

NORTHFIELD TOWNSHIP PLANNING COMMISSION

Minutes of Joint Meeting with the Northfield Township Board of Trustees July 16, 2014

1. CALL TO ORDER

The meeting was called to order by Planning Commission Chair Marlene Chockley and Township Supervisor Marilyn Engstrom at 7:05 P.M. at 8350 Main Street.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL AND DETERMINATION OF QUORUM

Planning Commission:

Janet Chick	Present
Marlene Chockley	Present
Brad Cousino	Present
Andrea Darden	Present
Kenneth Dignan	Present
Sam Iaquinto	Present
Larry Roman	Present

Township Board:

Marilyn Engstrom, Supervisor	Present
Angie Westover, Clerk	Present
Kathy Braun, Treasurer	Present
Janet Chick, Trustee	Present
Wayne Dockett, Trustee	Present
Jacki Otto, Trustee	Present
Tracy Thomas, Trustee	Present

Also present:

Township Manager Howard Fink
Township Attorney Paul Burns
Planning Consultant Douglas Lewan,
Carlisle/Wortman Associates
Recording Secretary Lisa Lemble
Members of the Community

4. APPROVAL OF AGENDA

- ▶ **Motion:** Dignan moved, Iaquinto supported, that the agenda be adopted with action on approval of the minutes the Planning Commission minutes of July 2, 2014, postponed to the August 6, 2014, meeting. **Motion carried 7—0 on a voice vote.**

5. FIRST CALL TO THE PUBLIC

Chockley explained that due to the large number of people present time for speaking would be limited to three minutes per person or five minutes per spokesman for a group. She noted Commissioners and Trustees would be listening to comments, but not responding.

Potential Master Plan Amendment. Joanne Marttila Pierson, 5756 Earhart, presented a petition with 113 signatures gathered in 18 days online through Northfield Neighbors. She said this request for a master plan amendment by Biltmore Development is reminiscent of the Grand Sakwa request. She said this proposed development would not benefit the Township.

Lisa McCully, 9536 Main Street, said she is for responsible development and it is unrealistic to think farmland will remain farmland. She said development of nice neighborhoods should be encouraged.

Kristine Klump-Ward, 9041 Timbercrest Lane, said she is a 40 year resident raising two children. She said the hope of several years ago when a new high school was built has given way to fear of losing the school district and the identity of Whitmore Lake. She said smart, responsible growth is needed to chart a new course.

Mary Devlin, 9221 Brookside, said new homes and businesses have been built recently in other nearby communities, but not in Northfield Township. She said Biltmore is an established developer, and she recalled that the last large development built has become a beautiful part of the community. She said the Biltmore project will help the tax base and commercial and industrial development will follow.

Sandy Klump, 9474 Lake Point Drive, read a letter she had submitted. She said has been part of this community since visiting her grandparents as a child in the 1940s. She said this community is not prospering in the way others of a similar size are. She said there is a stagnation and lack of vision and she asked the Commission to get the community moving toward what it might be; lack of growth hurts the residents, schools, and businesses. She said change is scary, but lack of positive development is scarier.

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Susan Shink, 600 West Joy Road, said she is a farmer and her property would be touched by the Biltmore Development. She said this development would not bring money into Northfield Township; rather its residents will look to Ann Arbor as their community, shopping there and going to Ann Arbor schools. She said that is simply a matter of where it is. She said this proposal would threaten her farm and the others—at least seven—within a mile of this site. She said the Ann Arbor Township Supervisor, Mike Moran, has expressed concerns about this proposal as has the Huron River Watershed Council. She said the concerns about stagnation she is hearing are more related to the lack of waterfront development and efforts should be put into that. She said her neighborhood is stable and this proposal would ruin it.

Cheryl MacKrell, Village of Barton Hills Board of Trustees member, said this development would be a disaster in many ways, affecting traffic and water quality. She presented a map showing aquifers serving Barton Hills wells and said 400 homes on wells at the proposed site would destroy their water supply. She urged the Township to stick to its Master Plan. She said farmland, once gone, cannot easily be replaced, and it will be more valuable for five acre lots.

