

NORTHFIELD TOWNSHIP PLANNING COMMISSION

Minutes of Regular Meeting October 19, 2016

1. CALL TO ORDER

The meeting was called to order by Secretary Stanalajczo at 7:03 P.M. at 8350 Main Street.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

AND DETERMINATION OF QUORUM

Roll call:

Janet Chick	Absent with notice
Marlene Chockley	Present
Brad Cousino	Present
Kenneth Dignan	Absent with notice
Sam Iaquinto	Present
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:** Iaquinto moved, Roman supported, that the agenda be adopted as presented.
Motion carried 5—0 on a voice vote.

5. FIRST CALL TO THE PUBLIC

David Gordon, 5558 Hellner Road, reported on election information available on northfieldneighbors.org and commented on planning activities in the Township.

6. CLARIFICATIONS FROM THE COMMISSION

None.

7. CORRESPONDENCE

Chockley said she emailed planning consultant Sloan about setbacks in various districts, the minimum 1,000 sq. ft. dwelling requirement, and downtown parking standards.

8. PUBLIC HEARINGS

None.

9. REPORTS

7A. Board of Trustees

No report.

7B. ZBA

Chockley reported the ZBA granted a 4.9 ft. side yard setback on Monday for a home in the AR district.

7C. Staff Report

Nothing to report.

7D. Planning Consultant

Sloan reported:

- One of their planners will be at the Trunk or Treat at the new Northfield community park from 2-5 P.M. on Sunday, October 23rd to get public input on the development of the park.
- The Township may want to enact ordinances related to the new State law regarding medical marijuana.

10. UNFINISHED BUSINESS

10A. Discussion of proposed amendments to repeal the ES-Enterprise Service District, Revise the GC-General Commercial District, Rezone ES-Enterprise Service parcels to GC-General Commercial, and outdoor storage provisions.

10B. Discussion of Land Use Inventory Map of the ES-Enterprise Service District and RO-Residential Office District.

Sloan reviewed the history of the Commission's discussions about possibly eliminating the ES zoning district and rezoning the properties GC. He said the Commission recently also discussed changing mortuaries, indoor commercial recreation, places of public worship, some restaurants, and some indoor contractor wholesale supply from conditional to permitted uses in GC.

The Commission discussed whether some or all of the conditional uses listed by Sloan should be permitted by right. Roman said he would prefer to have indoor recreation and places of worship remain conditional uses, mainly because of their sheer size. Fink recommended allowing outdoor seating at restaurants by right since most restaurants have them and requiring a conditional use permit could be a barrier to development. There was considerable discussion about these ideas and whether additional ordinance language could regulate some uses sufficiently to allow them to be permitted by right or if a permit procedure could be developed.

Roman suggested eliminating the HC-Highway Commercial district and rezoning those properties GC. Iaquinto and Stanalajczo agreed. Sloan said there are only a few uses allowed in HC that are not currently allowed in GC.

Regarding changes to outdoor storage provisions, Chockley questioned whether the proposed landscaping would provide the desired screening and noted the difficulty in enforcing those provisions.

It was agreed that Sloan should make further revisions to these ordinance sections for further discussion by the Commission prior to setting a public hearing.

10B. Discussion of Land Use Inventory Map of the ES-Enterprise Service District and RO-Residential Office District.

Sloan referred to his memo of October 13th which explained that it has been discovered that the 2014 Planning Commission recommendation to eliminate the RO-Residential Office and rezone those parcels ES were not adopted by the Township Board. He recommended retaining the RO district, but amending it to permit home occupations. Stanalajczo suggested clarifying language in the District and recommended that the Commission take action to officially rescind the prior recommendation. Sloan said a corrected zoning map should be issued to reflect the current status of this district.

11. NEW BUSINESS

None.

12. MINUTES

- **Motion:** Stanalajczo moved, Iaquinto supported, that the minutes of the September 21, 2016, 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

Commissioners and Fink called for people to:

- Go to www.smallbusinessresolution.org nominate Whitmore Lake for a \$500,000 grant before October 21st.
- Come to the October 23rd Northfield community park ribbon-cutting and celebration.
- Honor first responders and members of the military.

Fink said the Township may want to consider an ordinance to help prevent the spread of oak wilt disease. Chockley noted oak trees should not be pruned between April 15th and August 15th Oak to help prevent this disease.

15. ANNOUNCEMENT OF NEXT MEETING

November 2, 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:** Roman moved, Iaquinto supported, that the meeting be adjourned.
Motion carried 5—0 on a voice vote.

The meeting was adjourned at 8:36 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 November 2, 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/>