

**NORTHFIELD TOWNSHIP PLANNING COMMISSION
NOTICE OF REGULAR MEETING
June 4, 2014 at 7:00 p.m.
Second Floor, Public Safety Building
8350 Main Street, Whitmore Lake, MI 48189**

AGENDA

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF AGENDA**
5. **CALL TO THE PUBLIC**
6. **CORRESPONDENCE**
 - A. **Biltmore Development request for Master Plan Map Amendment**
7. **REPORTS**
 - A. **Board of Trustees Report**
 - B. **ZBA**
 - C. **Staff Report**
 - D. **Planning Consultant Report**
8. **PUBLIC HEARINGS**
 - A. **Master Plan Amendment**
 - B. **Article 31.0 - Local Commercial**
 - C. **Article 32.0 - General Commercial**
 - D. **Article 33.0 - Highway Commercial**
 - E. **Article 51.0 - RTM Research/Technology/Manufacturing**
 - F. **Section 60.37 – Temporary Outdoor Sales**
 - G. **Section 60.38 – Outdoor Seating and/or Service**
 - H. **Section 60.39 – Mini-Warehousing**
 - I. **Section 60.40 – Drive-in Facilities**
9. **OLD BUSINESS**
 - A. **Master Plan Amendment** – Postpone or recommend to the Board of Trustees the adoption of the amendment
 - B. **Article 31.0 - Local Commercial** – Postpone or recommend to the Board of Trustees the adoption of the amendment
 - C. **Article 32.0 - General Commercial** – Postpone or recommend to the Board of Trustees the adoption of the amendment
 - D. **Article 33.0 - Highway Commercial** – Postpone or recommend to the Board of Trustees the adoption of the amendment
 - E. **Article 51.0 – RTM Research/Technology/Manufacturing** – Postpone or recommend to the Board of Trustees the adoption of the amendment

This notice is posted in compliance with PA 267 Of 1976 as amended (open meetings act) MCLA 41.7 2A (2) (3) and the Americans with Disabilities Act. (ADA) Individuals with disabilities requiring auxiliary aids or services should contact the Northfield Township Office, (734) 449-5000 seven days in advance.

- F. **Section 60.37 – Temporary Outdoor Sales** – Postpone or recommend to the Board of Trustees the adoption of the amendment
 - G. **Section 60.38 – Outdoor Seating and/or Service** – Postpone or recommend to the Board of Trustees the adoption of the amendment
 - H. **Section 60.39 – Mini-Warehousing** – Postpone or recommend to the Board of Trustees the adoption of the amendment
 - I. **Section 60.40 – Drive-in Facilities** – Postpone or recommend to the Board of Trustees the adoption of the amendment
 - J. **Mixed Use South District – discussion of uses**
- 10. **NEW BUSINESS**
 - 11. **MINUTES: May 21, 2014 Regular Meeting**
 - 12. **POLICY REVIEW AND DISCUSSION**
 - 13. **COMMENTS FROM THE COMMISSIONERS**
 - 14. **CALL TO THE PUBLIC**
 - 15. **ANNOUNCEMENT: Next Regular Meeting – June 18, 2014**
 - 16. **ADJOURNMENT**

This notice is posted in compliance with PA 267 Of 1976 as amended (open meetings act) MCLA 41.7 2A (2) (3) and the Americans with Disabilities Act. (ADA) Individuals with disabilities requiring auxiliary aids or services should contact the Northfield Township Office, (734) 449-5000 seven days in advance.

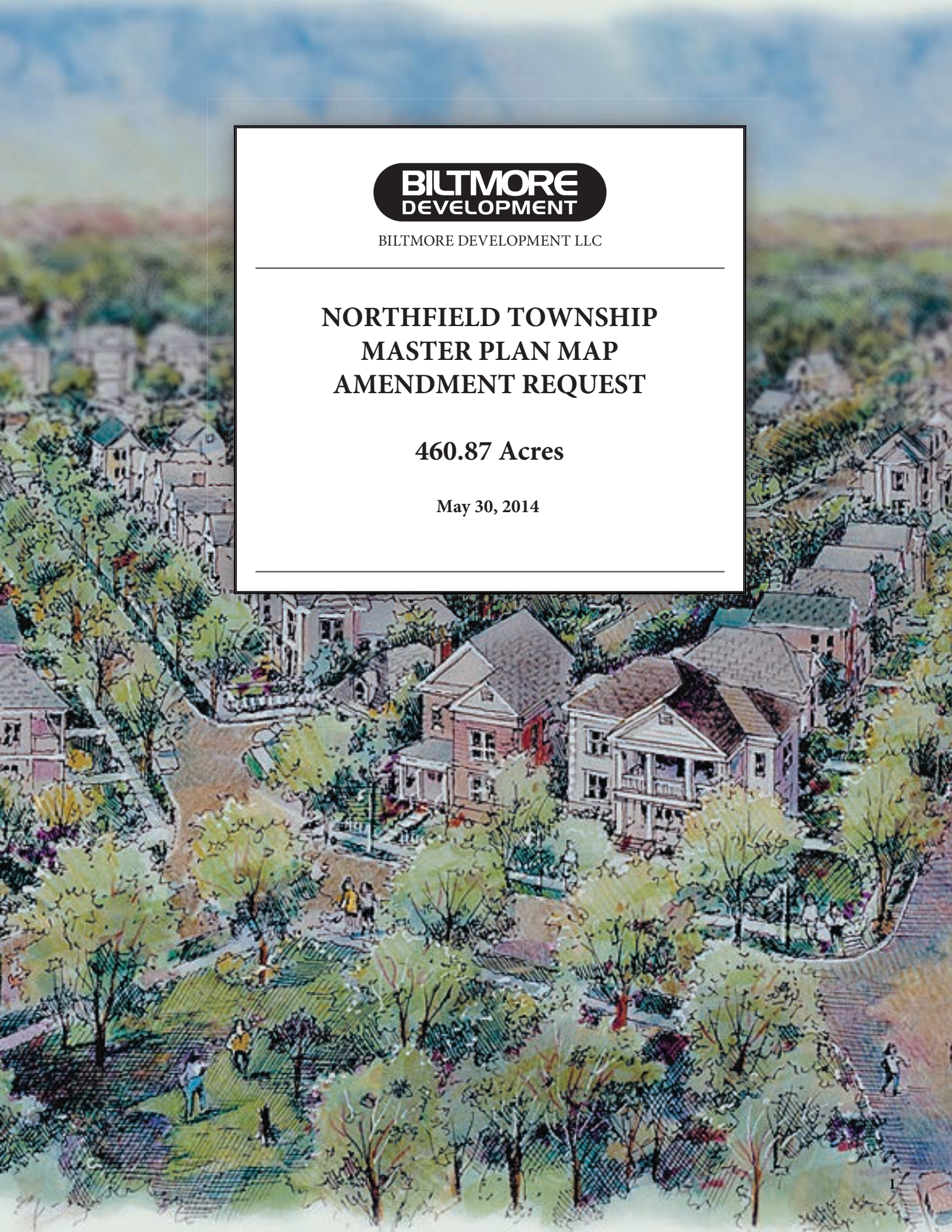


BILTMORE DEVELOPMENT LLC

**NORTHFIELD TOWNSHIP
MASTER PLAN MAP
AMENDMENT REQUEST**

460.87 Acres

May 30, 2014



BILTMORE LAND LLC

555 S. Old Woodward, #1409
Birmingham, Michigan 48009
Phone: 248.563.5800
Email: dstollman@me.com

May 29, 2014

Mr. Howard Fink
Township Manager
Northfield Township
8350 Main St.
Whitmore Lake, MI 48189

Re: ***Request for Amendment of Master Plan Map***

Dear Mr. Fink:

This letter is our formal request that Northfield Township amend its Master Plan map for future land use to designate the nine parcels depicted on Exhibit 1 (the "Parcels") as MDR - Medium Density Residential (1/4 to 1 Ac.). The Parcels are highlighted in yellow on Exhibit 1 and identified as Parcel A through Parcel I. The nine Parcels are owned by seven separate owners; two of the owners own two Parcels.

As shown on Exhibit 1, the Parcels are in Sections 29 and 32, west of US-23. The Parcel Identification Numbers for each Parcel, and the names and addresses of each Parcel owner, are attached as Exhibit 2. Biltmore Land LLC is the contract purchaser of each Parcel. Each Parcel owner has consented to Biltmore filing and processing for approval applications for the development of the Parcel. The consents are attached as Exhibit 3.

The amendment of the Northfield Township Master Plan map for future land use to designate the Parcels as MDR is supported by, without limitation, the following:

- Infrastructure capacity is available nearby, including sanitary sewer. The availability of municipal utilities directly supports MDR designation of the Parcels.
- The economic climate is improving, and demand for housing is steadily increasing. The development of the Parcels pursuant to the MDR designation will measurably increase the Township's tax base.
- Development of the Parcels pursuant to the MDR designation will provide additional population to support and strengthen the existing downtown area by increasing demand for the services and goods offered by the downtown area businesses.
- The MDR designation of the Parcels will also provide additional population to support and strengthen local farms and locally sourced production of agricultural products.

Mr. Howard Fink
Township Manager

Re: Master Plan Map Amendment
May 29, 2014
Page 2

- The MDR development of the Parcels, pursuant to Township ordinances, will preserve and enhance a quality living environment for existing and future residents of the Township.
- Clustering and other development options under the Township's ordinances provide the means to preserve open space and view corridors within the Parcels.

In summary, we ask that Northfield Township process for approval and approve the MDR designation of the Parcels, which will increase the Township's tax base, strengthen businesses in the downtown area as well as locally sourced agriculture and enhance the local economy.

If you have any questions regarding this request or if you need additional information, please call me at (248) 563-5800.