Craig Warburton, 450 West Joy Road, said a June 17th email he wrote is in packets for this meeting, but a previous letter he wrote is not and he read parts of it. He said this proposal is not compatible with the Master Plan which the Township adopted only two years ago after an extended period of public input. He said he was appalled at the last Planning Commission meeting that it took a member of the public to inform the applicant for another project that he not met the requirements for posting signage on his property.

Leann Knope, 5720 Earhart, said she is concerned about the process involved in this request. She said the Township spent \$30,000 to hire Carlisle/Wortman planning consultants to prepare a Master Plan which Iaquinto called “important work” which would guide the Township for 20 years. She said now the first test of it violates the strategies stated in the Master Plan. She said clearly the answer is “no” to the request to amend the Master Plan because if Biltmore is responsible they will honor the Master Plan which the website states is there to guide all of the development in the Township.

Kelly Klump, 11658 East Shore Drive, said she lives about one-half mile from Northfield Township in Green Oak Township. She said she supports responsible growth and she grew up in Whitmore Lake and is raising her family here. She urged the Commission and Board to resist the objections of a few voices and to support growth in Northfield Township.

Lenore Zelenock, 1440 Six Mile Road, said the community spent countless hours to develop the

current Master Plan, and she asked that the Commission and Board adhere to that plan. She said if Biltmore had asked to develop land according to the Plan the community would be viewing site plans. She asked if the plan is changed for this developer, how any other developer could be refused.

Lee Linville, 7515 South Kearney Road, said he participated in three visioning sessions in the Township in recent years and the outcome was always to maintain the rural development of the community. He said he does not choose to live in the Township because of the high taxes and poor services, rather he chooses to live here because of the rural character. He asked that the Master Plan be adhered to.

Faith Wheeler, 371 Grove, said she is in favor of development, but she is opposed to one-quarter acre lots because it is costly to the community. She said she would be in favor of five acre lot development, and she suggested that Biltmore look at areas of the community that are already zoned for small lots. She said once farmland is gone it cannot be gotten back.

John Meadows, 11485 East Shore Drive, Green Oak Township, said he is worried about the future of the community and schools, and he believes strategic decisions improve the community and schools. He said if the Township had not been so anti-community the current problems would not be so serious. He said he believes the rural nature and small town character of the community can be preserved with a proper growth plan.

Gary Ward, 11928 North Main Street, Whitmore Lake, said there is declining enrollment in the local schools and a declining tax base. He said more people are moving out than are moving in. He said every plan has to be adaptable and the needs of the community are greater than the plan.

Raven Tuttle, 470 West Five Mile Road, asked what would have happened had Grand Sakwa built all of their houses before the economy collapsed. She said the Township would not have been able to provide the services needed. She said luckily that is still farmland, and the Township will need its farmland.

Otto Moehrle of Ann Arbor Township, said he moved his machine tool business in 1987 to 1081 E. North Territorial Road. He said he has seen Northfield township struggle and this is due to development being stifled. He said he is also a farmer in Northfield Township and he does not see a problem with having houses next to him.

Rose Vincent, 3850 East North Territorial, said she is a farmer, and the Master Plan calls for agricultural in the subject area. She said she hopes it will stay that way.

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Cliff McGee 7735 Leonard Ave, Green Oak Township, said he shops in Brighton because there are no stores here. He said this can be worked out if everyone works together and responsible growth is the key.

David Gordon, 5558 Hellner Road, said rather than telling this developer that their plan does not comply with the Master Plan two Commissioners voted to start the Master Plan amendment process. He said this is not a matter of pro-growth vs. anti-growth, rather it is a matter of what the right kind of growth is. He said he got 50 signatures going door-to-door and talking with the property owners who abut the subject site. He referenced a cost of services study and said it is clear that residential development needs to be subsidized by commercial and industrial development. He asked the Commission to stand by the Master Plan and state publicly that it is a good plan.

