

**NORTHFIELD TOWNSHIP  
PLANNING COMMISSION  
Minutes of Regular Meeting  
September 7, 2016**

**1. CALL TO ORDER**

The meeting was called to order by Chair Kenneth Dignan 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 (arrived at 7:10 P.M.)
Marlene Chockley	Present
Brad Cousino	Present
Kenneth Dignan	Present
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:** Chockley moved, Iaquinto supported, that the agenda be adopted as presented.  
**Motion carried 6—0 on a voice vote.**

**5. FIRST CALL TO THE PUBLIC**

**ES Zoning.** Dominic DiCicco, real estate broker, 6870 Grand River Avenue, Brighton, appeared for the owner of 8711 Main Street, which is zoned ES. He objected to placing limits on uses, said the ES zoning is not working, supported eliminating the ES district and reclassifying the property GC, and asked for clarification regarding outdoor storage.

**6. CLARIFICATIONS FROM THE COMMISSION**

None.

**7. CORRESPONDENCE**

None.

**8. PUBLIC HEARINGS**

None.

**9. REPORTS**

**7A. Board of Trustees**

Chick reported that on August 23<sup>rd</sup> the Board discussed funding options for an equalization basin and considered a proposal for purchase of a small part of the Van Curler property by MDOT.

**7B. ZBA**

Did not meet.

**7C. Staff Report**

Nothing to report.

**7D. Planning Consultant**

Nothing to report.

**10. UNFINISHED BUSINESS**

**10A. Review of ES—Enterprise Services District Zoning in comparison with GC—General Commercial.**

Planning consultant Sloan referred to previous Planning Commission discussions about this district, which includes about 12 parcels on the west side of Main Street between Horseshoe and Whitmore Lakes, and the possibility of eliminating ES zoning and rezoning this area, possibly to GC.

[Chick arrived at this point].

He referred to his memo of September 1<sup>st</sup> which considered the issues of (a) land use, (b) regulations and standards, and (c) standards applicable only to ES. He said most of the existing uses would fit in GC zoning, but it is possible that more lots could be created under GC zoning and GC setbacks are smaller.

The Commission discussed the possibility of eliminating the floor area ratio (FAR) regulation in GC, types of outdoor storage allowed in GC zoning, grandfathering of some existing uses while making others legal uses with a change from ES to GC zoning, and the reason for drive-through facilities being conditional uses in GC. They also discussed outdoor storage screening requirements, how to address outdoor storage items which may be considered off-

site advertising, specific language regarding some possible conditional uses (e.g. accessory dwellings), and compatibility with the Master Plan.

- ▶ **Motion:** Dignan moved, Iaquinto supported, to direct the planner to provide the Commission with draft language for an ordinance of the General Commercial zoning district that combines both the Enterprise Service and General Commercial zoning districts, to be considered by the Commission for scheduling of a public hearing at a future date.  
**Motion carried 7—0 on a voice vote.**

**11. NEW BUSINESS**

**11A. Discussion about establishing a committee on Open Space Preservation.**

The Commission continued its discussion of possibly appointing a committee to provide information to the Commission related to its 2016 goals concerning (a) the density of the agricultural district, (b) an agricultural survey (study of the economic impact of agriculture in the Township), and (c) PDR/TDR viability in Northfield Township. This discussion included whether the committee is needed, establishing the subjects to be investigated, the need for an inventory of what exists, determining what is desired and what is needed to support it, structure and members of the committee, and options for funding recommendations, if necessary.

It was agreed that staff should (a) email to Commissioners information about how neighboring Townships have structured subcommittees of this type, and (b) post any documents related to this on the Planning Commission page of the website.

**12. MINUTES**

**August 17, 2016, Regular Meeting**

Chockley made three minor corrections.

- ▶ **Motion:** Stanalajczo moved, Chockley supported, that the minutes of the August 17, 2016, regular meeting be approved as corrected, and to dispense with the reading. **Motion carried 7—0 on a voice vote.**

**13. SECOND CALL TO THE PUBLIC**

Dominic DiCicco made suggestions for zoning ordinance provisions to support businesses.

**14. COMMENTS FROM THE COMMISSIONERS**

Commissioners noted plans for a citizen survey have been on hold for some time, recognized those serving in the military, and urged traffic caution with children returning to school.

**15. ANNOUNCEMENT OF NEXT MEETING**

**September 21, 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:** Stanalajczo moved, Chick supported, that the meeting be adjourned.  
**Motion carried 7—0 on a voice vote.**

The meeting was adjourned at 8:40 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 September 21, 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/>