

**NORTHFIELD TOWNSHIP PLANNING COMMISSION
NOTICE OF REGULAR MEETING
June 18, 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**
7. **REPORTS**
 - A. **Board of Trustees Report**
 - B. **ZBA**
 - C. **Staff Report**
 - D. **Planning Consultant Report**
8. **PUBLIC HEARINGS**
 - A. **Case #JPC140003** – Nowatzke Truck & Trailer, Inc., 6900 Whitmore Lake Road, Whitmore Lake, MI 48189 requests conditional use approval for a convenience store and gasoline/diesel fueling station. The parcel number is B-02-20-300-036 and is zoned GC – General Commercial.
9. **OLD BUSINESS**
 - A. **Mixed Use South District** – discussion of uses
10. **NEW BUSINESS**
 - A. **Case #JPC140003** – Approve, approve with conditions or deny the request of Nowatzke Truck & Trailer, Inc., 6900 Whitmore Lake Road, Whitmore Lake, MI 48189 for conditional use approval for a convenience store and gasoline/diesel fueling station. The parcel number is B-02-20-300-036 and is zoned GC – General Commercial.
 - B. **Master Plan Southwest Study Area** – Discussion of the study area and issues
11. **MINUTES: June 4, 2014 Regular Meeting**
12. **POLICY REVIEW AND DISCUSSION**
13. **COMMENTS FROM THE COMMISSIONERS**
14. **CALL TO THE PUBLIC**
15. **ANNOUNCEMENT: Next Regular Meeting – July 2, 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.



CARLISLE

WORTMAN
associates, inc.

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

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

Date: June 4, 2014

Conditional Land Use For Northfield Township, Michigan

GENERAL INFORMATION

Applicant: Tom Nowatzke
6900 Whitmore Lake Road
Whitmore Lake, MI 48189

Project Name: Nowatzke Truck + Trailer Addition

Plan Date: May 5, 2014

Location: 6900 Whitmore Lake Road (B-02-20-300-036)

Zoning: GC, General Commercial

Action Requested: Conditional Use Review

Required Information: As presented herein.

PROJECT AND SITE DESCRIPTION

The applicant is proposing to construct a new convenience store (as an addition to the existing building), six (6) gasoline dispensers with canopy and three (3) diesel fuel dispensers with canopy (based on our review of the May 9, 2014 plan provided with Conditional Use application).

The applicant provides documentation indicating permission for the sale of diesel fuel on the site on October 5, 1977, and a change in conditional use allowing the sale of gasoline on January 12, 1982. Additionally, information has been provided demonstrating on April 20, 1994

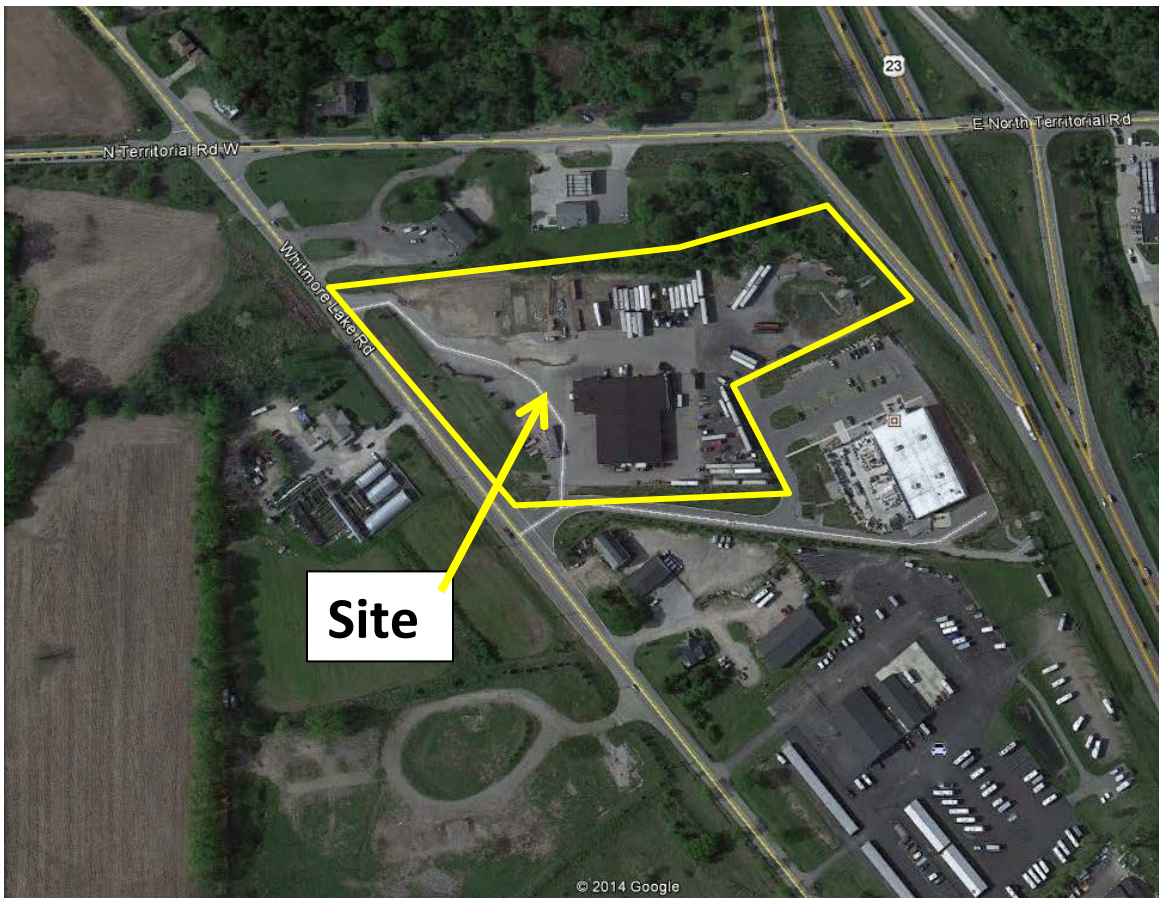
a convenience store and diesel fuel uses were approved on this site. However, Section 3.15 states the expansion of an existing conditional use requires a new conditional use approval.