Very truly yours,

BILTMORE LAND LLC

By: 
David J. Stollman, its Manager

DJS/kk

cc: Douglas J. Lewan, Community Planner, PCP, AICP (w/ attachments)

Attachments

- Exhibit 1 – Depiction of Parcels Proposed for MDR Designation
- Exhibit 2 – List of Parcel Nos., with the name and address of each Parcel Owner
- Exhibit 3 – Consents of the Owner of each Parcel

EXHIBIT 1

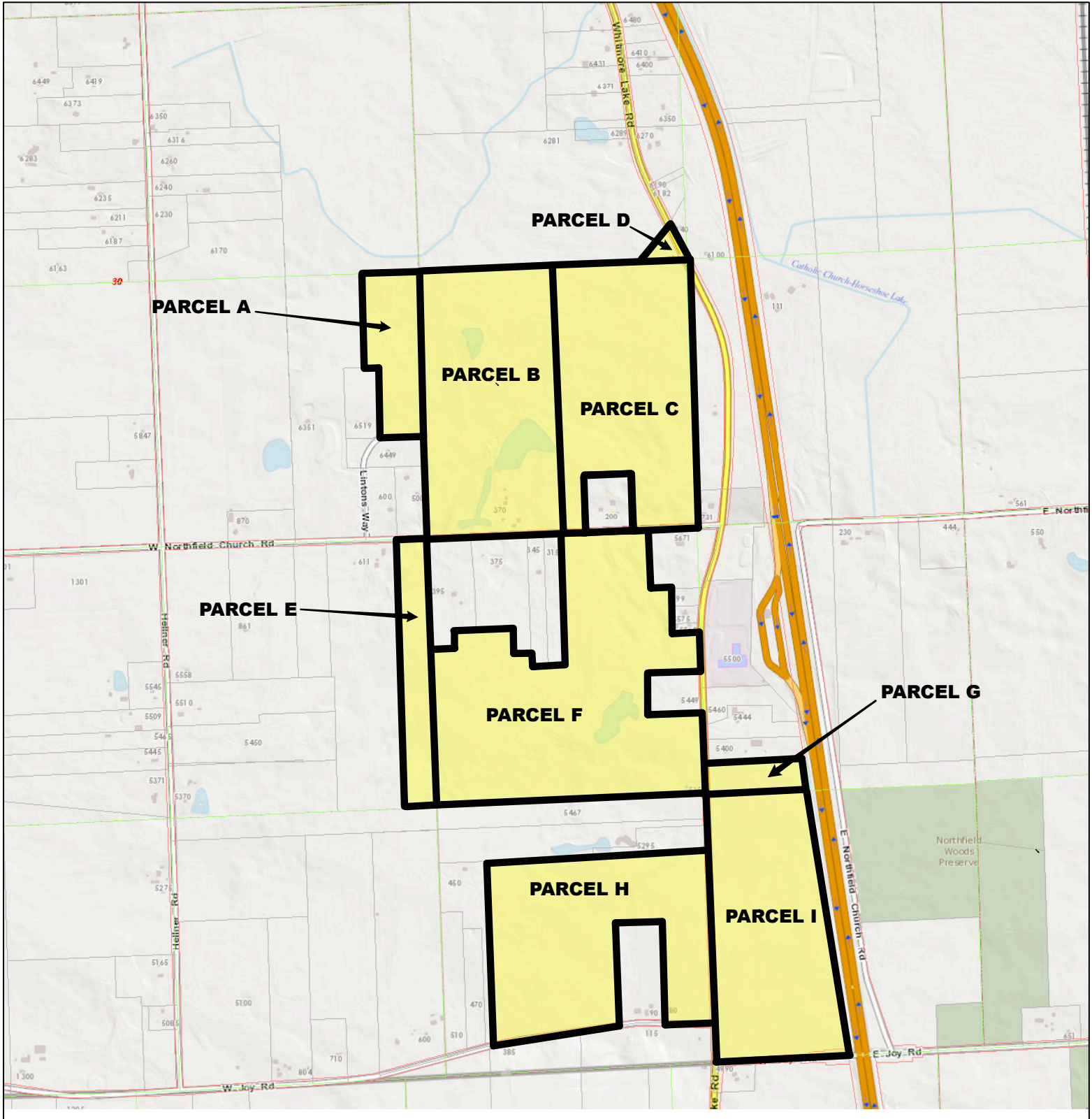


EXHIBIT 2

PARCEL A

OWNER: NOBLE, ROBERT L & ALAINA
PROPERTY ADDRESS: LINTON WAY
ANN ARBOR , MI 48105
PARCEL #: B -02-30-400-007
OWNER ADDRESS: 6124 SWAN LAKE
ROMULUS , MI 48174
ACREAGE: 19.04

PARCEL B

OWNER: BRAUN JOYCE M (TRUST)
PROPERTY ADDRESS: 370 W NORTHFIELD CHURCH RD
WHITMORE LAKE , MI 48189
PARCEL #: B -02-29-300-002
OWNER ADDRESS: 5155 JENNINGS RD
ANN ARBOR , MI 48105
ACREAGE: 80.00

PARCEL C

OWNER: KLEINSCHMIDT FAMILY LIMITED PTN
PROPERTY ADDRESS: W NORTHFIELD CHURCH RD
ANN ARBOR , MI 48105
PARCEL #: B -02-29-300-004
OWNER ADDRESS: 4638 MORNINGSTAR WAY
ANN ARBOR , MI 48103
ACREAGE: 74.0

PARCEL D

OWNER: KLEINSCHMIDT FAMILY LIMITED PTN
PROPERTY ADDRESS: 6107 WHITMORE LAKE RD
WHITMORE LAKE , MI 48189
PARCEL #: B -02-29-200-013
OWNER ADDRESS: 4638 MORNINGSTAR WAY
ANN ARBOR , MI 48103
ACREAGE: 1.96

PARCEL E

OWNER: RAUPAGH PAUL R & BRYNN W
PROPERTY ADDRESS: W NORTHFIELD CHURCH RD
ANN ARBOR , MI 48105
PARCEL #: B -02-31-100-010
OWNER ADDRESS: 5445 HELLNER RD.
ANN ARBOR , MI 48105
ACREAGE: 20.01

PARCEL F

OWNER: PHEASANT HOLLOW ASSOCIATES, LLC
PROPERTY ADDRESS: 5355 WHITMORE LAKE RD
ANN ARBOR , MI 48105
PARCEL #: B -02-32-200-012
OWNER ADDRESS: 451 E WILSON
PONTIAC , MI 48341
ACREAGE: 111.67

PARCEL G

OWNER: VACHHER S PREHLAD TRUST &
TOWNLEY S LOUISE LIVING TRUST
PROPERTY ADDRESS: WHITMORE LAKE RD
ANN ARBOR , MI 48105
PARCEL #: B -02-32-100-016
OWNER ADDRESS: 42814 OATYER CT
ASHBURN , VA 20148
ACREAGE: 6.63

PARCEL H

OWNER: KRAAY LIMITED PARTNERSHIP
PROPERTY ADDRESS: 80 W JOY RD
ANN ARBOR , MI 48105
PARCEL #: B -02-32-300-008
OWNER ADDRESS: 5021 GAMTON COURT
CHARLOTTE , NC 28226
ACREAGE: 76.35

PARCEL I

OWNER: VACHHER (PREHLAD S) & TOWNLEY S
LOUISE LIVING TRUST
PROPERTY ADDRESS: WHITMORE LAKE RD
ANN ARBOR , MI 48105
PARCEL #: B -02-32-400-002
OWNER ADDRESS: 47237 BEACHCREST CT
PLYMOUTH , MI 48170
ACREAGE: 71.12

TOTAL ACREAGE:	460.78
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EXHIBIT 3

PARCEL A

To Whom It May Concern:

We own the property legally described as Parcel No B-02-30-400-007, comprising 19.04 +/- acres and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

This letter confirms that, pursuant to that Agreement of Sale, we have authorized Biltmore (and its agents and representatives) to undertake physical investigations of the above-referenced property (soil borings, environmental investigations, wetlands evaluations, etc.) site planning (including, without limitation, filing a formal proposed site plan and/or plats, rezoning, submitting a PUD application, submitting a special land use application, locating/relocating utilities, applying for demolition of existing structures and shutoff/removal of existing utilities, etc.) as well as pursuing such other approvals as may be necessary or desirable in connection with Biltmore's intended use of the property.

All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,



Peter A. Kelly II

Date: May 29, 2014

EXHIBIT 3

PARCEL B

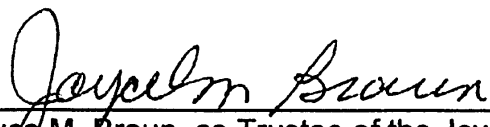
To Whom It May Concern:

We own the property whose address is 370 W Northfield Church Road, containing approximately 80 +/- acres, being Parcel No. B-02-29-300-002 and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

This letter confirms that, pursuant to that Agreement of Sale, we have authorized Biltmore (and its agents and representatives) to undertake physical investigations of the above-referenced property (soil borings, environmental investigations, wetlands evaluations, etc.) site planning (including, without limitation, filing a formal proposed site plan and/or plats, rezoning, submitting a PUD application, submitting a special land use application, locating/relocating utilities, applying for demolition of existing structures and shutoff/removal of existing utilities, etc.) as well as pursuing such other approvals as may be necessary or desirable in connection with Biltmore's intended use of the property.

All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,



Joyce M. Braun, as Trustee of the Joyce
M. Braun Trust under Trust Agreement
dated January 30, 1996, as amended

Date: *May 10, 2014*

EXHIBIT 3

PARCEL C & D

To Whom It May Concern:

We own the property legally described as Parcel No(s). B-02-29-300-004 and B-02-29-200-013 comprising 75.96 +/- acres and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

This letter confirms that, pursuant to that Agreement of Sale, we have authorized Biltmore (and its agents and representatives) to undertake physical investigations of the above-referenced property (soil borings, environmental investigations, wetlands evaluations, etc.) site planning (including, without limitation, filing a formal proposed site plan and/or plats, rezoning, submitting a PUD application, submitting a special land use application, locating/relocating utilities, applying for demolition of existing structures and shutoff/removal of existing utilities, etc.) as well as pursuing such other approvals as may be necessary or desirable in connection with Biltmore's intended use of the property.

All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,

Kleinschmidt Family Limited Partnership

By: 
Charles A. Kleinschmidt
Its: Agent

Date: 5/8/14

EXHIBIT 3

PARCEL E

To Whom It May Concern:

We own the property legally described as Parcel No. B-02-31-100-010, comprising 20.01 +/- acres and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

This letter confirms that, pursuant to that Agreement of Sale, we have authorized Biltmore (and its agents and representatives) to undertake physical investigations of the above-referenced property (soil borings, environmental investigations, wetlands evaluations, etc.) site planning (including, without limitation, filing a formal proposed site plan and/or plats, rezoning, submitting a PUD application, submitting a special land use application, locating/relocating utilities, applying for demolition of existing structures and shutoff/removal of existing utilities, etc.) as well as pursuing such other approvals as may be necessary or desirable in connection with Biltmore's intended use of the property.

