

**NORTHFIELD TOWNSHIP PLANNING COMMISSION  
NOTICE OF REGULAR MEETING  
August 20, 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. **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. **Whitmore Lake North Territorial (aka Mixed Use South) Overlay District**– postpone or recommend to the Board of Trustees adoption of the amendment to the zoning ordinance
10. **NEW BUSINESS**
  - A. **Article 34.0 Residential/Office** – review of ordinance language
  - B. **Article 40.0 Limited Industrial** – review of ordinance language
  - C. **Article 41.0 General Industrial** – review of ordinance language
  - D. **Article 42.0 Enterprise Services** – review of ordinance language
11. **MINUTES: August 6, 2014 Regular Meeting**
12. **POLICY REVIEW AND DISCUSSION**
13. **COMMENTS FROM THE COMMISSIONERS**
14. **CALL TO THE PUBLIC**
15. **ANNOUNCEMENT: Next Regular Meeting – September 3, 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: August 13, 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:** August 7, 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 2,285 square foot convenience store (as an addition to the existing building), six (6) gasoline dispensers with canopy and three (3) diesel fuel dispensers with canopy.

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.

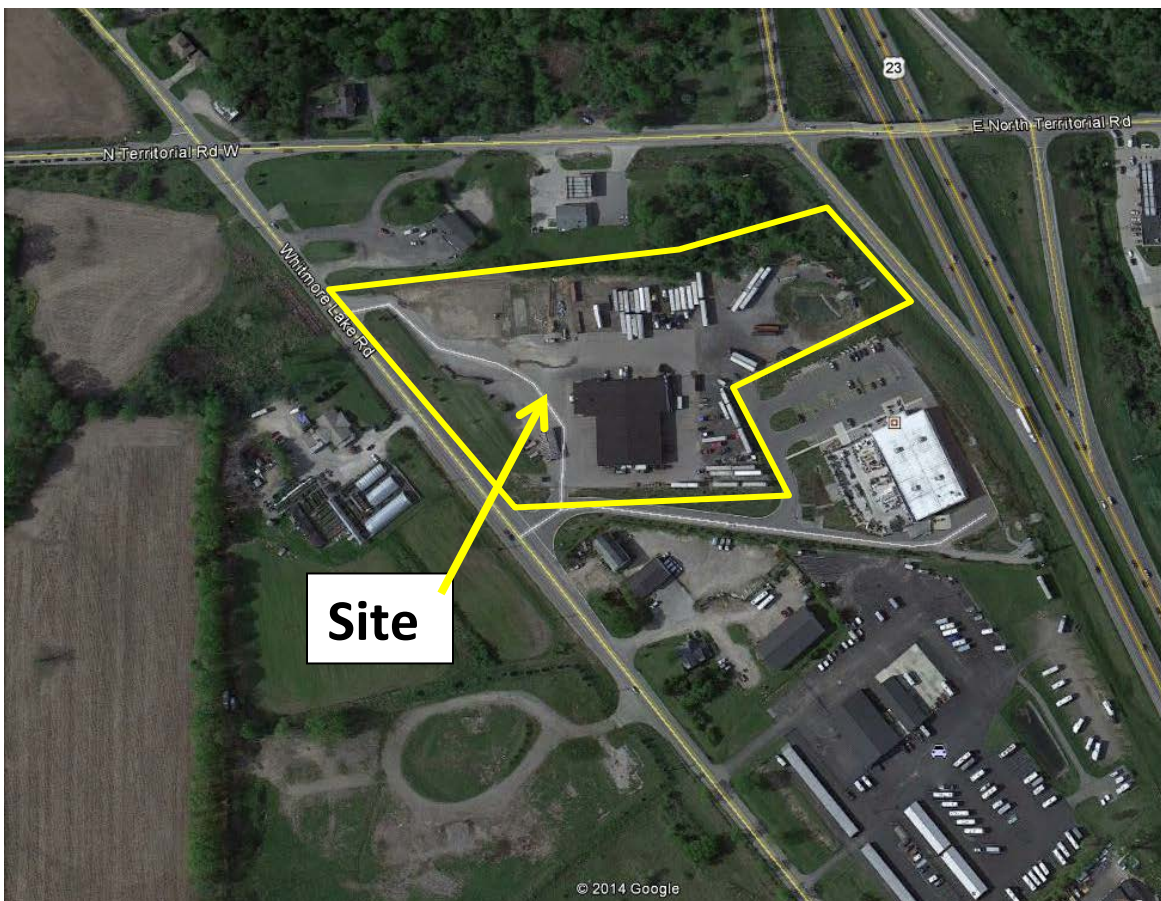
These site improvements will be reviewed comprehensively during site plan review. However, the applicant should verify whether the truck/trailer business will continue at this location or if the uses in this proposal will reduce the current business' operations.