These site improvements will be reviewed comprehensively during site plan review. However, the applicant should verify whether the truck/trailer business will continue at this location or if the uses in this proposal will reduce the current business' operations. We question the area(s) depicted as "trailer storage", and whether this is for the current business or for semi-truck parking as part of the proposed uses. A truck terminal is not listed as a permitted or conditional use in the GC zoning district, and would not be allowed in this location.

Automotive service station, including minor repair services is listed as a conditional use in the GC, General Commercial District.

Items to be Addressed: *Verify whether truck/trailer business will continue at current operations or at a reduced scale.*

Figure 1. – Aerial Photograph



CONDITIONAL USE CONSIDERATIONS

NEIGHBORING ZONING AND LAND USE

Land uses adjacent to the existing truck and trailer facility commercial uses to the north; Tractor Supply and various industrial uses to the south; US-23 to the east; and agricultural/residential properties are found east of the site.

The zoning of the subject site and the area to the north (and south encompassing Tractor Supply) is GC, General Commercial; the areas to the west are zoned AR, Agriculture and LI, Limited Industrial; the areas to the south are zoned LI, Limited Industrial; and US 23 borders the property to the east.

Items to be Addressed: None.

MASTER PLAN

The subject parcel and adjacent properties to the north, east and west are designated MU, Mixed Use. Properties to the south are depicted as Industrial on the Future Land Use Map.

The intent of the MU future land use category is: *to provide areas where local commercial, service, office and residential activities can all take place and allows a flexible approach to development at specific nodes along the US-23 corridor.* The MU future land use category coincides with the GC, General Commercial zoning district, which lists automotive service stations as a conditional use.

The proposed service station and convenience store expansion is compatible with the Township Master Plan.

(This property is within the MU-South area designation that is currently be reviewed by the Planning Commission and Township Board.)

Items to be Addressed: None.

NATURAL RESOURCES

The proposed site is currently built and contains what appears to be a paved surface in the location where the proposed convenience store and gasoline/diesel pumps and canopies will be constructed. No natural resources will be compromised in the construction of the proposed uses.

Items to be Addressed: None.

TRAFFIC IMPACT

The proposed square footage of the convenience store has not been provided (nor have drawings been provided at a scale where dimensions can be measured). Therefore, we are unable to estimate the number of vehicle trips the convenience store use will generate. The Institute of Transportation Engineers, *Transportation and Land Development*, provides a mean of 756.44 vehicle trips will occur per every 1,000 square feet of convenience store building area.

In addition, the gas station component will generate approximately 17.24 total (peak hour) trips per pump totally 310.32 vehicle trips per day (based upon 18 pumps – 12 gasoline + 6 diesel). The area of the proposed convenience store will need to be provided in order to provide a more accurate traffic impact assessment.

An adequate traffic study will be required to be submitted at site plan review. In addition, the applicant demonstrates truck traffic will utilize a portion of the Tractor Supply property for access to and from the site. Easement agreements demonstrating permission to access the Tractor Supply property will also be required for site plan review.

Further, the County Road Commission should review the potential impacts of the proposed uses on the intersection of North Territorial and Whitmore Lake Roads.

Items to be Addressed: 1) Provide convenience store building area. 2) Provide appropriate easement agreements for the use of Tractor Supply property for site access. 3) Provide a traffic study at site plan review. 4) Washtenaw County Road Commission evaluation of potential impacts on the Whitmore Lake/North Territorial intersection.

ESSENTIAL FACILITIES AND SERVICES

The proposed use is located in the Township's Sewer Service Area. The plans provided do not depict existing utilities.

Items to be Addressed: Review of all essential services and facilities will be undertaken during site plan review.