Gary Wellings, 341 Lillian, said this is déjà vu, and if the Master Plan does not include high density development within one mile of US-23 it is not right. He said people are fooling themselves if they think this area will not be developed because it is the history of the human species—cities get larger. He said he feels bad for people who thought the area would stay rural, but that does not reflect reality. He said this community has stagnated and suffered due to lack of growth. He asked the Commission to make every effort to address the concerns of the people currently living in the area while allowing for development. He said if Grand Sakwa had been built the community would probably not be losing the Whitmore Lake School district because 400 families would be living across from it. He said there might be 113 signatures in opposition, but there are 8000 people in the community who have suffered due to the developments that Northfield Neighbors have stopped.

Jim Nelson, 7777 Sutton Road, said Northfield Neighbors is not responsible for the collapsed economy, and people did not want the North Territorial bridge expansion because they did not want a seven lane road. He said a Master Plan is a promise for the future. He said at Green and Nixon Roads in Ann Arbor Toll Brothers is demanding that the City annex hundreds of acres to give the land a tonier address for their development. He said the real problem with Whitmore Lake is lack of lake access and no way for the downtown to grow.

Sue Wienckowski, 5558 Hellner Road, said this proposal is not in compliance with the Master Plan, but there are other areas of the Township that are properly zoned for that type of development. She said she and many others like the Township the way it is, and 60% of voting residents voted down the Grand Sakwa development. She said Whitmore Lake is an oasis between Brighton and Ann Arbor and many people want the rural character of the community preserved.

Tom Zelenock, 1440 Six Mile, said he is pro-growth but opposed to this proposal that does not comply with the Master Plan. He said it is disrespectful to the Township residents who worked so hard to create the Master Plan, and development should proceed according to the Plan, not according to the desires of an outside developer. He said there is a plan and the Township should stick to it.

Jennifer DeLisle, 7441 Spencer Road, said she wrote an extensive letter in opposition to this proposal. She said this is not fair to the residents of the Township who participated in good faith in creation of the Master Plan or to those residents of this area. She said if Biltmore wishes to develop in Northfield Township there are plenty of appropriately-zoned areas. She said the Commission has more power at this point than at any other time in the process. She said the cards are stacked in favor of the developer, but the Township has this opportunity to say no. She said she is not anti-development, but it does not belong in areas zoned agricultural. She said it not fair to those who chose to live in areas that are zoned agricultural and are protected as such under the Master Plan. She asked the Commission to act courageously. She said the Grand Sakwa shows what happens when the Township does not listen to the wishes of the residents.

6. CORRESPONDENCE

Request for Master Plan Amendment. Chockley noted that Commissioners and Board members received letters about this in their packets and via email.

7. REPORTS

7A. Board of Trustees

Chick reported Angela Westover was appointed Clerk, and the Board:

- approved the amendment to the Master Plan to add the Mixed Use North and Mixed Use South designations,
- approved seven zoning ordinance amendments, and
- denied the amendment to the RTM district.

7B. ZBA

No meeting has been held since the last Planning Commission meeting.

7C. Staff Report

Nothing to report.

7D. Planning Consultant

Nothing to report.

8. PUBLIC HEARINGS

None.

9. OLD BUSINESS

None.

10. NEW BUSINESS

None.

11. MINUTES

Postponed.

12. POLICY REVIEW & DISCUSSION

A. Review of Issues and Policy Discussion concerning undertaking a Potential Master Plan Amendment for the Whitmore Lake Road corridor in the Southwest Sub-area.

David Stollman, President of Biltmore Development, LLC, said Biltmore and its affiliated companies have been in business for over 100 years and is a fourth generation family business. He listed some of their developments including Somerset Mall, and apartments in Troy, Partridge Creek Mall in Macomb County and Cherry Hill Village in Canton Township.

