

**NORTHFIELD TOWNSHIP
PLANNING COMMISSION
Minutes of Regular Meeting
February 20, 2019**

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

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

Roll call:	
Janet Chick	Present
Brad Cousino	Absent with notice
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
Mark McNamara, Township Engineer
Members of the Community

4. ADOPTION OF AGENDA

- ▶ **Motion:** Roman moved, Iaquinto supported, that the agenda be adopted with the amendment of moving item 11A and 11B to precede item 10.
Motion carried 6—0 on a voice vote.

5. FIRST CALL TO THE PUBLIC

Craig Warburton, 450 W. Joy Road, David Perry, 9411 Earhart Road, and James Nelson, 7777 Sutton Road, commented on Lippens' memo regarding the area of Whitmore Lake Road south of Territorial and whether the "Public Participation" page of the proposed Master Plan document should be eliminated.

6. CLARIFICATIONS FROM THE COMMISSION

Regarding the "Public Participation" page in the proposed Master Plan document, Chick explained she suggested removing it or changing the graphic to avoid controversy because of objections among some Township residents about how a public input session was conducted and the difficulty of drawing any conclusions from the session.

7. CORRESPONDENCE

None.

8. PUBLIC HEARINGS

Iaquinto recused himself from items 8A and 11A due to a business relationship with the applicant.

- 8A. Case #JPC190001; 9615 Main Street; Applicant: Mary Czech-Aldrin. Request to amend Section 36-340, Uses permitted in the Whitmore Lake Downtown District (WLD-D) and the Whitmore Lake Downtown-North Village District (WLD-NV) to include residential uses on the first floor subject to Conditional Use approval. Parcel 02-05-253-005; zoned WLD-D.

- ▶ **Motion:** Roman moved, Zarzecki supported, that the public hearing be opened. **Motion carried 5—0—1 on a voice vote, Iaquinto abstaining.**

Planning consultant Paul Lippens referred to his January 31st memo and explained that approval of this text amendment would allow the Planning Commission to consider conditional use requests for residential uses on the first floor of buildings in the WLD-D and WLD-NV districts.

He said the proposal is consistent with the Master Plan, first floor residential is envisioned in the plans for both of these districts, and a review of the findings of fact indicate the change would not negatively affect surrounding properties, the change recognizes existing land use patterns, and it would not take away from the needs of the area. He recommended that the Planning Commission recommend approval of these changes to the Township Board.

Jason Negri, attorney for Mary Czech-Aldrin, noted that the findings of facts support this proposal. Ms. Czech-Aldrin said he plans to use the site for a residence.

Roman called from comments from the public. Eric Spiegelberg, 9631 N. Main Street, said the site has no green space for walking pets, Ms. Czech-Aldrin has instructed tenants to park on his property and she has parked her boat on his property. Ms. Czech-Aldrin said the house has a front lawn, she will be occupying the entire building as her house, and the attached former video store has 10 parking spaces.

- ▶ **Motion:** Roman moved, Chick supported, that the public hearing be closed. **Motion carried 5—0—1 on a voice vote, Iaquinto abstaining.**

- 8B. Case #PJC190002; 9230 Main Street; Applicant: Karen Alexa. Request to rezone from Single-Family Residential 2 (SR-2) to Whitmore Lake Downtown-Waterfront (WLD-W). Parcel 02-05-368-006.

- ▶ **Motion:** Roman moved, Chick supported, that the public hearing be opened. **Motion carried 6—0 on a voice vote.**

Planning consultant Paul Lippens referred to his memo of February 15th and recommended approval of the of

the request for rezoning as being an appropriate extension of the WLD-W district which encourages both commercial and residential uses. He noted this zoning would also be appropriate for the two sites to the north.

He said a review of all findings of fact indicate this request is consistent with the proposed revised Master Plan, and it is consistent with existing conditions and patterns of development in the area.

Ms. Alexa said her father purchased Mickey's Pizza from Mickey Smith in the 1960s, and it would not make a good residential property. She said she does not know when it was zoned residential, but she would like to sell the property for a commercial use, and the sale requires commercial zoning.

Tom Guffy, 684 Oak View Lane, Milford, said he and his wife have been chefs for over 25 years, and they would like to purchase this property for their catering business which has two additional employees.

- ▶ **Motion:** Iaquinto moved, Chick supported, that the public hearing be closed.
Motion carried 6—0 on a roll call vote.

9. REPORTS

9A. Board of Trustees

Chick reported that at a special meeting on February 14th the Board approved resolutions in support of grant applications for the Northfield Township Historical Society and for improvements to the Community Center, and in support of preservation of a Township farm.

9B. ZBA
No report.

9C. Staff Report
Nothing to report.

9D. Planning Consultant
Nothing to report.

9E. Parks and Recreation
The next meeting is February 21st.

9F. Downtown Planning Group
The next meeting is February 25th.