AUTOMOTIVE SERVICE STATION DEVELOPMENT REQUIREMENTS

Section 32.03 F. notes that automotive service stations, including minor repair services, are a allowed as a conditional use in the GC zoning district, *when provided on a lot with a minimum frontage on any street of 150 feet and when no more than two (2) such stations exist at an intersection.*

An existing gas station is located along North Territorial west of the U.S. 23 interchange and east of Whitmore Lake Road. The proposed gas station will result at a second gas station at the

intersection of North Territorial and Whitmore Lake Roads. Parcel dimensions have not been provided; however, it appears that the proposed service station/convenience store use meets the specific use standards set forth in Section 32.03 F.

Items to be addressed: Provide parcel dimensions.

CONDITIONAL USE STANDARDS

Article 63 outlines the procedures and requirements for the review of conditional use applications. Specifically, the Planning Commission *shall review the particular circumstances and facts of each proposed use in terms of the following standards and required findings, and with respect to any additional standards set forth in Article 60 and shall find and record adequate data, information and evidence showing that such a use on the proposed site, lot or parcel:*

1. *Will be harmonious with and in accordance with the general objectives, intent and purposes of this Ordinance.*

The proposed gas station with convenience store will be added to the existing truck and trailer facility use that is currently maintained on the subject property. As noted above, the proposed use is in compliance with the Northfield Township Master Plan, and is complimentary to the existing trucking use on the property. The subject property and the surrounding area are zoned for commercial and industrial development (excepting the western properties currently used/zoned for agricultural use. The proposed gas station/convenience store use will continue to be harmonious with and in accordance with the general objectives, intent and purposes of the Ordinance as presented herein.

We note however, the applicant has not provided information related to the proposed hours of operation, whether liquor will be sold on site, and whether trucks will be parked overnight.

2. *Will be designed, constructed, operated, maintained and managed so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity.*

The proposed building addition (convenience store) and gas pumps/canopy are proposed in the front (west) portion of the built site. Site layout appears adequate from the information provided; however, detailed site plans will be required to further determine whether the site will be “designed and constructed” in a manner appropriate and harmonious with the intended character of the area.

3. *Will be compatible with the natural environment and existing and future land uses in the vicinity.*

No natural features will be impacted by the proposed uses. Further, the gas station/convenience store use is compatible with the current and future land uses in the general vicinity.

4. *Will be compatible with the Northfield Township Land Use Development Plan.*

As noted previously, the proposed gas station/convenience store use is compatible with the adopted Northfield Township Master Plan.

5. *Will be served adequately by essential public facilities and services, such as highways, streets, police, and fire protection, drainage structures, refuse disposal or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service.*

Review of all essential services and facilities will be undertaken during site plan review.

6. *Will not be hazardous or disturbing to existing or future neighboring uses; and*

The applicant will need to describe the types of materials that are to be stored on the premises, including to and in in addition to gasoline and diesel fuel. Detail of underground storage tanks and proof of all applicable State of Michigan licenses will be required at site plan review.

7. *Will not create excessive additional requirements at public cost for public facilities and services.*

The subject site is located within the Township's Sewer Service Area. The expense of any facility expansion / use of public facilities will be borne by the developer.

Items to be Addressed: *1) Provide proposed hours of operation, whether liquor will be sold on site, and whether trucks will be parked overnight. 2) Provide information related to the types of materials to be stored on-site. 3) Provide detail of underground storage tanks and proof of all applicable State of Michigan licenses at site plan review.*

RECOMMENDATIONS

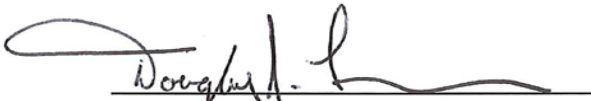
Based upon the information provided, we find that the proposed gas station / convenience store use meets the conditional use requirements of the Northfield Charter Township Zoning Ordinance, and recommend Planning Commission approval. Our recommendation is conditioned on the following:

Conditional Use:

1. Verify whether truck/trailer business will continue at current operations or at a reduced scale.
2. Provide proposed hours of operation, whether liquor will be sold on the site, and whether trucks will be parked overnight.
3. Provide information related to the types of materials to be stored on-site.
4. Apply for full site plan review.

Site Plan Review:

1. Provide convenience store building area.
2. Provide appropriate easement agreements for the use of Tractor Supply property for site access.
3. Provide a traffic study at site plan review.
4. Washtenaw County Road Commission evaluation of potential impacts on the Whitmore Lake/North Territorial intersection.
5. Review of all essential services and facilities will be undertaken during site plan review.
6. Provide parcel dimensions.
7. Provide detail of underground storage tanks and proof of all applicable State of Michigan licenses at site plan review.



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



CARLISLE/WORTMAN ASSOC., INC.
Laura K. Kreps, AICP

#271-02-1305

Cc: Tom Nowatzke, 6900 Whitmore Lake Road, Whitmore Lake, MI 48189
John Damrath via jdamrath@pcestd.com

June 16, 2014

Northfield Township
Building & Zoning Department
8350 Main Street, Suite A
Whitmore Lake, Michigan 48189

Regarding: Nowatzke Fuel Station
Conditional Use Review #1
OHM Job Number: 0151-14-1027

We have reviewed the material, received by this office on May 21, 2014, for the above-referenced project based upon Township guidelines and engineering standards. A general summary of the site, followed by our review comments and recommendations, are noted below.