All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,

Bryson W. Rampage
Paul R. Rampage

Date: May 28, 2014

EXHIBIT 3

PARCEL F

To Whom It May Concern:

We own the property legally described as Parcel No. B-02-32-200-012 whose address is 5355 Whitmore Lake Road, Ann Arbor Michigan 48105, comprising 111.67 +/- acres and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

This letter confirms that, pursuant to that Agreement of Sale, we have authorized Biltmore (and its agents and representatives) to undertake physical investigations of the above-referenced property (soil borings, environmental investigations, wetlands evaluations, etc.) site planning (including, without limitation, filing a formal proposed site plan and/or plats, rezoning, submitting a PUD application, submitting a special land use application, locating/relocating utilities, applying for demolition of existing structures and shutoff/removal of existing utilities, etc.) as well as pursuing such other approvals as may be necessary or desirable in connection with Biltmore's intended use of the property.

All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,

By: 

Date: 5/24/14

EXHIBIT 3

PARCELS G & I

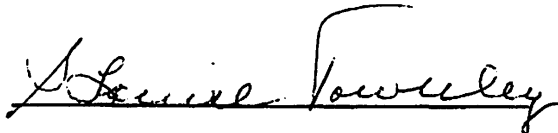

To Whom It May Concern:

We own the property legally described as Parcel Nos. B-02-32-400-002 and B-02-32-100-016 comprising 77.75 +/- acres and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

This letter confirms that, pursuant to the terms of that Agreement of Sale, we have authorized Biltmore (and its agents and representatives) to undertake physical investigations of the above-referenced property (soil borings, environmental investigations, wetlands evaluations, etc.) site planning (including, without limitation, filing a formal proposed site plan and/or plats, rezoning, submitting a PUD application, submitting a special land use application, locating/relocating utilities, applying for demolition of existing structures and shutoff/removal of existing utilities, etc.) as well as pursuing such other approvals as may be necessary or desirable in connection with Biltmore's intended use of the property.

All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,

Date: _____

EXHIBIT 3

PARCEL H

To Whom It May Concern:

We own the property legally described as Parcel No. B-02-32-300-008 whose street address is 80 W Joy Road, Ann Arbor, MI 48105, comprising 76.35 +/- acres and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

This letter confirms that, pursuant to that Agreement of Sale, we have authorized Biltmore (and its agents and representatives) to undertake physical investigations of the above-referenced property (soil borings, environmental investigations, wetlands evaluations, etc.) site planning (including, without limitation, filing a formal proposed site plan and/or plats, rezoning, submitting a PUD application, submitting a special land use application, locating/relocating utilities, applying for demolition of existing structures and shutoff/removal of existing utilities, etc.) as well as pursuing such other approvals as may be necessary or desirable in connection with Biltmore's intended use of the property.

All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,

KRADY LIMITED PARTNERSHIP
Dede & Tracey - Trustees
Spokane - Trustees

Date: 5/23/2014



CARLISLE

WORTMAN
associates, inc.

605 S. Main Street, Ste. 1
Ann Arbor, MI 48104

(734) 662-2200
(734) 662-1935 Fax

MEMORANDUM

TO: Northfield Township Planning Commission

FROM: Douglas J. Lewan, Community Planner

DATE: May 28, 2014

RE: Public Hearing Items for June 4th Regular Meeting

As you will see on the agenda there are a number of items that are set for public hearing at our next meeting. In our ongoing effort to review the Township Zoning Ordinance the following sections are up for public hearing comment:

LC – Local Commercial,
GC – General Commercial,
HC – Highway Commercial, and
RTM – Research/Technology Manufacturing.

In association with these districts we are moving certain standards out of the individual districts provisions and into the general Section 60.00 Supplementary Regulations and Standards. We try to move specific standards out of individual districts and into a central location.

While you have all reviewed the individual zoning sections noted above at our last meeting, we did not go over the specific new sections of article 60.00. Attached to this memorandum are the following for your review and consideration at the upcoming public hearing:

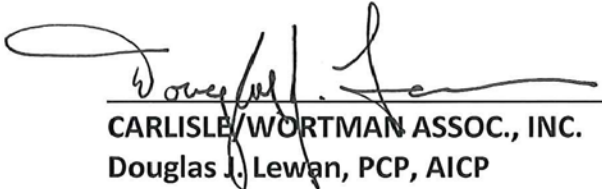
Section 60.37 – Temporary Outdoor Seating,
Section 60.38 – Outdoor Seating and / or service,
Section 60.39 – Mini Warehousing, and
Section 60.40 – Drive-In Facilities.

Please note these are not new sections but rather the movement of these existing provisions into a central location within the Zoning Ordinance.

Also set for additional discussion and public hearing is the proposed changes to the Mixed Use (MU) section of the Township Master Plan. As you will recall a member of the public was at our

last meeting and had a number of questions about the change. We will take additional comment and try to address any new question at our meeting on the 4th.

Should you have any question prior to that time please give me a call.



CARLISLE/WORTMAN ASSOC., INC.
Douglas J. Lewan, PCP, AICP
Principal

Copy: file.

Mixed Use -North (MU-N)

Intent: The intent of the Mixed Use North designation is to provide areas where local commercial, service, office and residential activities can all take place. This designation is intended allow a flexible approach to development generally on the west side of Main street, south of the Hamlet of Whitmore Lake within the Lakes Sub-areas. Uses envisioned are of a general retail / service nature to serve the residents of Northfield Township. The Mixed Use category is intended to provide transitional service area between the U.S. 23 corridor and Main Street.

Description: The Mixed Use – North designation is focused on the Lakes Sub-area.

Relationship to Physical and Natural Features: Areas planned for the Mixed Use designation shall have direct access to the Main Street Area North of Horseshoe Lake.

Most Compatible Uses: Desirable land uses and elements of the Mixed Use designation are:

- Neighborhood commercial;
- Service;
- Office; and
- Multiple-Family Residential.

Any use which requires the need for outdoor storage is not compatible with the Mixed Use - North designation as described.

Most Compatible Zoning Districts: Based on the criteria mentioned above, the zoning districts most appropriate for the Mixed Use category are the LC, Local Commercial, GC, General Commercial, ES, Enterprise Service, RO, Residential-Office, and Multiple-Family Districts. Mixed use developments in these Zoning Districts can be accommodated through the Township's Planned Unit Development (PUD) process.

Mixed Use - South(MU-S)

Intent: The intent of the Mixed Use – South designation is to provide areas where commercial, service, office, research technology, and related residential activities can all take place. This designation is intended allow a flexible approach to development along the U.S. 23 corridor within the Central Sub-area.

The Mixed Use – South designation is where more intensive office, research, and commercial growth is planned for and expected. Higher density residential growth is also permitted within the sub area when developed as a part of an overall development scheme. Stand-alone high density residential is not compatible with the MU-S designation.

Description: The Mixed Use designation is found exclusively within the Central Sub-area of the Master Plan and generally centered at the intersection of U.S. 23 and Whitmore Lake Road.

Relationship to Physical and Natural Features: Areas planned for the MU-S designation shall have the following characteristics:

- Planned development within the MU-S designation shall have direct or indirect access (via access road) to either North Territorial Road or to Whitmore Lake Road.

- Planned development within the MU-S designation shall be within or adjacent to the Northfield Township sewer service district.
- Planned development within the MU-S designation shall take into consideration traffic capacity and impacts to the area and specifically to the U.S. 23/North Territorial interchange. It is intended that new development will occur concurrently with needed improvements to the adjacent road system based on applicable traffic impact studies.

Most Compatible Uses: Desirable land uses and elements of the Mixed Use designation will:

- Emphasize office research and retail land uses in keeping with the “jobs node” concept of the Central sub-area.
- As appropriate consider a limited amount of industrial uses.
- As appropriate promote high density residential uses as part of an overall mixed-use development project and only as a part of an overall PUD.
- Encourage buildings to be built closer to the road right-of-way with reduced front yard setback when developed as a mixed-use PUD.
- Encourage an increased building height with residential and/or office land uses on the upper floors.

Any use which requires the need for outdoor storage is not compatible with the Mixed Use designation as described and as noted above, stand-alone high density residential is also not compatible in this area.

Most Compatible Zoning Districts: There is no compatible zoning district to accommodate the intent and description provided above. The Township should consider the development of a new mixed-use district to address this Master Plan designation. This could be developed either as a stand-alone district or as an overlay district. Prior to the development of new zoning language, mixed use developments in these Zoning Districts can be accommodated through the Township’s Planned Unit Development (PUD) process.

Development within the MU-S designation is intended to be completed in a comprehensive approach.

Single site uses may be considered by the Township, but their overall compatibility with the adjacent properties shall be considered by the Township in determining compliance with the Township Master Plan.

ARTICLE 31.0
LC - LOCAL COMMERCIAL DISTRICT

Section 31.01 Purpose

This district is established to provide suitable locations for retail, service, and office enterprises which serve a localized market area. Goods and services to be provided by establishments in this district are classified as “convenience,” as distinguished from “comparison” goods and services, because they serve the day to day needs of a neighborhood or group of neighborhoods. Establishments in this district will generally be small in floor and site area. The district is intended to be applied in areas designated for such use in the ~~Land Use Development Master~~ Plan and only in areas in which public water and sanitary sewer service are available.

Section 31.02 Permitted Uses

The following buildings and structures, and uses of parcels, lots, buildings and structures, are permitted in this district:

- A. Clothing and apparel services, including laundry pickup, automatic laundry, dressmaking, millinery, tailor shop and shoe repair shop.
- B. Food services including grocery, meat market, bakery, restaurant, delicatessen and fruit market, and similar self-serve units but not including any business of a drive-in type.
- C. Personal services, including barber shop and beauty salon, medical and dental clinics, music studios, banks and saving and loan associations and other similar uses.
- D. Personal service offices, such as accountant, attorney, and real estate offices, provided such use shall not exceed four thousand (4,000) square feet of floor area in any building.
- E. Retail services, including drug store, hardware, and gift shop, and dry goods and notions store.
- F. Essential services, ~~except those provided for elsewhere in this district, provided that electrical sub-stations shall be enclosed on all sides in a manner in keeping with the character of the surrounding area.~~ as provided in Section 3.17 herein.
- G. A sign, only in accordance with the regulations specified in Article 62.0.

H. An accessory use, building or structure.

Section 31.03 Conditional Uses

The following buildings and structures, and uses of parcels, lots, buildings and structures are permitted subject to obtaining a conditional use permit as provided in Article 63.0.

