

NORTHFIELD TOWNSHIP PLANNING COMMISSION Minutes of Regular Meeting October 17, 2018

1. CALL TO ORDER

The meeting was called to order by Chair Roman at 6:45 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 6:48 P.M.)
Eamonn Dwyer	Present
Sam Iaquinto	Present
Cecilia Infante	Present
Larry Roman	Present
John Zarzecki	Present

Also present:

Assessing & Building Assistant Mary Bird
Planning Consultant Paul Lippens, McKenna Associates
Mark McNamara, Township Engineer
Members of the Community

4. ADOPTION OF AGENDA

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

5. UNFINISHED BUSINESS

11B. Case JPC180003; People's Express, 175 Barker Road; Request for Phase I Site Plan approval to store and maintain a fleet of 27 vehicles. zoned GC-General Commercial; Parcel 02-06-400-001

Lippens reported that since the Planning Commission first heard this request on September 19th the Township engineer has inspected the millings on the site and determined that they are sufficiently structurally sound for the proposed use. He recommended approval with two conditions of the site plan as described in his October 4th report.

[Cousino arrived].

Lippens also referred to information in the packet concerning the zoning and use history of the site which he recommended be forwarded to the Township Board to allow the Township attorney to review it.

Commissioners and Lippens discussed whether allowing use of a paved area consisting of millings would be setting a precedence, whether quarterly inspections by the Township engineer are appropriate or will be required, and whether inspections will be charged to the applicant. Lippens said while millings may usually not be recommended for most paving, there are a wide variety of paving materials now available, including various permeable materials. He said they are recommending the approach of evaluating the paved area based on the intended use, and that a change in use would require re-evaluation of the material used. He said engineering fees are determined by the Township Board.

- ▶ **Motion:** Roman moved, Iaquinto supported, that the Planning Commission recommend to the Township Board approval with conditions listed in the October 4, 2018, McKenna report of the Phase I Site Plan, Case JPC18003, People's Express, at 175 Barker Road.
Motion carried 6—0 on a roll call vote.

6. MINUTES

- ▶ **Motion:** Roman moved, Iaquinto supported, that the minutes of the October 3, 2018, regular meeting be approved as presented, and to dispense with the reading.
Motion carried 6—0 on a voice vote.

7. OPEN HOUSE FOR FUTURE DEVELOPMENT

Lippens introduced planner Jenny Neal with McKenna and explained that after the meeting adjourns the public will be invited to view exhibits and give input on plans for future development in the Township.

8. ANNOUNCEMENT OF NEXT MEETING

November 7, 2018, at 7:00 P.M. at the Public Safety Building was announced as the next regular Commission meeting time and location.

9. ADJOURNMENT

The meeting was adjourned at 7:00 P.M.

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

The Commission held an open house from 7:00 P.M. TO 8:30 P.M. regarding future development in the Township.

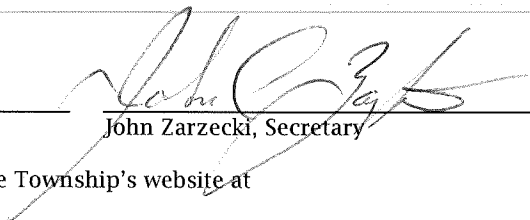
Prepared by Lisa Lemble.

Corrections to the originally issued minutes are indicated as follows:
Wording removed is ~~stricken through~~;
Wording added is underlined.

Adopted on November 7, 2018.



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/>