GENERAL

The applicant is proposing to establish a convenience store and fuelling offering. These uses previously appeared on the property and were removed at some point in time. A 43' x 92' canopy over 6 gasoline dispensers and a 24' x 60' canopy over 3 diesel dispensers are proposed. The proposed site also includes parking.

UTILITIES

The site is currently served by municipal sanitary and a private water supply well, which is proposed to be relocated. No new sanitary connections appear to be proposed at this time. The Washtenaw County Health Department will ultimately approve and permit the proposed relocation of the private well.

PAVING/ACCESS/TRAFFIC

Access to the site will remain along Whitmore Lake Road. Currently, there is one commercial drive approach, which the applicant is proposing to remove and construct a new drive just south of the existing drive. A secondary access to Whitmore Lake Road utilizing a shared driveway with the adjacent Tractor Supply Company also exists. We note an agreement was created and recorded with the previous Tractor Supply project and appears acceptable for this project.

The applicant proposes 24 new parking stalls located north and west of the existing building and north of the 43'x 92' canopy. Access to the convenience store must meet all applicable ADA requirements regarding van accessible parking spaces and dedicated access ways into the building.

It should be noted that a traffic impact study will be required during site plan review.

DRAINAGE/GRADING

A pond exists in the northeast corner of the site which is not depicted in the site plan. No storm water management facilities appear on the site plan but will need to be included. A 20 foot wide drainage easement exists around this pond and should be shown on the plans. All existing easements shall be shown on the site plan.



PERMITS

Copies of all permits and/or letters of waiver, obtained to date, shall be forwarded to this office. The current status of all necessary permits should be included on the cover sheet. We note that this project will require the following permits:

- WCRC for soil erosion and sedimentation control
- WCRC for commercial drive construction
- WCHD for well
- Northfield Township Building Department

RECOMMENDATIONS

As submitted, the conditional use application appears to be in substantial compliance with the Township requirements and we recommend the Planning Commission consider approval of the conditional use plan.

In an effort to assist the applicant through the site plan approval process, we recommend the following comments be addressed prior to submitting plans for site plan review.

1. The site plan received is not adequate size for review, as such; the scale depicted is not accurate. Site plan drawings shall be 24" x 36".
2. Legal description of the property shall be included on the site plan.
3. A vicinity map shall be included on the site plan.
4. Adjacent zoning shall be shown on the site plan.
5. General topography and soil information shall be included. All existing features shall be shown.
6. Distance between the proposed structures and existing building shall be shown.
7. Lot coverage (percent) and floor area ratio shall be noted on the site plan.
8. Location, size and type of trees and bushes shall be shown on the site plan.
9. Any pavement improvements and type of material shall be noted on the site plan.
10. General description and layout of storm water management system shall be included.
11. A traffic impact study will be required for review.

If you have any questions regarding this review or any of the comments presented, feel free to contact us at (734) 522-6711.

Sincerely,

OHM ADVISORS

Jacob Rushlow, P.E.

Client Representative

cc: Howard Fink, Township Manager (via e-mail)
William Wagner, Public Safety Director (via e-mail)
Marlene Chockley, Planning Commission Chair (via e-mail)
John Damrath, Premier Civil Engineering, 308 TCW Ct, Lake St. Louis, MO 63367
Tom Nowatzke, Nowatzke Truck and Trailer, Inc., 6900 Whitmore Lake Rd, Whitmore Lake, MI 48189
File

Whitmore / Territorial Overlay District (WTOD)

Please review the table provided below for potential uses that might be allowed within the proposed overlay district. This listing is for discussion purposes at this time and will be revised as we proceed with the regulations.

Use	Permitted	Conditional	Not Permitted
Multiple Family			
Single-family dwellings	X		
Two-family dwellings		X	
Multiple-family dwellings		X	
Essential services	X		
PUD – residential	X		
Home occupation	X		
Golf course (including driving range)		X	
Country club, public swimming pool, rec club, parks		X	
Places of worship		X	
Public and private nursery, primary and secondary schools, colleges and universities		X	
Medical and dental clinics	X		
Funeral home	X		
Hospitals, nursing homes, sanitariums	X		
Commercial communications apparatus		X	
Local Commercial			
Clothing and apparel services – laundry, tailor, cobbler	X		
Food services	X		
Personal services	X		
Personal service offices – accountant, attorney	X		
Retail services	X		
Animal hospital or clinic	X		
Restaurants serving alcoholic beverages	X		
Business and professional offices	X		
Temporary outdoor sales	X		
Outdoor seating and/or service associated with a restaurant	X		