A. Animal hospital or clinic.

~~B. Transmission lines and structures, not including buildings, of essential services, where located in right of ways not a part of public or utility right of ways existing at the time of adoption of this Ordinance.~~

~~CB.~~ Restaurants serving alcoholic beverages, provided that the gross receipts thereof derived from the sale of food and other goods and services exceed fifty (50%) percent of the total gross receipts.

~~DC.~~ Business and professional offices, such as legal, engineering, accounting, financial and insurance.

~~ED.~~ ~~Public and private nursery school; primary and secondary school.~~ Primary and secondary schools.

~~FE.~~ One (1) dwelling unit within the principle building or structure for security purposes only.

~~GF.~~ Temporary outdoor sales, subject to the requirements of Section 60.37. ~~when conducted by a permanent business established on site provided that the locations and annual sales period for such sales shall be established by the Planning Commission.~~

~~Such sales shall be subject to the following requirements:~~

~~1. No part of such sales operation shall be located within any required setback or transition strip.~~

~~2. The sales operation shall not impede or adversely affect vehicular and pedestrian traffic flow or parking maneuvers.~~

~~3. One (1) sign not to exceed eight (8) square feet may announce such sales. Such sign shall not be located in a required yard or transition strip. Such a sign shall be~~

~~temporary in nature, non illuminated and approved as to safety and stability by the building inspector.~~

~~4. The sign, merchandise, and all equipment used in such sales and all debris and waste resulting therefrom, shall be removed from the premises within three (3) days of termination of the sale.~~

~~5. A cash bond of one hundred dollars (\$100.00) shall be provided to the Township prior to the start of an approved sale to guarantee site clean up as required in paragraph 4, preceding.~~

~~6. A scaled site plan shall be provided with the application for Conditional Use Permit showing thereon the location and extent of such sales.~~

H. Outdoor seating and/or service when associated with a restaurant subject to the following requirements: of Section 60.38.

~~1. No such seating shall be located in a required yard.~~

~~2. Approval of the Washtenaw County Health Department as required.~~

~~3. A site plan shall be submitted indicating the area for and location of all outdoor seating.~~

~~4. The maximum allowable seating for an outdoor seating area shall be established as a part of the Conditional Use Permit.~~

~~5. Parking shall be provided as required under Article 61.0, herein.~~

I. Mini-Warehousing, provided the following conditions are met ~~subject to the requirements of Section 60.39.~~

~~1. Minimum lot area shall be two (2) acres located on either a major or minor thoroughfare designated by the Land Use Development Plan.~~

~~2. Minimum lot width shall be two hundred (200) feet.~~

~~3. A six (6) foot screening, fence, berm or other appropriate method of screening shall be constructed around the perimeter of the development, as approved by the Planning Commission.~~

~~4. Minimum distance between buildings shall be twenty five (25) feet.~~

- ~~5. A front yard setback of no less than fifty (50) feet shall be maintained in landscaped open space. Side yard setbacks shall be no less than twenty five (25) feet and rear yard setbacks shall be no less than forty (40) feet.~~
- ~~6. All areas intended for vehicle travel shall be paved with asphalt or concrete as approved by the Planning Commission.~~
- ~~7. Exterior wall of all storage units shall be of masonry construction.~~
- ~~8. Site development shall be compatible with surrounding area.~~
- ~~9. No outside storage permitted.~~
- ~~10. Lighting as approved by the Planning Commission.~~

- J. Commercial communications apparatus, if located on existing commercial communications or electrical towers, or other existing appropriate structure, and subject to the provisions of Section 60.23 herein, in addition to the requirements of Article 63 (“Conditional Uses”) herein.

Section 31.04 Regulations and Performance Standards

The following regulations shall apply in all LC Local Commercial Districts:

- A. Lot Area - No building or structure shall be established on any lot less than one (1) acre in area, except where a lot is served with a central sanitary sewerage system, in which case there shall be provided a minimum lot area of ten thousand (10,000) square feet except where included in a neighborhood planned shopping center of five (5) or more stores.
- B. Lot Width - The minimum lot width for lots served with a central sanitary sewerage system shall be eighty (80) feet. Where a lot is not so served, the minimum lot width shall be one hundred and fifty (150) feet.
- C. Lot Coverage - The maximum lot coverage shall not exceed twenty-five (25%) percent.
- D. Floor Area Ratio - The maximum floor area shall not exceed sixty (60%) percent of the lot area.
- E. Yard and Setback Requirements

1. Front yard: not less than thirty-five (35) feet.
 2. Side Yards: least width of either yard shall not be less than twenty (20) feet, except in the case of a corner lot or parcel where the side yard on the road or street side shall not be less than thirty-five (35) feet. Minimum interior side yards may not be required when two (2) or more buildings are part of a local shopping center or other combined development of local retail and/or service facilities. Side yard requirements shall apply to the perimeter of such developments.
 3. Rear Yard: not less than thirty-five (35) feet.
 4. The above yard requirements shall apply to every lot, building or structure.
- F. Height - No building or structure shall exceed a height of forty-five (45) feet.
- G. Transition Strips
1. A transition strip shall be required whenever any lot in this district abuts a lot in any rural or residence district. Such a strip shall be provided along every lot line, except front lot lines, which abuts a lot in such district, shall not be included as part of the required yard, and shall be improved with a screen, wall, hedge or shrubbery which will reach a height of four (4) feet one (1) year after planting. The strip shall be maintained in good condition. The Planning Commission shall have the authority to change the nature of, or reduce the required width of, or to waive completely, the requirement of a transition strip because of a probable change in land use or zoning of adjacent properties. Such determinations and reasons therefore shall be recorded in the minutes of the meeting at which the action is taken. Said transition strip shall comply with the requirements of Section 60.09 of this Ordinance.
 2. A landscape strip shall be provided along and adjacent to the front property line and shall extend across the entire width of the lot. Driveways may cross the strip but shall not occupy the strip.
- H. Required Off-Street Parking - As required in Article 61.0.
- I. Required Site Plan Review - As required in Article 64.0.
- J. Supplemental Regulations - As required in Article 60.0.

ARTICLE 32.0
GC - General Commercial District

Section 32.01 Purpose

This district is composed of those areas of the Township whose principal use is and ought to be general comparison retail, service and repair business activities which serve the entire Township and surrounding area. It is the intent of this district to be located along major transportation networks within the Township. This district has been located within the Township to permit the development of these business activities, to protect adjacent agricultural, residential and industrial areas against the encroachment of incompatible uses, and to lessen congestion on public streets and highways. To these ends, certain uses which would function more effectively in other districts and would interfere with the operation of these business activities and the purpose of this district, have been excluded.

Section 32.02 Permitted Uses

The following buildings and structures, and uses of parcels, lots, buildings and structures are permitted in this district:

- A. All permitted uses allowed in LC-Local Commercial Districts as provided in Section 31.02 of this Ordinance.
- B. Business and professional offices, such as legal, engineering, accounting, financial and insurance.
- C. Retail services, including department stores, furniture stores, appliance stores, and super markets.
- D. Commercial recreation facilities including indoor theaters, bowling alleys, skating rinks, racket clubs.
- E. Agricultural services, including machinery sales and repair establishments, and farm supply stores.
- F. Showroom and sales of new automobiles, farm machinery, and other vehicle and equipment, and the display and sale of used cars, farm machinery, and other vehicles and equipment when in conjunction with a showroom and sales of new units thereof; and repair of same when in conjunction with a showroom and sales of new units thereof. Display of any vehicles shall not be within street right-of-way, in any required side or rear yard, or in any required transition strip.

- G. Equipment services, including repair; radio and television, electrical appliance shop, plumber, electrician and other similar services and trades.
- H. Printing, lithographic, blueprinting and similar uses.
- ~~I. Mobile home and trailer court sales and repair.~~
- ~~J. A sign, only in accordance with the regulations specified in Article 62.0.~~

Section 32.03 Conditional Uses

- A. ~~Establishments primarily devoted to serving alcoholic beverages for consumption on the premises, and/or providing entertainment, controlled by and~~ Bars or establishments principally used for the sale of beer, wine or intoxicating liquor for consumption on the premises, subject to the requirements of Section 60.13.
- B. Funeral establishments, mortuary.
- C. Hotel, tourist home and boarding and rooming house.
- D. Animal hospital or clinic.
- E. Open air display area ~~for the sale of manufactured products, such as or similar to garden furniture, earthenware, hardware items and nursery stock, or the rental of manufactured products or equipment, small tools, pneumatic tired two (2) and four (4) wheeled utility trailers, pneumatic tired cement mixers, wheelbarrows, rollers and similar products or equipment. Displays must be located behind all setback lines.,~~ subject to the requirements of Section 60.40.
- F. Automotive service station, including minor repair services, ~~when provided on a lot with a minimum frontage on any street of one hundred fifty (150) feet and when no more than two (2) such stations shall exist at an intersection.~~ subject to the requirements of Section 60.15.
- G. Contractor wholesale supply - when in conjunction with general retail sales of items including electrical, plumbing, lumber, and/or garden supplies.
- ~~H. Transmission lines and structures, not including buildings, of essential services, where located in right-of-ways not a part of public or utility right-of-ways existing at the time of adoption of this Ordinance.~~
- I. Boat Sales and Marinas.

- J. One (1) dwelling unit within the principle building or structure for security purposes only.
- K. ~~Mini-Storage-Warehousing, subject to the requirements of Section 60.39. provided the following conditions are met:~~
- ~~1. Minimum lot area shall be two (2) acres located on either a major or minor thoroughfare designated by the Land Use Development Plan.~~
 - ~~2. Minimum lot width shall be two hundred (200) feet,~~
 - ~~3. A six (6) foot screening, fence, berm or other appropriate method of screening shall be constructed around the perimeter of the development, as approved by the Planning Commission.~~
 - ~~4. Minimum distance between buildings shall be twenty five (25) feet.~~
 - ~~5. A front yard setback of no less than fifty (50) feet shall be maintained in landscaped open space. Side yard setbacks shall be no less than twenty five (25) feet and rear yard setbacks shall be no less than forty (40) feet.~~
 - ~~6. All areas intended for vehicle travel shall be paved with asphalt or concrete as approved by the planning Commission.~~
 - ~~7. Exterior wall of all storage units shall be of masonry construction.~~
 - ~~8. Site development shall be compatible with surrounding area.~~
 - ~~9. No outside storage permitted.~~
 - ~~10. Lighting as approved by the Planning Commission.~~
- L. Lots for the sale of used cars, used farm machinery, and other used vehicles and equipment, when not sold in conjunction with sales of new cars, machinery, vehicles, or equipment. Display of any vehicles shall not be within street right-of-way, in any required side or rear yard, or in any required transition strip.
- M. Minor repair of vehicles, provided all work, materials, equipment, and waste products shall be contained within a completely enclosed building, subject to the requirements of Section 60.15.