He said it would be presumptuous of them to present a plan for what they want to do with the subject land at this point because they prefer to work with the community. He said they are flexible and try to come up with a plan that works with community input. He said there is obviously a lot of contention regarding this, and the real questions are whether the Township wants growth, and if it does, what that should look like.

He said one of the real advantages to having over 400 ~~areas~~ acres is the ability to plan growth in a comprehensive, rational, pragmatic way, rather than development being pieced together 60 acres at a time. He said they have a lot of tools to work with if the Township wants the project, and 460 acres allows for a lot of flexibility. He said he is here to listen.

Dockett said he is in favor of this. He said 70% of the Township's land is agricultural and in his opinion this is the place for development.

Chockley noted that the Commission and Board are simply considering the issues at this point, and it is just as challenging for them as it is for other Township residents. She asked everyone to listen to the planning consultant's comments.

Douglas Lewan, Township planning consultant, recalled that at the last Planning Commission meeting the Commission asked his firm to begin a review of the

Master Plan. He said in discussions about this project it became clear that this is a policy issue for elected and appointed officials to address, rather than simply for a planning consultant to comment on.

Lewan said a master plan is a fluid document which may change based on conditions in a community, and a sub area of a Master Plan may be reviewed by itself, rather than the entire document. He reviewed the process involved in any update of the Master Plan, noting that State law calls for review by neighboring communities and a public hearing. He said this is a relatively long process

He read the outline of the meeting he had prepared, including what the outcomes should be. He said this is not an all-or-nothing proposal—the Commission or Board could decide to look at one part of the site being proposed for development by Biltmore. He said the decision to be made would apply to any developer, not just Biltmore. Lewan said he also provided a review of existing conditions and an analysis of acreages in the Township by zoning categories and Master Plan designation.

Chockley said she would like to discuss whether the proposed development area is appropriate for any type of development. She said when the Master Plan was developed the intent was to keep development out of the rural, dirt road areas, instead keeping it clustered around US-23. Lewan said he does not disagree with that. He said a number of layers are looked at in developing a Master Plan, including existing uses, transportation, and natural features. He said in this case Whitmore Lake Road is one of the only primary arterial roads in the Township along with North Territorial and US-23. He said development along it is certainly more appropriate than along the dirt roads Chockley referred to.

Chockley said the parcels proposed to be developed are agriculturally in use and have some special features. She said under the current zoning ordinance any of the parcels along Whitmore Lake may be developed at a density of one house per two acres rather than the five acre minimum applicable to other areas. She said in her mind that two acre density might be more appropriate for this area.

Chockley asked for comments from Commissioners and Board members. Otto asked if there are currently any low-density (1-2 acre) areas in the Township. Chockley said the areas in yellow (LDR) on the map are designated for 2 acres; orange areas—which are MDR—are one acre without sewer service or one-quarter acre with sewer service. She noted that farming was specifically allowed by right in the LDR district.

Iaquinto commended the Board for the billboard campaign it has put up indicating that Northfield

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Township is “open for business.” He asked Board members what their thoughts were when they put that message out. Engstrom said she liked this idea and thought the message should have been “Under New Management.” She said she was frustrated by the previous Board’s policies. She said this is a natural spot for development. She said this community is unique in the area with lots of rural area and a lakefront, but she said it is not realistic to think development will not come to the site being considered. She said Northfield Township was blacklisted by developers, and if Grand Sakwa had been built there would not currently be talk of the Whitmore Lake School District being taken over by the Ann Arbor Public Schools.

Chick said she would like to give people in this area some kind of assurance that there would be some kind of buffer and that sensitive areas on the site would be respected. Stollman said that would absolutely be the case. He said they try to preserve woodlands and provide open space buffers where appropriate. He said his understanding is that this community would not like the type of development where someone driving along the adjacent road sees a berm then the backs of houses. He said they are interested in being creative in finding ways to work together and a 460 acre site allows for that. He said they have gotten praise from government officials elsewhere about their ability to come up with solutions even on difficult sites.