Mini-warehousing		X	
General Commercial			
Indoor commercial recreation – theaters, bowling alleys		X	
Agricultural services		X	
Showroom for sales of new cars and equipment	X		
Equipment services			X
Printing, lithographic, blueprinting services		X	
Mobile home and trailer court sales and repair			X
Bars and lounges		X	
Hotel	X		
Open air display			X
Automotive service station, including minor repairs		X	
Contractor wholesale supply		X	
Boat sales and marinas		X	
Used car sales and equipment		X	
Minor auto repair	X		
Drive-in facilities	X		
Controlled uses			X
Arcades, dance halls, etc.			X
Lodging houses			X
Day care facilities	X		
Sexually oriented businesses			X
Research/Technology/Manufacturing			
Agriculture	X		
Industrial research	X		
Scientific research	X		
Business research	X		
Automated production equipment	X		
Pharmaceutical drugs	X		
Office, computing, accounting machinery	X		
Electric components and accessories	X		
Space vehicles and parts	X		
Measuring, analyzing and controlling instruments	X		
Printing, publishing, allied industries	X		
Production and processing of genetic materials	X		
Electricity switching and step-down stations		X	



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Date: June 13, 2014

Analysis of Existing Conditions For Northfield Township, Michigan

Purpose of Analysis

The purpose of this analysis is to compile “existing condition” information for certain real property comprising nine (9) parcels of land in Northfield Township now controlled by Biltmore Development. This analysis is being done in conjunction with the request by Biltmore Development to amend the Township’s Master Plan from AG Agriculture to MDR Medium Density Residential.

In addition to the maps provided below, please refer to the current 2012 Northfield Township Master Plan for more detail regarding the items noted below.

Location/Size/Frontage/Zoning

The nine (9) parcels are located in Sections 29 and 32, west of U.S. 23. The parcels currently consist of agriculture, vacant (open space), and very low density single-family residential.



Parcel	Size/Acres	Frontage/Width Approximate	Zoning
A	19.04	Access to Lintons Way and through parcel B.	AR, Agriculture
B	80.00	1,335' Northfield Church Rd.	AR, Agriculture
C	74.00	852' Northfield Church Rd. 153' Whitmore Lk. Rd.	AR, Agriculture
D	1.96	391' Whitmore Lk. Rd.	AR, Agriculture
E	20.01	327' Northfield Church Rd.	AR, Agriculture
F	111.67	858' Northfield Church Rd. 1,120' Whitmore Lk. Rd.	AR, Agriculture
G	6.63	306' Whitmore Lk. Rd.	AR, Agriculture
H	76.35	1,759' Joy Rd. 1,715' Whitmore Lk. Rd.	AR, Agriculture
I	71.12	2,634' Whitmore Lk. Rd. 1,313' Joy Rd.	AR, Agriculture
Total	460.78 acres	3,372 feet on Northfield Church Rd. 6,319 feet on Whitmore Lk Rd. 3,072 feet on Joy Rd. Total Road Frontage: 12,763 feet	All properties currently zoned AR Agriculture.

Items for consideration: 1) Existing character of area and relationship to proposed land use. 2) Substantial road frontage for potential development.

Zoning, Land Use, and Master Plan Designations

As noted, currently the entire property under consideration is zoned and planned as agriculture.

	Subject Properties	North	South	East	West
Zoning	AR	AR	AR (Ann Arbor Twp: A-1, General Agriculture)	AR	AR
Land Use	Agricultural	Agriculture/Large Lot Single-family	Agriculture/Large Lot Single-family	Agriculture/Large Lot Single-family	Agriculture/Large Lot Single-family
Master Plan	AG - Agricultural	AG	Ann Arbor Twp: Agriculture/Rural Residential	AG	AG

Items for consideration: Change of use from agriculture / open space orientation to single-family residential.

understanding that sewer capacity is available to serve this area of the Township. Of course detailed analysis will need to be undertaken to for this determination. This should be done as any part of a change to the Master Plan in this location.

Whitmore Lake Road is considered a “Minor Arterial” at this location. This is the highest classification of road for a rural area according to the hierarchy of the National Functional Classification Maps of roads in Michigan. This road classification would be compatible with an MDR Master Plan designation. General traffic issues should be considered for a development of this scope. Phased and/or build-out traffic and its implications on Whitmore Lake Road should be reviewed and considered by the Township.

Whitmore Lake / North Territorial / U.S.-23 is in close proximity to the area under consideration. Further it is our understanding that the bridge over U.S. 23 will be substantially improved in 2016. This change will help alleviate traffic congestion and will allow a direct access route to the freeway.

Items to be addressed: *Consideration of sewer service area and traffic implications.*

NORTHFIELD TOWNSHIP PLANNING COMMISSION Minutes of Regular Meeting June 4, 2014

1. CALL TO ORDER

The meeting was called to order by Chair Marlene Chockley at 7:03 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
Township Manager Howard Fink
Recording Secretary Lisa Lemble
Members of the Community

4. APPROVAL OF AGENDA

Chockley noted that item 9J might not be discussed by the Commission.

- **Motion:** Dignan moved, Cousino supported, that the agenda be adopted as presented.
Motion carried 7—0 on a voice vote.

5. FIRST CALL TO THE PUBLIC

Biltmore Development Proposal. [See information in Correspondence Section].

Wayne Dockett, 9097 Main Street, said he does not think the Township tax base would benefit much from the changes proposed by Biltmore to the Master Plan, especially since most of the affected area is in the Ann Arbor school district and it will increase sewer costs. He added, however, that he is not necessarily opposed to the proposed development.