N. Drive-~~in-through~~ facilities for a use permitted in the GC district, ~~provided that the conditions set forth in Article 63.0, herein, and the following conditions are met:~~subject to the requirements of Section 60.42.

~~1. Adequate on-site stacking space for vehicles shall be provided for each drive-in window so that vehicles will not interfere with vehicular circulation or parking maneuvers on this site. Access to and egress from the site will not interfere with peak hour traffic flow on the street serving the property.~~

~~2. Projected peak hour traffic volumes which will be generated by the proposed drive-in service shall not cause undue congestion during the peak hour of the street serving the site.~~

~~3. On-site vehicle stacking for drive-in windows shall not interfere with access to, or egress from the site or cause standing of vehicles in a public right-of-way.~~

O. Temporary outdoor sales, subject to the requirements of Section 60.37. ~~when conducted by a permanent business established on site provided that the locations and annual sales period for such sales shall be established by the Planning Commission.~~

~~Such sales shall be subject to the following requirements:~~

~~1. No part of such sales operation shall be located within any required setback or transition strip.~~

~~2. The sales operation shall not impede or adversely affect vehicular and pedestrian traffic flow or parking maneuvers.~~

~~3. One sign not to exceed eight (8) square feet may announce such sales. Such sign shall not be located in a required yard or transition strip. Such a sign shall be temporary in nature, non illuminated and approved as to safety and stability by the building inspector.~~

~~4. The sign, merchandise, and all equipment used in such sales and all debris and waste resulting therefrom, shall be removed from the premises within three (3) days of termination of the sale.~~

~~5. A cash bond of one hundred dollars (\$100.00) shall be provided to the Township prior to the start of an approved sale to guarantee site clean-up as required in paragraph 4, preceding.~~

- ~~6. A scaled site plan shall be provided with the application for Conditional Use Permit showing thereon the location and extent of such sales.~~
- P. Outdoor seating and/or service when associated with a restaurant subject to the following requirements of Section 60.38:
- ~~1. No such seating shall be located in a required yard.~~
 - ~~2. Approval of the Washtenaw County Health Department as required.~~
 - ~~3. A site plan shall be submitted indicating the area for and location of all outdoor seating.~~
 - ~~4. The maximum allowable seating for an outdoor seating area shall be established as a part of the Conditional Use Permit.~~
 - ~~5. Parking shall be provided as required under Article 61.0, herein.~~
- Q. Bowling alleys, miniature golf courses, commercial swimming pools, skating rinks.
- R. Controlled Uses as defined in Section 60.13, herein.
- ~~S. Arcades and commercial amusement or recreation establishments including but not limited to dance halls or pool or billiard halls as controlled by and subject to the restrictions of section 60.13.~~
- ~~T. Public lodging houses, as controlled by and subject to the restrictions of Section 60.13.~~
- US. Restaurants serving alcoholic beverages, provided that the gross receipts thereof derived from the sale of food and other goods and services exceed fifty (50%) percent of the total gross receipts.
- VI. Day Care Facilities.
- WU. Commercial communications apparatus, if located on existing commercial communications or electrical towers, or other existing appropriate structure, and subject to the provisions of Section 60.23 herein, in addition to the requirements of Article 63 (“Conditional Uses”) herein.
- XV. Sexually oriented Businesses, as defined within Section 60.24 and subject to the requirements of Section 60.24 and 60.13 herein.

Section 32.04 Regulations and Standards

The following regulations shall apply in all GC - General Commercial Districts:

- A. Lot Area - No building or structure shall be established on any lot less than one (1) acre in area, except where a lot is served with a central sanitary sewerage system, in which case there shall be provided a minimum lot area of ten thousand (10,000) square feet for planned shopping centers.
- B. Lot Width - The minimum lot width for lots served with a central sanitary sewerage system shall be eighty (80) feet. Where a lot is not so served, the minimum lot width shall be one hundred and fifty (150) feet.
- C. Lot Coverage - The maximum lot coverage shall not exceed twenty-five (25%) percent.
- D. Floor Area Ratio - The maximum floor area shall not exceed eighty (80%) percent of the lot area.
- E. Yard and Setback Requirements.
 - 1. Front Yard: not less than thirty-five (35) feet.
 - 2. Side Yards: least width of either yard shall not be less than twenty (20) feet, except in the case of a corner lot or parcel where the side yard on the road or street side shall not be less than thirty-five (35) feet.
 - 3. Rear Yards: not less than twenty (20) feet.
 - 4. The above yard requirements shall apply to every lot, building or structure.
- F. Height - No building or structure shall exceed a height of forty-five (45) feet.
- G. Transition Strips.
 - 1. A transition strip shall be required whenever any lot in this district abuts a lot in any rural or residence district. Such a strip shall be provided along every lot line, except front lot lines, which abuts a lot in such district, shall not be included as part of the required yard, and shall be improved with a screen, wall, hedge or shrubbery which will reach a height of four (4) feet one (1) year after planting. The strip shall be maintained in good condition. The Planning Commission shall have the authority to change the nature of, or reduce the

required width of, or to waive completely, the requirement of a transition strip because of a probable change in land use or zoning of adjacent properties. Such determinations and reasons therefore shall be recorded in the minutes of the meeting at which the action is taken. Said transition strip shall comply with the requirements of Section 60.09 of this Ordinance.

2. A landscape strip shall be provided along and adjacent to the front property line and shall extend across the entire width of the lot. Driveways may cross the strip but shall not occupy the strip.

H. Required Off-Street Parking - As required in Article 61.0.

I. Required Site Plan Review - As required in Article 64.0.

H. Supplemental Regulations - As required in Article 60.0.

ARTICLE 33.0
HC - HIGHWAY COMMERCIAL DISTRICT

Section 33.01 Purpose

This district is composed of those areas of the Township whose principal use is and ought to be retail and service business activities which serve or are meant to serve the motoring public. This district has been located within the Township to permit the development of these business activities, to protect adjacent agricultural, residential and industrial areas against the encroachment of incompatible uses, and to lessen congestion on and serve the persons traveling on public streets and highways. To these ends, certain uses which would function more effectively in other districts and would interfere with the operation of these business activities and the purpose of this district have been excluded.

Section 33.02 Permitted Uses

The following buildings and structures, and uses of parcels, lots, buildings and structures are permitted in this district:

- A. Automotive service station, including minor repair service, ~~where not more than two (2) such stations shall exist at an intersection subject to the requirements of Section 60.15.~~
- B. Motel, hotel, restaurants.
- ~~C. Drive ins, including restaurants, banks, laundries.~~
- D. A sign, only in accordance with the regulations specified in Article 62.0.
- E. Accessory use, building or structure.
- F. Essential services, ~~except those provided for elsewhere in this district, provided that electrical sub stations shall be enclosed on all sides in a manner in keeping with the character of the surrounding area.~~ in accordance with Section 3.17 herein.

Section 33.03 Conditional Uses

The following buildings and structures, and uses of parcel, lots, buildings and structures are permitted subject to obtaining a conditional use permit as provided in Article 63.0.

- A. Retail, sporting goods sales, souvenir and gift shop, public information booth.
- B. Drive-in theater.
- C. Places of amusement, entertainment or recreation such as a dance hall, bowling alley, miniature golf, commercial swimming pool.
- ~~D. Public utility structure, located on the surface of the ground including but not limited to transformer sub stations, pumping stations, communications relay stations, gas and steam regulating valves and stations; provided that the structure shall be designed, erected, and landscaped in such a manner as to conform as much as possible with the character of the district.~~
- ED. One (1) dwelling unit within the principle building or structure for security purposes only.
- FE. Mini-Storage Warehousing, ~~provided the following conditions are met:~~subject to the requirements of Section 60.39.
 - ~~1. Minimum lot area shall be two (2) acres located on either a major or minor thoroughfare designated by the Land Use Development Plan.~~
 - ~~2. Minimum lot width shall be two hundred (200) feet.~~
 - ~~3. A six (6) foot screening, fence, berm or other appropriate method of screening shall be constructed around the perimeter of the development, as approved by the Planning Commission.~~
 - ~~4. Minimum distance between buildings shall be twenty five (25) feet.~~
 - ~~5. A front yard setback of no less than fifty (50) feet shall be maintained in landscaped open spaced. Side yard setbacks shall be no less than twenty five (25) feet and rear yard setbacks shall be no less than forty (40) feet.~~
 - ~~6. All areas intended for vehicle travel shall be paved with asphalt or concrete as approved by the Planning Commission.~~
 - ~~7. Exterior wall of all storage units shall be of masonry construction.~~
 - ~~8. Site development shall be compatible with surrounding area.~~

~~9. — No outside storage permitted.~~

~~10. — Lighting as approved by the Planning Commission.~~

HF. Outdoor seating and/or service when associated with a restaurant subject to the following requirements: of Section 60.38.

~~1. — No such seating shall be located in a required yard.~~

~~2. — Approval of the Washtenaw County Health Department as required.~~

~~3. — A site plan shall be submitted indicating the area for and location of all outdoor seating.~~

~~4. — The maximum allowable seating for an outdoor seating area shall be established as a part of the Conditional Use Permit.~~

~~5. — Parking shall be provided as required under Article 61.0, herein.~~

IG. Commercial communications apparatus, if located on existing commercial communications or electrical towers, or other existing appropriate structure, and subject to the provisions of Section 60.23 herein, in addition to the requirements of Article 63 (“Conditional Uses”) herein.

H. ~~C. — Drive-ins~~throughs, including restaurants, banks, laundries, subject to the requirements of Section 60.42.

Section 33.04 Regulations and Standards

The following regulations shall apply in all HC - Highway Commercial Districts:

- A. Lot Area - No building or structure shall be established on any lot less than one (1) acre in area, except where a lot is served with a central sanitary sewerage system, in which case there shall be provided a minimum lot area of ten thousand (10,000) square feet.
- B. Lot Width - The minimum lot width for lots served with a central sanitary sewerage system shall be eighty (80) feet. Where a lot is not so served, the minimum lot width shall be one hundred and fifty (150) feet.
- C. Lot Coverage - The maximum lot coverage shall not exceed twenty-five (25%) percent.