Chick asked Stollman to address the concerns raised about aquifers. Stollman said it is premature to comment on this point, but they would not be building a water system that would have huge negative impacts on surrounding communities, although those are complicated issues that need to be worked out. He said there is no point in them doing studies of those types if the Township indicates it is not interested in having development in that area.

Regarding the comments made previously about the density, he said there is a lot of work that goes into determining what density can be supported, but densities can be blended on a site of this size.

Chick said the Commission has been working over the past several months on the North Territorial/US-23 area where it is hoped commercial and light industrial development will occur to provide work and retail opportunities for Township residents. She said to bring businesses into the Township the natural progression is for development to go along Whitmore Lake south of US-23. She said agricultural areas in the Township would be not be depleted by doing this.

Otto said she grew up in a farming community, and if farm land is not used it is wasted and the land starts dying. She said when the Township considered advertising on billboards the priority was to promote a thriving community. She said growth comes from commercial and residential development, and right

now there is residential development being proposed, not commercial, so that is what the Township has to consider.

Braun said she is not anti-growth, and she is not for or against Biltmore, but she is wary and concerned. She said there are in-fill development opportunities that are available which would use existing infrastructure. She said the proposed development is not in the Whitmore Lake School District, and the cost of this development would be borne by the taxpayers, whereas in-fill development would help the taxpayers.

In answer to a question from Dignan, Stollman said the driving force behind developing these parcels is the Ann Arbor School District. He noted that Toll Brothers is not currently involved in this project, but they would be interested in building homes in this area. He said in this climate of a recovering economy Toll and other builders are interested only in the Ann Arbor School District at this point.

Dignan said residential development is the linchpin to growth in the US-23 and North Territorial area. He said the 65 m.p.h. speed people travel at along Whitmore Lake Road is not suitable for agricultural. He said if a sub-area of the Master Plan is looked at he would like to see it limited to about one mile from US-23.

Dignan said 2200 feet away from this site Ann Arbor Township has designated land as high-density residential. He said he serves on the Whitmore Lake School Board and he knows declining enrollment is a problem. He said everyone refers to responsible growth, but one of the opponents to this project said the only responsible growth is no growth. He said he does not want to see 1600 homes on this property, but this is a key opportunity to look at the Master Plan, and it is appropriate to say that land within one mile of US-23 is suitable for development. He said a thorough evaluation of everything that affects this community is in order.

Chick said the Master Plan is a good document, but it is not inappropriate to amend it at any time. She said she was part of the process of developing the Plan, but the economy was not good at that time. She said things are changing now and the Mixed Use South site has been amended to encourage development there, so it is appropriate to consider other changes in this area.

Iaquinto said he respects other viewpoints and he has been a Planning Commissioner for a total of 11 years, but the community has been stagnant due to the no-growth perception, and the most important thing for the Commission to consider is keeping the community vibrant. He said the health of the entire community, not just one part of it, must be considered. He said any development will have impacts of some kind such as on traffic and views, but he believes development in

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this corridor is in the best interest of the community. He said even though it is in the Ann Arbor School District it is close to the Whitmore Lake School District and believes residents of this development would consider Whitmore Lake schools for their families because it is a good district.

Chockley said rooftops would support the commercial development is desired in this area. Dignan agreed and said that many families would consider Whitmore Lake Schools because they do not like the slanted education provided in Ann Arbor.

Thomas said he came to this meeting prepared to say no to this development for a variety of reasons. He said procedurally this is wrong because the Township went through a lengthy master planning process, and with all due respect to Chick he does not think conditions have changed to the point that the document merits being changed. He said that might partially be his bias as an attorney which states that after a decision is made conditions must change to warrant a revision.

He said he is also concerned because this is a site-specific request, but he has changed his mind. He said he thinks this process should go forward because he does not think the Township took a good enough look the last time the Master Plan was revised. He said there was not enough data, and he would still have to be convinced that a certain number of rooftops equals commercial development. He said he does not think good communities necessarily develop that way, and there are some real risks to proceeding in this site-specific way. He said again that despite the time and money spent on the Master Plan and its revision he does not think this area was analyzed well enough. He said part of the problem is that these are difficult issues.