Joanne Marttila Pierson, 5756 Earhart Road, said residential developments have a negative net impact on government treasuries, so she cautioned against making changes to the Master Plan.

Ed Wojtys, 6235 Hellner Road, said many people remember when a similar proposal was presented to the Township (Grand Sakwa) it required a lot of time and effort, cost the Township a lot of money, and caused a lot of consternation. He said a development of

this type would greatly change the southern end of the Township.

Lenore Zelenock, 1440 Six Mile Road, asked that the Planning Commission follow the Master Plan.

George Hanson, 6519 Linton Way, said his house is next to Parcel A of the proposed development, so he would be affected every day. He said they chose this site for their home based on the Township's Master Plan, and it would be an affront to him and others who make their plans based on the Master Plan.

David Gordon, 5558 Hellner Road, presented a letter he wrote on behalf of Northfield Neighbors regarding the Biltmore Development proposal. He agreed that the Township has been down this road before and it was ugly and he would hate to see that happen again. He said the Township's vision is about as far as it can be from the vision this proposal creates. He said it would be dangerous to extend sewers to this location because of the precedent it would set. He said if Biltmore proposed a development in line with the current zoning he imagines they would be applauded, but this proposal amounts to putting a development in the middle of a cornfield. He said he doubts Whitmore Lake Road could handle this traffic.

Sam Iaquinto, Planning Commissioner, read a letter on behalf of Mary Devlin who has been a Township resident for 40 years. Her letter stated that adjacent townships have seen this kind of growth, but Northfield has not, and it would be shame not to welcome this type of development.

Gary Wellings, 341 Lillian, agreed that the Township learned lessons from the Grand Sakwa matter which was proposed 12 years ago. He said anyone who has chosen to live near the three exits to the Township from US-23 made a mistake if they thought there would not be development in those areas. He said residential development does bring in good tax money, development along US-23 should be encouraged and the rest of the Township preserved.

Raven Tuttle, 470 W. Five Road, said a Master Plan was just developed as a thoughtful way of moving forward in the Township. She said this is very rich farmland and needs to be maintained as such, and US-23 cannot handle the additional traffic from developments like this. She said she is not against progress, but planning must be done carefully to avoid hasty actions that are regretted.

Dale Brewer, 11548 E. Shore Drive, said this type of development is needed in Northfield Township. He said it can be used as a tool to encourage schools of choice in the Whitmore Lake School District, and it will help to facilitate the desired commercial and industrial

development at Territorial and US-23. He said a plan has been approved to improve US-23 with construction to start in 2016, and cost/benefit analysis will show that this will help balance the development in the Township.

6. CORRESPONDENCE

Biltmore Development Proposal. Chockley explained that she first heard of the Biltmore Development proposal last week, so this is new information to everyone and it is clear from the comments made that rumors are swirling. She read two letters from Biltmore asking that the Township's Master Plan be amended to the MDR designation to allow housing ranging from multi-family and one-quarter acre residential to large-lot residential on several parcels in Sections 29 and 32 west of US-23.

Scott Betzoldt, civil engineer with Midwestern Consulting, said they are assisting Biltmore in assessing the properties involved, but they are still in the early stages of that investigation. He said the first step is changing the Master Plan. He said Biltmore is a great company, and David Stollman is fair, honest, and does a great job. He said no community has been disappointed with the developments he has done.

He said it is always interesting when a project site of this size can be assembled because it allows for proper public improvements as opposed to piecemeal development.

Dignan asked if Biltmore has ever done a project of this type in a rural area like Northfield Township. Betzoldt cited Cherry Hill in Canton.

Planning consultant Douglas Lewan said the process of amending a master plan is mandated by State law, and the fact that there is a process indicates that there are legitimate reasons to change master plans to reflect changes in a community. He noted that a small change to Northfield Township's Master Plan is on this agenda. He reviewed the State-mandated steps involved, including approvals and recommendations at several public meetings and a public hearing, and said the very soonest the Township Board could approve a change to the master to allow the proposed development would be August 26th.

In answer to a question Dignan, from Lewan said the question the Township will be considering is whether the Township wants to allow development at the proposed density at the location cited. Dignan said desirability of school districts was not considered when planning for density in the Master Plan. He said there is no question that the Ann Arbor school district is more desirable than the Whitmore Lake school district, and since high density was not designated in the Ann Arbor school district areas of the Township it seems the Master Plan failed in that area. Lewan said while school districts can be considered, he has not been involved in creating a master plan in which that was a major consideration.

Chockley recalled that a goal was to concentrate development around US-23 and Territorial. She said she agrees that the Planning Commission should be looking at this request based on the potential density. She said everyone is invested in the community, and this developer could be a very good partner for development in the Township.

Dignan asked how close these parcels come to the area where the sewer district is currently being expanded. Chockley said the two areas are adjacent to each other.

At David Gordon's request, Chockley read the letter submitted earlier in the meeting by Gordon which stated that this subdivision would be in the middle of nowhere, be a drain on the tax base as a solely residential development, take valuable farmland out of production, and lower the quality of life for people who already live in the Township. He said homes can built on this site under the current five acre zoning.