- D. Floor Area Ratio - The maximum floor area shall not exceed sixty (60%) percent of the lot area.
- E. Yard and Setback Requirements
1. Front Yard: not less than thirty-five (35) feet.
 2. Side Yards: least width of either yard shall not be less than twenty (20) feet, except in the case of a corner lot or parcel where the side yard on the road or street side shall not be less than thirty-five (35) feet.
 3. Rear Yards: not less than twenty (20) feet.
 4. The above requirements shall apply to every lot, building or structure.
- F. Height - No building or structure shall exceed a height of thirty-five (35) feet.
- G. Transition Strips.
1. A transition strip shall be required whenever any lot in this district abuts a lot in any rural or residence district. Such a strip shall be provided along every lot line, except front lot lines, which abuts a lot in such district, shall not be included as part of the required yard, and shall be improved with a screen, wall, hedge or shrubbery which will reach a height of four (4) feet one (1) year after planting. The strip shall be maintained in good condition. The Planning Commission shall have the authority to change the nature of, or reduce the required width of, or to waive completely, the requirement of a transition strip because of a probable change in land use or zoning of adjacent properties. Such determinations and reasons therefore shall be recorded in the minutes of the meeting at which the action is taken. Said transition strip shall comply with the requirements of Section 60.09 of this Ordinance.
 2. A landscape strip shall be provided along and adjacent to the front property line and shall extend across the entire width of the lot. Driveways may cross the strip but shall not occupy the strip.
- H. Required Off-Street Parking - As required in Article 61.0.
- I. Required Site Plan Review - As required in Article 64.0.
- J. Supplemental Standards - As required in Article 60.0.

Additions and Amendments to Article 60

Section 60.37 Temporary Outdoor Sales. Temporary outdoor sales are allowed subject to the following requirements:

1. No part of such sales operation shall be located within any required setback or transitional strip.
2. The sales operation shall not impede or adversely affect vehicular and pedestrian traffic flow or parking maneuvers.
3. One sign not to exceed eight (8) square feet may announce such sales. Such sign shall not be located in a required yard or transition strip. Such a sign shall be contemporary in nature, non-illuminated and approved as to safety and stability by the building inspector.
4. The sign, merchandise, and all equipment used in such sales and all debris and waste resulting therefrom, shall be removed from the premises within three (3) days of termination of the sale.
5. A cash bond of one hundred dollars (\$100) shall be provided to the Township prior to the start of an approved sale to guarantee site clean-up as required in subsection 4. Above.
6. A scaled site plan shall be provided with the application for Conditional Use Permit showing thereon the location and extent of such sales.

Section 60.38 Outdoor seating and/or service. Outdoor seating and or service shall be allowed subject to the following requirements:

1. No such seating shall be located in a required side yard.
2. Approval of the Washtenaw County Health Department as required.
3. A site plan shall be submitted indicating the area for and location of all outdoor seating.
4. The maximum allowable seating for an outdoor seating area shall be established as part of the Conditional Use Permit.
5. Parking shall be provided as required under Article 61.0, herein.

Section 60.39 Mini-Warehousing. Mini-warehousing facilities shall be allowed subject to the following requirements:

1. Minimum lot area shall be two (2) acres located on either a major or minor thoroughfare designated by the Master Plan.
2. Maximum lot width shall be two hundred (200) feet.
3. A six (6)-foot screening, fence, berm or other appropriate method of screening shall be constructed around the perimeter of the development as approved by the Planning Commission.
4. Minimum distance between buildings shall be twenty-five (25) feet.
5. A front setback of no less than fifty (50) feet shall be maintained in landscape open space. Side yard setback shall be no less than twenty-five (25) feet, and rear yard setback shall be no less than forty (40) feet.
6. All areas intended for vehicle travel shall be paved with asphalt or concrete as approved by the Planning Commission.
7. Exterior wall of all storage units shall be of masonry construction.
8. Site development shall be compatible with surrounding areas.
9. No outside storage permitted.
10. Exterior lighting in accordance with the requirements of Section 60.31,

Section 60.40 Drive-in Facilities. Drive-in facilities shall be allowed subject to the following requirements:

1. Adequate on-site stacking space for vehicles shall be provided for each drive-in window so that vehicles will not interfere with vehicular circulation or parking maneuvers on the site. Access to and egress from the site will not interfere with peak hour traffic flow on the street serving the property.
2. Projected peak hour traffic volumes which will be generated by the proposed drive-in service shall not cause undue congestion during the peak hour of the street serving the site.
3. On-site vehicle stacking for drive-in windows shall not interfere with access to, or egress from the site or cause standing of vehicles in a public right-of-way.

ARTICLE 51.0
RTM - RESEARCH/TECHNOLOGY/MANUFACTURING

Section 51.01 PURPOSE

This district is intended to achieve the following objectives:

- A. To provide an environment of related activities; which will encourage an increase in the productivity of business and industry.
- B. To encourage development of scientific, business and industrial research and technology and environmentally clean manufacturing plants in a low density, landscaped campus type environment, generally devoid of nuisance factors commonly found in standard industrial districts.
- C. To permit and encourage uses which support research, technology and manufacturing uses to locate within an RTM district, thereby eliminating the need to provide for their location on scattered sites in the general vicinity of the district.
- D. To permit an RTM district to develop in stages and in a planned, coordinated manner, according to an overall development plan.
- E. To provide facilities and services necessary for the health, safety, welfare and convenience of employees, customers, and visitors in an RTM district.
- F. To encourage provision of open space within an RTM district, and to preserve natural features by incorporating them into the plan for the district.
- G. To protect existing and planned uses in the vicinity of a proposed RTM center from spillover effects which might be created by uses in the district.
- H. To help diversify the local economy, reduce unemployment, and expand the non-residential tax base of the Township.
- I. To prevent uses in the RTM district from creating any dangerous, injurious, noxious, or otherwise objectionable condition which might result from fire, explosion, or radioactivity; noise or vibration; water or soil pollution; smoke, dust, odor, or other forms of air pollution; electrical or other disturbances, glare or heat; storage or disposal of liquid or solid materials or wastes; conditions conducive to the breeding of rodents or insects; or from any other substance, condition, or elements in a manner or

amount as to adversely affect other uses in the RTM district or in the surrounding area.

Section 51.02 LOCATION OF AN RTM DISTRICT

An RTM district shall be located in areas of Northfield Township designated in the Township's adopted General Development Plan as suitable and desirable for research/technology/manufacturing uses. A petition for an RTM district in all other locations shall either follow or proceed simultaneously with, an amendment to the adopted General Development Plan.

Section 51.03 PERMITTED USES

Uses in an RTM district shall be limited to those included in the listing of uses. No other uses shall be permitted unless the applicable plans are revised or amended in accordance with this Ordinance. The uses to be permitted shall be selected from the following listed uses, or shall be similar to such uses.

A. Permitted Principal Uses

1. Agricultural uses, as temporary uses prior to development of a parcel in the RTM district.
2. Industrial research, development, and testing laboratories.
3. Scientific research, development, and testing laboratories.
4. Business research, development, and testing laboratories.
5. Automated production equipment, such as robots.
6. Pharmaceutical drugs.
7. Office, computing, and accounting machinery.
8. Electric lamps; current-carrying and non-current-carrying wiring devices; radio and television receiving equipment; electronic components and accessories.
9. Space vehicles and parts.

10. Measuring, analyzing, and controlling instruments; photographic (except chemicals and sensitized materials); medical and optical goods; watches and clocks.
11. Printing, publishing and allied industries.
12. Production and processing of genetic materials.
13. Electricity transmission and distribution lines, gas and oil pipelines, and related structures; electricity switching and step-down stations.
14. Administrative, professional, and business offices.

B. Permitted Accessory Uses

1. Uses such as fire, police, and ambulance stations; technical and business schools; recreation facilities, both indoor and outdoor post office.
2. Prototype or pilot processing, manufacturing, and/or assemble, if strictly incidental and subordinate to an activity permitted and located in the RTM district, and if such use does not occupy more than twenty-five (25%) percent of the total floor area of the permitted principal use.
3. Commercial, office, and service uses which are located, designed, and intended to support and complement permitted principal uses which are located in an RTM district, such as the following: banks and other financial institutions; restaurants; transient lodging facilities; day care facilities; barber and beauty shops; pharmacies; sales of newspaper magazines, and books; office supply sales; medical and dental offices; theaters, auditoriums and meeting facilities; dry cleaning (pick-up and delivery only); product display facilities; power plants; water treatment plants; automobile service stations and car washing facilities; gift and flower sales; data processing and computing centers; computer and office machine service and repair establishments; printing and copying services.

Such uses shall either be located in a building containing the permitted principal uses which will be served, or in service centers consisting of one (1) or more buildings, designed with common drives, parking and loading areas, and landscaping. Such service centers shall be located within the district as to clearly serve only the permitted principal uses within the district and not the surrounding area and communities.

4. Outdoor recreation facilities.
5. Living quarters for security and maintenance personnel.
6. Warehousing, only for principal uses permitted and located in this district.
7. Communication facilities only for principal uses permitted and located in this district.
8. ~~Commercial communications apparatus, if located on existing commercial communications or electrical towers, or other existing appropriate structure, and subject to the provisions of Section 60.24 herein, in addition to the requirements of Article 63 (“Conditional Uses”) herein.~~

Section 51.04 CONDITIONAL USES

The following buildings and structures, and uses of parcels, lots, buildings, and structures are permitted subject to obtaining a conditional use permit as provided in Article 63.0.

- A. Commercial communications apparatus, if located on existing commercial communications or electrical towers, or other existing appropriate structure, and subject to the provisions of Section 60.23 herein, in addition to the requirements of Article 63 (“Conditional Uses”) herein.
- B. A church, synagogue, cathedral, mosque, temple or other building used for public worship, or a cemetery.

Section 51.05 REGULATIONS AND STANDARDS

The following regulations shall apply in all RTM - Research/Technology/Manufacturing Districts.

- A. Density Regulations
 1. Ground floor coverage (GFC) shall not exceed twenty-five (25%) percent.
 2. The floor area ratio (FAR) shall not exceed forty (40%) percent.

3. The total developed area (TDA - the sum of the ground floor area of all buildings, and the area in parking spaces, drives, and loading spaces) of a lot shall not exceed fifty (50%) percent of the area of the lot.