Engstrom agreed and said Master Plans have to change. She said changing the Plan all the way down Whitmore Lake Road should be considered. She said if the Whitmore Lake School District is annexed by Ann Arbor, there will be even more development pressure.

Westover said she thinks development in this area is a natural progression.

Cousino said he is encouraged that development is proposed. He said he is a builder/developer himself, and all of the parcels that were sold cheaply during the recession are gone. He said the sewer system did not extend anywhere near this property when the Master Plan was finalized, and that has changed. He said the Township is split mostly between Whitmore Lake and South Lyon schools, but a sizable portion is in the Ann Arbor School District, and perhaps there was not enough consideration of that. He said there are weighty issues to consider here, and he shared Thomas'

concern that this is being considered because of the request of one developer.

Darden said she was not involved in the original master planning process, but she lived here then and knows how the community has changed. She said this needs to be looked at holistically though, rather than as a request from one developer for one piece of land.

Iaquinto said today's true farming requires 500-1,000 acres, and not much of that is happening in this area. He said what people really want is preservation of open space, so if that can be accomplished along with realistic development the Township is being served wisely. He said this is also a property rights issue; it is farmers who want to sell their land and they realize they are not large to operate a commercial farm successfully.

Chockley said she has a tiny farm, and those types of farms have a future and should not be discounted. She said she would not like to see all farmland disappear, but that will not happen.

Chockley asked Lewan to discuss the regulations that are in place to protect the natural features of the subject property and all property in the Township. Lewan said the zoning ordinance contains safeguards including open space provisions to allow for cluster developments, and regulations for wetlands and woodland preservation, environmental impact studies, etc.

Chockley said Northfield Township has lost population over the last couple decades and is aging, and older people need different types of housing. She said the Township needs to look at what will allow grandparents to stay in the vicinity of their families as they age. She said developers are smart and know what sells, so she is sure the Township will get quality developments.

Lewan said when the current Master Plan was developed it made sense for the situation at that time, specifically in the area of Whitmore Lake. Regarding the *Outcomes and Future Direction* part of the agenda he said he has not heard anyone say a sub-area planning effort should not be undertaken, so it seems clear that should move forward. He said he will try to address issues such as sewer capacity, the population in the area, and protection of natural features.

He said to be fair to everyone this has been a very transparent process and he expects it to remain that way. He also said no Commissioners or Trustees have tried to influence him regarding this issue, but as the process moves forward he will certainly be providing his opinions.

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Regarding the scope of the sub-area to be considered, Lewan said he will be providing some alternatives to the Commission. He said he expects this will be a regular issue of Planning Commission agendas until it is addressed.

**13. COMMENTS FROM
COMMISSIONERS AND TRUSTEES**

Potential Master Plan Amendment. Dockett said people who want to sell their land have rights and should be able to sell. He said he spoke with Wastewater Treatment Plant Superintendent Hardesty this morning who said this development could bring the sewer treatment plant close to its capacity depending on how many units there are. He recalled there was a moratorium on building in the 1970s because of a lack of sewer capacity, and he would not want to experience that type of problem again.

Darden thanked the members of the community who provided input. Iaquinto said it was good to hear from people with opinions on both sides of this issue. Chick asked that the public continue to provide information and comments.

14. SECOND CALL TO THE PUBLIC

Potential Master Plan Amendment. Lenore Zelenock, 1440 Six Mile Road, asked the Commission to consider the density of the proposed development. She said while the developer says they are not considering quarter acre lots, that was what the developer of Shadowood said and it ended up being quarter acre lots.

Raven Tuttle, 470 West Five Mile Road, asked whether this issue could be postponed pending the annexation of the Whitmore Lake Schools by Ann Arbor. She said if that goes through this particular climate change will change farming, so people will need to be close to their food sources. She said it is real, and that has to be planned for.