7. REPORTS

7A. Board of Trustees

Chick reported that at the Township's workshop session on May 27th Clerk Manning's resignation was accepted. She said applications are being accepted, and a new Clerk will be selected by the Board in July.

7B. ZBA

Dignan reported that a request for variances as part of a proposal to split a lot will be considered at their June 16th meeting.

7C. Staff Report

Nothing to report.

7D. Planning Consultant

Lewan reported that a request by Nowatzke Trucking to allow a service station will be on the next agenda.

8. PUBLIC HEARINGS

8A. Master Plan Amendment.

- **Motion:** Iaquinto moved, Darden supported, that the public hearing be opened.
Motion carried 7—0 on a voice vote.

Lewan explained that this is a proposal to update the Master Plan, and mainly concerns the mixed-use (MU) designation in the area of North Territorial and US-23. He said properties have been added to that MU area and uses have been expanded. He presented maps showing the existing and expanded MU areas. He said one of the main goals is to create a jobs node to spur economic development, but a limited amount of industrial and also some high-density residential could be part of a larger project. He noted that increased building height and smaller front yard setbacks are encouraged.

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He explained there are no directly compatible zoning districts for the development desired, so the Commission has already begun work on developing a new district for this area. Lewan explained that use of a PUD will not be required to develop property in this area.

In answer to a question from Iaquinto, Lewan said the area that is the subject of these changes is just north of the Biltmore development proposal discussed earlier in the evening. Township Manager Fink pointed out the Biltmore site on the Master Plan map.

Dale Brewer, 11548 E. Shore Drive, said he is a real estate broker representing D.A.B. Property Consulting LLC, said the agricultural assessed values in this area range from \$4,600/acre to \$17,000/acre, so it is imperative to allow some mixed uses that take that into account. He said the idea that agriculturally-zoned properties in these areas will remain in agriculture is completely unrealistic.

Brewer said he supports the idea of mixed uses in this area and said this area will prosper quickly. He cautioned against being too restrictive in the uses allowed. Chockley noted that the action under consideration is only the Master Plan amendment, and the Commission still needs to work on the overlay and zoning district.

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

8B. Amendment to Article 31.0—LC-Local Commercial

8C. Amendment to Article 32.0—GC-General Commercial

8D. Amendment to Article 33.0—HC-Highway Commercial

- ▶ **Motion:** Iaquinto moved, Dignan supported, that the public hearings on amendments to Article 31, 32, and 33 be opened.
Motion carried 7—0 on a voice vote.

Lewan noted that no significant changes are being proposed in these districts, including no changes to lot sizes, setbacks, or uses, rather formatting.

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

8E. Amendment to Article 51.0—RTM-Research/Technology/Manufacturing

- ▶ **Motion:** Iaquinto moved, Chick supported, that the public hearing be opened.
Motion carried 7—0 on a voice vote.

Lewan explained that in addition to some housekeeping changes the main change will allow places of public worship and cemeteries as conditional uses.

Chockley read a letter from Gregory Kolecki, 5959 Sutton Road, which opposed allowing religious organizations in the RTM district saying they do not fit in the district, this change will conflict with Township goals, this is the only RTM area in the Township, and it might lead to additional changes in the future. He also stated he believed two Commissioners have a conflict of interest because they are members of a church interested in an RTM property, so they should abstain from voting on this amendment. She also read a second letter from Sandra Gast stating she is opposed to allowing religious entities in the RTM district and believes Dignan and Iaquinto have a conflict of interest on this matter.

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

8F. Amendment to Section 60.37—Temporary Outdoor Sales

8G. Amendment to Section 60.38—Outdoor Seating and/or Service

8H. Amendment to Section 60.39—Mini-Warehousing

8I. Amendment to Section 60.40—Drive-in Facilities

- ▶ **Motion:** Iaquinto moved, Darden supported, that the public hearings regarding amendments to Sections 60.37, 60.38, 60.29, and 60.40 be opened.
Motion carried 7—0 on a voice vote.

Lewan explained that the each of these sections is being changed to move the standards for setbacks, etc. to a single section elsewhere in the ordinance for clarity.

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

9. OLD BUSINESS

9A. Master Plan Amendment.

- ▶ **Motion:** Iaquinto moved, Chick supported, that the Planning Commission recommends adoption of the Master Plan amendment to the Township Board.
Motion carried 7—0 on a roll call vote.

9B. Amendment to Article 31.0—LC-Local Commercial

- ▶ **Motion:** Iaquinto moved, Darden supported, that the Planning Commission recommends adoption of the amendment to Article 31.0—LC-Local Commercial to the Township Board.
Motion carried 7—0 on a roll call vote.

9C. Amendment to Article 32.0—GC-General

- ▶ **Motion:** Darden moved, Iaquinto supported, that the Planning Commission recommends adoption of the amendment to Article 32.0—GC-General Commercial to the Township Board.

Chockley confirmed that Commissioners are in favor of allowing churches in this district.

Motion carried 7—0 on a roll call vote.