11. NEW BUSINESS

Iaquinto recused himself from items 8A and 11A due to a business relationship with the applicant.

11A. Case #JPC190001; 9615 Main Street; Applicant: Mary Czech-Aldrin. Request to amend Section 36-340, Uses permitted in the Whitmore Lake Downtown District (WLD-D) and the Whitmore Lake Downtown North Village District (WLD-NV) to include residential uses on the first

floor subject to Conditional Use approval. Parcel 02-05-253-005; zoned WLD-D.

In answer to a question from Infante, Ms. Czech-Aldrin said parking spaces on the site are reserved.

- ▶ **Motion:** Roman moved, Zarzecki supported, to approve Case #JPC190001 according the report from McKenna. **Motion carried 5—0—1 on a roll call vote, Iaquinto abstaining.**

11B. Case #JPC190002; 9230 Main Street; Applicant: Karen Alexa. Request to rezone from Single-Family Residential 2 (SR-2) to Whitmore Lake Downtown-Waterfront (WLD-W). Parcel 02-05-368-006.

- ▶ **Motion:** Roman moved, Chick supported, to approve the request in Case #JPC190002 in accordance with the McKenna report. **Motion carried 6—0 on a roll call vote.**

10. UNFINISHED BUSINESS

10A. Further Discussion of Northfield Township Master Plan.

Lippens referred to the draft document, and made comments, including:

- The purpose of the public input event referred to during the Call to the Public was to validate the goals of the 2014 Master Plan Update, and the feedback received was sufficient to do that.
- Improvements have been made in defining subareas, so it is now easier to understand which parts of the Township will be the focus of land preservation and where the focus for development will be.
- The Downtown and North Village Plans will be adopted as part of the overall Master Plan .

Regarding the Future Land Use map, Lippens referred to his memos dated February 14th and 15th, and said four land uses changes are recommended:

- Adding a level of detail—Cottage Retail—to the Village Mixed Use category as a way of retrofitting single-family houses for office and retail use.
- Extending the Village Center-Mixed Use area on the east side of Main Street south to include the three sites south of E. Shore Drive, and extending the Mixed Use (N) district on the west site of Main Street north to E. Shore Drive to make the Future Land Use designation more consistent with existing uses.
- Extending the Mixed Use-North area (across from the Township Hall) to East Shore Drive.
- Modifying part of the area along Whitmore Lake Road south of North Territorial from mixed use to industrial.

**Northfield Township Planning Commission
Minutes of Regular Meeting
Public Safety Building; 8350 Main Street
February 20, 2019**

Commissioners and Lippens discussed the proposed changes, reviewing existing zoning and proposed future land use designations of parcels in question and the reasons for the recommended changes.

In answer to a question regarding the Whitmore Lake Road recommendations, Lippens said either the border of the overlay district in that area should be modified, or it should be repealed and some of the design requirements of other districts be incorporated into the commercial and industrial districts. Commissioners agreed that Lippens' analysis and recommendations for the area are appropriate, but there was concern about businesses not complying with zoning regulations and discussion about ways to encourage and enforce zoning compliance and create design standards to make the uses compatible with agricultural and residential uses.

Commissioners said references to development and preservation appear to be fairly well-balanced in the Plan, but suggested referencing land preservation in the introduction and the values sections.

- ▶ **Motion:** Roman moved, Chick supported, to forward to the Board of Trustees the Northfield Township Master Plan document from tonight's meeting, with the additions provided to Lippens during tonight's meeting, for the 63 day comment period. **Motion carried 6—0 on a roll call vote.**

10B. Further Discussion of Recreational Medical Marihuana

Lippens briefly reviewed the changes made as a result of previous Commission discussions to produce the updated version of the document. He noted he is researching different licensing and permitting procedures as recommended by the Commission.

- ▶ **Motion:** Roman moved, Iaquinto supported, to set for public hearing the McKenna document regarding the Recreational Medical Marihuana Ordinance dated February 20, 2019, with the minor corrections noted at this meeting. **Motion carried 6—0 on a roll call vote.**

10C. Revised 2018 Annual Report

Lippens noted this report was forwarded to the Township Board at the last meeting, and the update in the packet includes the minor change discussed at the last meeting.

12. MINUTES

- ▶ **Motion:** Roman moved, Iaquinto supported, that the minutes of the February 6, 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

Jack Secrist, Nollar Road, thanked the Commission for their thoughtful and detailed consideration of the Master Plan document. Craig Warburton noted that preservation of the 75 acre farm which the Township Board supported at their February 14th meeting was approved by the Ann Arbor City Council.

14. COMMENTS FROM THE COMMISSIONERS

Chick noted that Lockwood Companies has withdrawn its proposal for the North Village property.

15. ANNOUNCEMENT OF NEXT MEETING

March 6, 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 9:36 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 March 6, 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/>