B. Density calculations

1. GFC, FAR, and TDA calculations shall be based on land areas designated for the various uses. The designated land areas shall include acreage for private drives, parking and loading areas, open spaces around structures, landscaped areas and similar areas, but not acreage in existing or future public street rights-of-way or major private streets.
2. Land areas used in calculating ground floor coverages and floor area ratios shall be delineated on the ~~preliminary site plan and final~~ site plan so that the acreage and density computations can be confirmed.
3. The surface area of lakes, streams, ponds (natural, man-made or storm water retention), marsh lands, or similar areas may be included in the acreage used for calculating ground floor coverage and floor area ratios if such areas are part of lands devoted to parks and open space uses.
4. GFC and FAR calculations shall be based on land areas designated for the various uses: The designated land areas include acreage for private drives, parking and loading areas, open spaces around structures, landscaped areas and similar areas, but not acreage in existing or future public street right-of-way or major private streets.
5. Land used to provide acreage to meet density regulations in a project within an RTM district shall not be used to compute density in another project within the district, unless the GFC's and FAR's of the subject project and all previous projects are maintained at or less than the limits established in the ~~preliminary~~ site plan.
- ~~6. The Planning Commission may exclude wetlands and land with slopes of fifteen (15%) percent or steeper from the area used for density calculations if such land is not usable for open space purposes or is not suitable for development.~~

C. Minimum Lot Area

The minimum area for a parcel of land to be zoned RTM shall be forty (40) acres. The minimum area for individual lots within an RTM district shall be five (5) acres. Any

parcel of land, regardless of area, may be added to the initial land if contiguous thereto.

D. Required Yards

1. A yard at least one hundred (100) feet wide shall be provided along an existing or future public street right-of-way.
2. A yard at least fifty (50) feet wide shall be provided along that part of the perimeter of an RTM district which does not abut a public street, except where the adjacent property is designated by the Township's adopted General Development Plan for agricultural or residential uses, in which case the yard shall be a least one hundred (100) feet.
3. The following minimum yards shall be provided for each lot which is not subject to the yard requirements of subsection D1 and D2, preceding:

Front	50 feet
Side, interior	10 feet
Side, corner	50 feet
Rear	35 feet

Larger minimum yards may be required at the time of ~~preliminary~~ site plan approval, for a building exceeding three (3) stories or thirty-five (35) feet in height. The requirements shall be based on consideration of natural light, air circulation, and solar access.

4. Minimum yard requirements shall apply to all buildings and structures, drives, and parking and loading areas. Drives may cross required yards. Drives and parking spaces shall not be less than ten (10) feet from a property line where permitted in a side or rear yard. Loading areas shall not be permitted in any required yard.

All required yards shall be landscaped and adequately and permanently maintained. ~~The yards required in Section 50.04F (2), herein, shall be landscaped and developed so as to function as a physical buffer and visual barrier between the RTM district and adjacent properties. Yards that abut residentially used or zoned property shall meet the standards of Section 60.09 Transition Strip.~~

5. The preceding yard requirements, except those in Section 51.04 D (1) and (2), herein, may be reduced as part of the approved ~~preliminary~~ site plan. The reduction shall be based on findings that topographic conditions, trees and other vegetation, proposed land grading and plant materials, or other existing or proposed site conditions perform the same function as the required yards.

E. Distances Between Buildings

1. The location of buildings and uses, and distances between buildings as shown by dimensions, shall be shown on the ~~preliminary~~ site plan.
2. Distances between buildings shall be sufficient to meet fire regulations, and to provide for natural light, air circulation and solar access.

F. Height

There shall be no height regulations in an RTM district, provided that any building which exceeds a height of three (3) stories or thirty-five (35) feet shall be approved as to a specific height by the Township Board upon recommendation of the Planning Commission. Approval shall be based on findings regarding natural light, air circulation, views, and solar access rights for neighboring buildings and properties, airport flight patterns; and fire protection and safety. The height of each building shall be on the ~~preliminary~~ site plan.

G. Parking and Loading Requirements.

Parking and loading facilities shall be provided in accordance with Section 61.05 and Article 61.0, herein, except that the dimensions of individual parking spaces may be reduced to not less than nine (9) feet wide by eighteen (18) feet long, if approved as part of approval of the ~~preliminary~~ site plan. The Planning Commission may establish a maximum number of parking spaces permitted on a lot as part of its approval of a ~~preliminary~~ site plan.

Notwithstanding requirements of Article 52.0, herein, the number of parking spaces required for RTM uses shall be based on the rate of one (1) space for each three hundred (300) square feet of floor area. Loading/unloading operations shall occur only on the site involved, and shall not be located in the front or corner side yard. Loading/unloading areas shall be screened from view from streets and adjacent lots.

H. Outdoor Storage

Outdoor storage of vehicles, equipment, supplies, or products shall be prohibited. Trash and other waste materials shall be stored as provided in Section 60.04 C, herein. Such areas shall be screened from view from a street or adjacent lots, and shall not be located in front or corner side yard.

I. Outdoor Operations

Outdoor storage of vehicles, equipment, supplies, or products: outdoor processing, assembly, repair, or other operations; or outdoor display of goods, materials, products, equipment, or processes shall be prohibited. No display shall be permitted in a window or in any other location visible from a street or an adjacent lot except in a service center, as provided in Section 51.03 B3, herein. Trash and other waste materials shall be stored as provided in Section 60.04C, herein. Such areas shall be screened from view from a street or adjacent lots, and shall not be located in a front or corner side yard. Outdoor processing, assemble, repair, or other operations shall be prohibited.

J. Landscaping

Landscaping shall be provided in accordance with the approved ~~final~~ site plan for each lot in an RTM district. ~~All parts of each lot not developed with buildings, drives, parking and loading areas, and similar improvements, shall be landscaped with grass or other ground cover, shrubbery, trees, bushes, vines, or other suitable plantings. Parking lots shall be landscaped so as to reduce heat and glare, to divide parking lots into smaller units, and to buffer adjacent areas, where necessary. All such plantings shall be live and shall be properly and regularly maintained. All landscaping shall be in conformance with Section 60.25 Landscaping of this ordinance.~~

K. Performance Standards

1. Atmosphere emissions, electromagnetic radiation and interference, and the handling and disposal of radioactive and chemical materials shall comply with all applicable State and Federal laws and regulations.
2. No vibration shall be produced which is transmitted through the ground and is discernible without the aid of instruments at, or any point beyond, the lines of the subject lot.
3. Noise emanating from a building in this distract shall not exceed sixty (60) decibels as measured twenty-five (25) feet from the exterior surface of the exterior walls of that building.

4. All activities, and all storage areas for materials, shall be provided with adequate safety and fire fighting devices, meet State codes regarding fire and explosion hazards, and requirements of Northfield Township Fire Marshal.
5. No direct or sky-reflected glare, except that resulting from floodlighting, so as to be visible at the lot line, shall be permitted. No emission or transmission of heat or heated air so as to be discernible at the lot line shall be permitted.
6. There shall be no discharge of any liquid or solid materials into any public or private sewage disposal system, into any stream or body of water, onto the surface of the ground, or into the ground, except in accordance with Township, County, and State laws and regulations.
7. Odors from any use shall not be discernible at a lot line to a greater degree than odors from plants for the manufacture of electronic equipment.

L. Fencing

Security fencing shall not be permitted in any part of a yard forward of the rear wall of a building.

**NORTHFIELD TOWNSHIP
PLANNING COMMISSION
Minutes of Regular Meeting
May 21, 2014**

1. CALL TO ORDER

The meeting was called to order by Chair Marlene Chockley 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
Andrea Darden	Present
Kenneth Dignan	Present
Sam Iaquinto	Present
Larry Roman	Present

Also present:
Planning Consultant Douglas Lewan,
Carlisle/Wortman Associates
Recording Secretary Lisa Lemble
Members of the Community

4. APPROVAL OF AGENDA

Chockley asked that item 10A be moved to follow Public Hearings.

- ▶ **Motion:** Roman moved, Chick supported, that the agenda be adopted as amended.
Motion carried 7—0 on a voice vote.

5. FIRST CALL TO THE PUBLIC

No comments.

6. CORRESPONDENCE

None.

7. REPORTS

7A. Board of Trustees

Chick reported that on May 13th the Board:

- Appointed Sam Iaquinto and Doug Wilber to the Parks & Recreation Board.

- Approved revisions to building fees, including eliminating the requirement for permits for projects considered to be maintenance.
- Approved ordinances regarding housing discrimination, off-road vehicles, the Michigan vehicle code, solicitation, and the Metro Act.
- Approved civic event permits for the 4th of July and German Park.

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

8A. Section 60.21—Open Space Development Option.

8B. Section 2.03—Definitions

8C. Sections 12.02, 20.03, 21.03, and 22.03: Permitted Uses in AR, LR, SR-1, and SR-2

8D. Sections 12.03, 20.03, 21.0-3, and 22.03: Conditional Uses in AR, LR, SR-1, and SR-2

8E. Article 69.0—Public Notice

- ▶ **Motion:** Roman moved, Dignan supported, that the public hearings be opened on:

- Section 60.21—Open Space Development,
- Section 2.03—Definitions,
- Sections 12.02, 20.02, 21.02, and 22.02—Permitted Uses in AR, LR, SR-1, and SR-2,
- Sections 12.03, 20.03, 21.03, and 22.03: Conditional Uses in AR, LR, SR-1, and SR-2, and
- Article 69.0—Public Notice

Motion carried 7—0 on a voice vote.

Chockley called for public comment. There was none.

- ▶ **Motion:** Iaquinto moved, Dignan supported, that the public hearings be closed.
Motion carried 7—0 on a voice vote.

10. NEW BUSINESS

10A. Case #JPC140002—Rhe-Tech, 1500 E. North Territorial Road; Request for Site Plan Approval for a 7,270 square foot building addition. Parcel 02-21-300-005; zoned G1.

Brent LaVanway with Rhe-Tech explained that this is a request for a small addition at the front of the existing building. He said this essentially squares off the building and no additional parking is proposed. He said building materials will be consistent with the existing building.

Planning consultant Douglas Lewan said this is a straight-forward project for a small addition to allow some additional manufacturing space. He noted that no conditional land use or rezoning is involved in this site plan request. He reported that a review meeting was held and the proposal was found ready to be considered by the Commission.

Lewan said the proposed addition meets setback requirements, no natural features are involved, and this is a logical extension of the building. He said there is plenty of parking, and added that site access and circulation do not change.

Lewan explained that no matter how large or small a site plan change is the applicant is expected to bring the property up to current standards, and for that reason elements such as landscaping, parking, lighting and site drainage are looked at.