9D. Amendment to Article 33.0—HC-Highway Commercial

- ▶ **Motion:** Darden moved, Dignan supported, that the Planning Commission recommends adoption of the amendment to Article 33.0—HC-Highway Commercial to the Township Board.
Motion carried 7—0 on a roll call vote.

9E. Amendment to Article 51.0—RTM-Research/Technology/Manufacturing

- ▶ **Motion:** Darden moved, Iaquinto supported, that the Planning Commission recommends adoption of the amendment to Article 51.0—RTM-Research/Technology/Manufacturing to the Township Board.

Chockley noted that this would add churches as conditional uses.

Motion carried 5—2 on a roll call vote, Chick and Roman opposed.

Darden said it was useful to hear opinions from the individuals who reached out to the Commission.

9F. Amendment to Section 60.37—Temporary Outdoor Sales

- ▶ **Motion:** Iaquinto moved, Chick supported, that the Planning Commission recommends adoption of the amendment to Section 60.37—Temporary Outdoor Sales to the Township Board.
Motion carried 7—0 on a roll call vote.

9G. Amendment to Section 60.38—Outdoor Seating and/or Service

- ▶ **Motion:** Darden moved, Chick supported, that the Planning Commission recommends adoption of the amendment to Section 60.38—Outdoor Seating and/or Service to the Township Board.
Motion carried 7—0 on a roll call vote.

9H. Amendment to Section 60.39—Mini-Warehousing

- ▶ **Motion:** Chick moved, Darden supported, that the Planning Commission recommends adoption of the amendment to Section 60.39—Mini-Warehousing to the Township Board.
Motion carried 7—0 on a roll call vote.

9I. Amendment to Section 60.40—Drive-in Facilities

- ▶ **Motion:** Iaquinto moved, Dignan supported, that the Planning Commission recommends adoption of the amendment to Section 60.40—Drive-in Facilities to the Township Board.
Motion carried 7—0 on a roll call vote.

9J. Mixed Use South District—Discussion of Uses

Not discussed.

10. NEW BUSINESS

- ▶ **Motion:** Iaquinto moved, Darden supported, that Carlisle-Wortman start the process for an amendment to the Master Plan for the 460 acre development proposed by Biltmore Development.

Cousino asked if a request from a developer is all that is required to start this process. Lewan said the Planning Commission could decide not to investigate this, but this type of request is one way the amendment process begins. Chockley said the reason the Commission considered the Master Plan amendment it just recommended to the Board regarding the MU area was because property owners in that area wanted to expand sewer service for their properties.

Cousino said it seemed like those opposed to the Biltmore development already were well aware of it given the points they cited in their statements. Fink

said the letter from Biltmore was received last Wednesday, he reviewed it with Chockley the next day, and it was added to the Planning Commission agenda at which point the public became widely aware of it. He added that the people who live in the area had probably heard something about Biltmore's plans earlier.

Chockley said the Planning Commission's job is to review the request. She noted Biltmore is asking for MDR on the entire site and that seems like a rather abrupt change in use from the surrounding area, rather than a stepped-down approach. Iaquinto said he has attended many planning trainings, and it has been ingrained in him never to say no until the information has been presented and considered. He said it costs the Commission nothing to listen to see whether it would benefit the Township or not.

Motion carried 7—0 on a roll call vote.

11. MINUTES

May 21, 2014, Regular Meeting

- ▶ **Motion:** Iaquinto moved, Chick supported, that the minutes of the May 21, 2014, regular meeting be approved as presented, and to dispense with the reading. **Motion carried 7—0 on a voice vote.**

12. POLICY REVIEW & DISCUSSION

None.

13. COMMENTS FROM THE COMMISSIONERS

Biltmore Development Master Plan Amendment Request. Roman said it was not clear that Scott Betzoldt was representing Biltmore when he spoke concerning this request, and said the developer should have been present.

Food Truck Application. Fink reported that an application for a food truck has been denied because it was a truck, rather than a cart as allowed by the

ordinance, and because of its proximity to two restaurants. He said if the Township would like to allow trucks under the food cart ordinance an amendment would be needed.

Iaquinto recalled that the Commission discussed at length and was very specific about the maximum size of food carts. Fink said if it was the intent of the Commission not to allow trucks he would not allow a request for a variance to be submitted to the Zoning Board of Appeals.

Lewan said he also recalls that the Commission talked about the catering trucks that show up for a short time at construction sites and factories being something different and permissible. He said he will talk more about this with Fink.

Commission Process. Chick referred to a comment earlier in the meeting about the Planning Commission not being hasty in making decisions. She said in her time on the Commission it has always been very thorough in its deliberations.

14. SECOND CALL TO THE PUBLIC

Biltmore Development Master Plan Amendment Request. Dale Brewer said once a document is received by the Township it is a public document and available to the public. He commended the Commission for putting it on the agenda quickly and allowing public comment.

15. ANNOUNCEMENT OF NEXT MEETING

June 18, 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:** Iaquinto moved, Roman supported, that the meeting be adjourned.
Motion carried 7—0 on a voice vote.

The meeting was adjourned at 9:01 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