not agree with requests made, but must consider them.

### 11C. Discussion regarding Washtenaw County Road Commission Rezoning request.

Sloan reported the Washtenaw County Road Commission is requesting rezoning of 15 acres at 1222 E. North Territorial Road from RTM to LI for use as a road maintenance facility. He recommended approval based on it being consistent with the Future Land Use plan and compatible with neighboring sites and the pattern of development in the area. The Commission discussed characteristics of the use

- ▶ **Motion:** Stanalajczo moved, Chockley supported, to request a public hearing for a rezoning request for the proposed Washtenaw County Road Commission northeast service center at 1222 E. North Territorial Road, Parcel 02-21-300-004 for rezoning from RTM to LI.  
**Motion carried 6—0 on a roll call vote.**

## 12. MINUTES

- ▶ **Motion:** Dignan moved, Chockley supported, that the minutes of the October 19, 2016, 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**

Commissioners urged everyone to vote, wished candidates luck, asked everyone to keep first responders and men and women in uniform in their thoughts, noted the community survey has not been completed, and thanked Fink and the Township staff for the effort they put into the successful community park event on October 23<sup>rd</sup>.

**15. ANNOUNCEMENT OF NEXT MEETING**

**November 16, 2016**, at 7:00 P.M. at the Public Safety Building was announced as the next regular Commission meeting time and location.

**16. ADJOURNMENT**


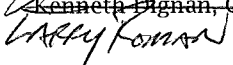
- ▶ **Motion:** Stanalajczo moved, Chockley supported, that the meeting be adjourned.  
**Motion carried 6—0 on a voice vote.**


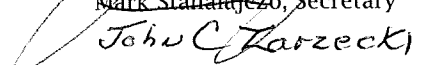
The meeting was adjourned at 9:00 P.M.

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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 December 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/>