He said approval of the site plan is recommended, subject to parking lot and transitional landscaping requirements being met, light poles being reduced to 16 feet in height unless at least 100 parking spaces can be shown, wallpack lights being reduced to 16 feet in height, and a photometric lighting plan being shown.

Chockley questioned why shorter light fixtures are not required regardless of the total number of parking spaces since the 100 existing spaces are not all in a single area of the property. Lewan said the ordinance does not address that distinction. Iaquinto said the number of spaces would be well over 100 if the truck parking—which was not included in the count—is added.

Jacob Rushlow, Township engineer with Orchard, Hiltz & McCliment, referred to his letter of May 12th. He said after the staff review meeting LaVanway provided the original plans for this site which had information about the design of the storm water retention pond showing

there is sufficient capacity to handle the proposed addition. He said the remaining issues can be handled administratively so he recommends approval of the site plan. In answer to a question from Chick, Rushlow said the best option for drainage from the building will be to connect underground to a catch basin in the parking lot in front of the building.

Cousino said it seems like there is always standing water in the ditch along the road in front of this building. Rushlow said there is a significant amount of sedimentation in that ditch and there is an ongoing dispute between the applicant and the County regarding maintenance of this drain.

In answer to a question from Chockley, Rushlow said items 4, 6, 8, and 9 in his letter have been addressed satisfactorily by the applicant.

LaVanway said motorcycle parking spaces will be indicated, photometrics will be submitted, landscaping plans will be submitted showing four new trees in the buffer area, and the remaining items listed in Rushlow's letter will be addressed in the detailed engineering plans. Regarding the drain under the building, he said a couple of floor drain cleanouts will be added to provide access if needed in the future.

- ▶ **Motion:** Chockley moved, Chick supported, that based upon the information from the applicant and reflected in the minutes of this meeting, the Planning Commission finds that the site plan for Case #JPC140002—Rhe Tech, 1500 E. North Territorial Road, Whitmore Lake, Michigan 48189, Parcel Number B02-21-300-005—meets the required standards and findings for site plan approval pursuant to Section 64.045 of the Zoning Ordinance and recommends approval with the following conditions:
 1. Concerns noted in the Township Planner's review dated May 13, 2014.
 2. Concerns noted in the Township Engineer's review dated May 12, 2014.

Cousino asked whether a condition could be added to insure that the drainage situation along the road is addressed. There was discussion about what would be appropriate to require.

- ▶ **Amended motion:** Chockley moved, Chick supported, that based upon the information from the applicant and reflected in the minutes of this meeting, the Planning Commission finds that the site plan for Case #JPC140002—Rhe Tech, 1500 E. North Territorial Road, Whitmore Lake, Michigan 48189, Parcel Number B02-21-300-005—meets the required standards and findings for site plan approval pursuant to Section 64.045 of the Zoning Ordinance and recommends approval with the following conditions:

1. Concerns noted in the Township Planner's review dated May 13, 2014.
2. Concerns noted in the Township Engineer's review dated May 12, 2014.
3. The applicant's design assures that there is sufficient outlet for the detention pond to meet the Township Engineer's requirements.

Amended motion carried 7—0 on a roll call vote.

9. OLD BUSINESS

- 9A. Section 60.21—Open Space Development Option.**
- 9B. Section 2.03—Definitions**
- 9C. Sections 12.02, 20.02, 21.02, and 22.02: Permitted Uses in AR, LR, SR-1, and SR-2**
- 9D. Sections 12.03, 20.03, 21.03, and 22.03: Conditional Uses in AR, LR, SR-1, and SR-2**

Lewan said all of these public hearing items are related to changes to the Open Space Development Option which is a proposal to combine two parts of the ordinance. He noted State law requires that all zoning ordinances provide for this type of option which allows homes to be clustered together to allow preservation of natural features and/or open space while maintaining the density of the underlying zoning district. He said this development option can produce great projects, and in Northfield Township they are allowed in the AR, LR, SR1, and SR2 single-family districts.

Lewan noted that uses permitted are those of the underlying zoning district, but the most significant feature of the proposal is the possibility of up to a 150% density bonus in the AR district if the development provides certain features desired by the Township. He said these include providing pedestrian and walking paths, superior architecture, and preserving mature trees. He said while no minimum lot sizes are set minimum setbacks and distances between buildings are specified.

Chockley noted that a reference to AR-2 zoning, which no longer exists, should be removed. She also noted that all density bonuses require the provision of paved streets.

Dignan asked how "excellence in design" will be determined as listed in E.5.d. Lewan said at least 4 of the 5 items listed in that section must be met.

- **Motion:** Darden moved, Roman supported, that the Planning Commission recommends to the

Northfield Township Board adoption of the amendments to Sections 60.21—Open Space Development Option; 2.03—Definitions; 12.02, 20.02, 21.02, and 22.02: Permitted Uses in AR, LR, SR-1, and SR-2; and 12.03, 20.03, 21.03, and 22.03: Conditional Uses in AR, LR, SR-1, and SR-2.
Motion carried 7—0 on a roll call vote.

9E. Article 69.0—Public Notice

Lewan explained that this collects all public notice requirements from various sections of the ordinance into one section for clarity. He said posting of a sign is not required by State law, but it is being included in the interest of increasing public participation.

- **Motion:** Iaquinto moved, Darden supported, that the Planning Commission recommends to the Northfield Township Board adoption of Article 69.0—Public Notice.
Motion carried 7—0 on a roll call vote.

10. NEW BUSINESS

- 10A. Case #JPC140002—Rhe-Tech, 1500 E. North Territorial Road; Request for Site Plan Approval for a 7,270 square foot building addition. Parcel 02-21-300-005; zoned G1.**

[Heard earlier in the meeting].

- 10B. Mixed Use South Zoning District—Discussion of process, concepts, and zoning district language.**

Lewan explained that a defensible zoning ordinance is predicated upon a Master Plan, and the Commission has already held one public hearing on a revision to the Master Plan which references the Mixed Use South Zoning District, and another public hearing on that will be held on June 4th.

He said he is tentatively calling this area the Whitmore-Territorial Overlay District and he referred to a map showing the limits of this area and the existing zoning districts within it which include single-family residential, agricultural, residential/office, commercial, and industrial zoning.

Lewan noted the different zoning districts have different setbacks ranging up to 85 feet, but the Commission had discussed the desire to reduce setbacks in the overlay district to bring buildings closer to the road with parking at the sides and rear. He said required design standards should include

**Northfield Township Planning Commission
Minutes of Regular Meeting
Public Safety Building; 8350 Main Street
May 21, 2014**

shared access, uniform building setbacks, planning for pedestrian circulation, provision at key locations of community design features (artwork, sculptures, connections to offsite features, etc.), screening of rooftop utilities, etc.

Regarding allowed land uses, Lewan noted no existing uses will become non-conforming, and all underlying zoning will remain in place, but additional uses will be allowed in the overlay district. He noted that multi-family will be allowed only as part of a larger project, but within the commercial and industrial districts the Commission will have to decide which uses will be permitted and which will be conditional. Dignan suggested also listing during the discussion uses that will not be allowed.

It was agreed that Lewan will provide a starting list of uses for each district for Commissioners to consider individually before the next meeting. Chockley suggested that initial results be compiled before the next discussion.

In answer to a question from Dignan, Lewan said any new development on properties within this district will have to comply with the requirements of the overlay district, but whether existing businesses will have to comply at some point needs to be determined. In answer to a question from Chockley, Lewan said rezoning to the overlay district would not have to be requested, rather development would be determined according to the underlying district and the requirements of the overlay district.

Dignan asked why the RTM parcels south of Territorial are included in the district, but the RTM parcels north of Territorial are not. Chick questioned whether the district should be extended along Whitmore Lake Road further south of the new sewer assessment district. Lewan said that could be done in the future, but this is primarily a business district so the question is how big the Commission wants businesses to extend.

There was further discussion about the issue of uses allowed in the underlying zoning and as a result of the overlay district. Dignan questioned how parcels that are only partly covered by the overlay district will be addressed. Lewan said it is highly unlikely that those large parcels will not be divided prior to development. He said best efforts are made in zoning and planning and sometimes issues like that have to be addressed in the future.

Cousino said he is not opposed to seeing parking along streets, and requiring it to be placed elsewhere requires additional infrastructure investment by the developer. He said similar setback requirements in Ann Arbor resulted in a drive through lane not being feasible on a parcel he developed there. He said requiring connections with adjacent lots could also be onerous.

Lewan said not all front yard parking would be prohibited, and connections between properties is intended to eliminate the need for cars to pull out onto the main road to get from one business to another. Cousino questioned whether the overlay district makes development more or less attractive to developers. Lewan said this will open up properties to a significant number of additional uses without requiring rezoning, so he sees it as an advantage. Chick said this has worked in other communities. She and Chockley said it would be useful to see examples in other communities. Lewan gave the example of Panera, Comerica Bank, Discount Tire, and a credit union on Jackson road near Zeeb. He said they all have connecting drives, and in addition to allowing cars to drive between them, walking between them is safer so someone could drop off their car at Discount Tire and easily walk to Panera or one of the banks.

In answer to a question about the Meijer property, Lewan said the Township already has a good "big box" ordinance which a company like Meijer could use. He added that the development of outlots a business like that would sell would use the overlay options.

It was agreed to schedule further discussion of this on June 18th

11. MINUTES

May 7, 2014, Regular Meeting

Chockley corrected the votes on several motions (6—0, rather than 7—0 due to Chick's absence).

- ▶ **Motion:** Iaquinto moved, Dignan supported, that the minutes of the May 7, 2014, regular meeting be approved as corrected, and to dispense with the reading. **Motion carried 7—0 on a voice vote.**

12. POLICY REVIEW & DISCUSSION

A. Conditional Use Permit Duration. Chockley recalled that Lewan had been asked to research the law regarding how long Conditional Use Permit (CUP) approvals remain in effect. Lewan said State law indicates that once approved a CUP can be changed only with mutual approval of the land owner and the governing body; therefore, in his opinion approved CUPs run with the land until a change is mutually agreed upon.

13. COMMENTS FROM THE COMMISSIONERS

None.

14. SECOND CALL TO THE PUBLIC

None present.

15. ANNOUNCEMENT OF NEXT MEETING

June 4, 2014, at 7:00 P.M. at the Public Safety Building was announced as the next regular Commission meeting time and location.

16. ADJOURNMENT

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

The meeting was adjourned at 8:54 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 _____, 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/>