Susan Shink, 600 West Joy Road, said she is a small farmer and came to Northfield Township to farm. She said Northfield Neighbors never was a special interest group, rather they are neighbors. She said a vibrant, wonderful corner of the Township is being written off to benefit a developer. She said she has invested her life savings in the Township.

Ken Judkins, 1270 Dhu Varren Road, Ann Arbor Township, says he farms about 1200 acres with his brother, about half of it in Ann Arbor Township and half in Northfield Township, and he also farms in Webster Township. He said only 60 acres of the 460 acres being discussed is being farmed this year, and only 100 acre of it has been farmed in the last 20 years. He said the biggest threat to his farm is five and ten

acre zoning. He said he knows farmland and this land is marginal because it cannot be drained. He said he runs a draining business, he has walked all of this land, and there is no way to drain this property.

Craig Warburton said his land borders parcel H, and he said it seems like there is a propensity to turn this into a growth or no-growth issue. He said the Township should use this rare opportunity to force some of this development into the Whitmore Lake School District before the district is lost.

David Gordon, 5558 Hellner Road, said he has property rights, and the owner of this property has the right to sell it for five acre parcels, but they are trying to sell it for more money. He said if you want your community to grow, you are creating a win-lose situation by throwing some of the residents under the bus. He said he has been here for 30 years and asked that his property rights not be disregarded.

Faith Wheeler, 371 Grove, Horseshoe Lake, said there seems to be an impression being given that Northfield Neighbors were devils with horns and that the recession was their problem. She said Meijer did not leave because of Northfield Neighbors, rather they did not build because of the recession. She said this is a blue collar community and people here lost jobs. She said people also lost homes which has increased the tax burden on those left behind. She said everyone has concerns, and she asked that everyone's needs be considered, and that everyone work together.

Joe Van Esley, real estate broker, said he is the broker who introduced the developer to the property owners. He said he also was involved when Meijer wanted to come to Northfield Township. He said Northfield Neighbors stopped the bridge replacement and the Meijer development.

Jim Nelson, 7777 Sutton Road, said residents objected to spending \$20 million to build a seven lane bridge, rather than a reasonable plan.

Mary Devlin, 9211 Brookside, said maybe if this development goes through Meijer will build.

Jennifer DeLisle, 7441 Spencer Road, said it is a mistake to proceed with this process, especially in light of the possible annexation of the Whitmore Lake Schools by Ann Arbor. She said she hopes rather than being so ferociously pro-growth the Township will work with the people who actually live in this area to preserve farmland, natural features, and rural roads.

Brenda Warburton, 450 West Joy Road, said she is a mom with children in Ann Arbor schools. She said she does not shop in Whitmore Lake, she shops in Ann Arbor. She said the Township would be giving up a gem

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of a piece of land, and the tax money will be going to Ann Arbor Schools.

A member of the public said he agrees with Chockley that everyone needs to get along, but from the Board and Commissioner comments this sounds like a done deal. He said he does not see anything from the Board or Commission that sounds like the community is being represented as a whole.

David Hellner, 5545 Hellner Road, said he has lived there for 80 years and his parents lived there before him. He said without development the Township will fold within 20 years.

Ben Belen, 470 West Joy Road, said he has worked for a Detroit wastewater treatment plant for 16 years, and he is concerned about draining for 1600 homes.

15. ANNOUNCEMENT OF NEXT MEETING

August 6, 2014, at 7:00 P.M. at the Public Safety Building was announced as the next regular Commission meeting time and location.

ADJOURNMENT

- ▶ **Motion:** Roman moved, Iaquinto supported, that the meeting be adjourned.
Motion carried 7—0 on a voice vote.
- ▶ **Motion:** Engstrom moved, Braun supported, that the meeting be adjourned.
Motion carried 7—0 on a voice vote.

The meeting was adjourned at 9:53 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 August 6, 2014.

Marlene Chockley, Chair

Kenneth Dignan, Secretary

Official minutes of all meetings are available on the Township's website at <http://www.twp-northfield.org/government/>