

**NORTHFIELD TOWNSHIP  
PLANNING COMMISSION  
Minutes of Regular Meeting  
May 18, 2016**

**1. CALL TO ORDER**

The meeting was called to order by Vice-Chair Janet Chick 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 (arrived 7:10 P.M.)
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 Sally Hodges, McKenna Associates  
Recording Secretary Lisa Lemble  
Members of the Community

**4. APPROVAL 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, urged preservation of open space and farmland.

**6. CLARIFICATIONS FROM COMMISSION**

None.

**7. CORRESPONDENCE**

None.

**8. PUBLIC HEARINGS**

None.

**9. REPORTS**

**7A. Board of Trustees**

Chick reported on the Board's May 10<sup>th</sup> meeting, including approval of soils testing for a possible sewage equalization basin.

**7B. ZBA**

Chockley reported a front yard setback variance was granted at the May 16<sup>th</sup> meeting to allow the addition of a garage to an existing home.

**7C. Staff Report**

Fink reported the Township has signed a purchase agreement for the Van Curler property.

Stanalajczo referred to the AT&T cellular tower proposal presented at the last meeting and suggested that proposals not be placed on an agenda unless they are ready for consideration.

**7D. Planning Consultant**

Nothing to report.

[Cousino arrived].

**10. UNFINISHED BUSINESS**

**10A. Proposed Lake Overlay District Zoning Ordinance Amendments.**

Hodges reviewed the proposed ordinance amendment and map which she had prepared at the direction of the Commission based on previous discussions regarding changing setbacks in some lake districts. She answered questions about the proposed zero setback on the street side of Horseshoe Lake lots and requirements for setbacks from private roads. The Commission discussed possibly increasing the lakeside building setback requirement from the existing 20 feet to 25 to match the wetlands setback required elsewhere in the ordinance.

- ▶ **Motion:** Stanalajczo moved, Chick supported, to set the public hearing for the Whitmore Lake and Horseshoe Lake overlay amendments.  
**Motion carried 6—0 on a roll call vote.**

**10B. Discussion of 2016 Goals & Objectives**

The Commission discussed the list of goals and objectives prepared by Chair Dignan based on feedback from Commissioners.

- ▶ **Motion:** Iaquinto moved, Stanalajczo supported, to adopt as the goals and objectives for the Planning Commission to address in 2016 the list as reviewed which starts with "Discussion of Business Oriented Zonings" and ends with "Scenic Vistas Inventory/Identification."  
**Motion carried 6—0 on a roll call vote.**

## 11. NEW BUSINESS

### 11A. Review Zoning Board of Appeals Standards for Determination for Variances.

Hodges reviewed her May 11<sup>th</sup> memo and recommended changes to Section 36-943, *Variances*, of the Township's zoning ordinance to clarify the authority of the ZBA and to bring the language into compliance with State law. Commissioners recommended minor changes.

- **Motion:** Iaquinto moved, Stanalajczo supported, to set the public hearing for the next available time for the changes to the Variances section of the Northfield Township zoning ordinance. **Motion carried 6—0 on a roll call vote.**

## 12. MINUTES

### May 4, 2016, Regular Meeting

Chockley made three corrections.

- **Motion:** Chockley moved, Stanalajczo supported, that the minutes of the May 4, 2016, regular meeting be approved as corrected, and to dispense with the reading. **Motion carried 6—0 on a voice vote.**

## 13. SECOND CALL TO THE PUBLIC

David Gordon said the Commission's goals and objectives should concentrate on preservation of open space rather than business and downtown development.

## 14. COMMENTS FROM THE COMMISSIONERS

Chockley proposed considering a ban on coal-tar based asphalt seal-coating. The Commission made brief comments in response to David Gordon's comments about goals and objectives.

Roman suggested that reports on topics before the Commission be fully presented before Commissioners make comments and ask questions.

## 15. ANNOUNCEMENT OF NEXT MEETING

**June 1, 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, Cousino supported, that the meeting be adjourned. **Motion carried 6—0 on a voice vote.**

The meeting was adjourned at 7:55 P.M.

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Prepared by Lisa Lemble.

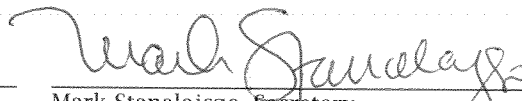
Corrections to the originally issued minutes are indicated as follows:

Wording removed is ~~stricken through~~;

Wording added is underlined.

Adopted on June 15, 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/>