In response to questions in our previous analysis, "Use Notes" provided on Sheet C-001 indicate the truck/trailer business will continue to operate at the current level. In addition, the gas station/convenience store proposed use will be a 24-hour operation, with limited food and beverage selections, and no liquor sales. Further, truck parking will not be allowed overnight. It should be clarified that use of this property for a truck stop is not intended as it is simply not permitted in this district. This should be a clear condition if this proposal is to move forward.

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

**Items to be Addressed:** Condition any approval of this site to prohibit the use of this property as a truck stop or truck terminal.

**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.

Adjacent land uses and zoning appear to be compatible with this proposal.

***Items to be Addressed: None.***

### MASTER PLAN

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

The intent of the MU-S future land use category is: *to provide areas where commercial, service, office, research technology and related residential activities can all take place. This designation is intended to allow a flexible approach to development at specific nodes along the US-23 corridor within the Central Sub Area.* The MU-S future land use category does not coincide with an existing zoning classification. However, the current zoning of GC, General Commercial zoning district lists automotive service stations as a conditional use.

***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

As requested by the Planning Commission the revised application submittal includes a traffic impact assessment produced by Fleis + Vandenbrink. Conclusions of the report state:

1. Currently, the intersection of N. Territorial Road and Whitmore Lake Road operates at an overall LOS E during both peak hours with several approaches and movements operating at a LOS E or F.
2. Currently, the eastbound approach at the US-23 northbound ramps and N. Territorial Road operates at a LOS F during the PM peak hour.
3. Based on the low number of site-generated traffic from the proposed fuel station that would travel through the US-23 and N. Territorial Road interchange and MDOT's plan to improve the interchange, improvements required to mitigate existing operations are considered to be regional and beyond the scope of this study.
4. At the intersection of N. Territorial Road and Whitmore Lake Road, right turn lanes should be constructed on all approaches to improve existing traffic operations to a LOS D or better for all approaches during both peak hours.
5. The proposed development would not have a significant impact on the study road network.
6. The site driveways with Whitmore Lake Road will operate acceptably and an ingress left turn lane should be constructed at the north Nowatzke Driveway.

The site plan demonstrates a left turn lane at the north driveway as recommended in the traffic study.

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.

We defer technical review of the traffic study to the Township Engineer and the Washtenaw County Road Commission. The engineer and Road Commission should be satisfied with the conclusions of the traffic study as a part of this conditional use review.

**Items to be Addressed:** 1) Township Engineer and County Road Commission review of submitted traffic study. 2) Provide appropriate easement agreements for the use of Tractor Supply property for site access.

## ESSENTIAL FACILITIES AND SERVICES

The proposed use is located in the Township's Sewer Service Area. The plans provided do not depict existing utilities. We would not expect the subject use to be a high sewer generator and believe this detail can be addressed as a part of the detailed site plan review process.

**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 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 been provided demonstrating a lot frontage of 455.66 feet along Whitmore Lake Road. Therefore, the proposed service station/convenience store use meets the specific use standards set forth in Section 32.03 F.

**Items to be addressed:** *None.*

## 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 further, the use notes provided on Sheet C-001 include the proposed use is intended to be a 24-hour operation, without liquor sales, and no truck parking 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 is adequate. Full site plan review will determine whether the site will be “designed and constructed” in a manner appropriate and harmonious with the intended character of the area. We would note that the development of this site using current Township site plan review standards will result in a more attractive site than is currently found at this location.

- 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. Details regarding underground storage tanks will be required at the final site plan stage of review.

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

As noted previously, we believe the proposed gas station/convenience store use is compatible with the 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. However we defer detailed commentary regarding the traffic study to the Township Engineer and the County Road Commission.

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

The applicant has described (Sheet C-001) the types of materials to be stored on the premises, including: gasoline and diesel fuel, truck parts, motor oil, and other products associated with a truck repair facility. 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:*** *Township Engineer and County Road Commission comment on traffic impact study.*



## 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. Township engineer and County Road Commission review of traffic study.
2. Apply for full site plan review.

### Site Plan Review:

1. Provide appropriate easement agreements for the use of Tractor Supply property for site access.
2. Review of all essential services and facilities will be undertaken during site plan review.
3. Provide detail of underground storage tanks and proof of all applicable State of Michigan licenses at site plan review.
4. Other final site plan issues as noted in this analysis.

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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](mailto:jdamrath@pcestd.com)

August 13, 2014

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

**Attention: Kathy Manley**

**Regarding: Nowatzke Fuel Station**  
**Conditional Use Review #2**  
**OHM Job Number: 0151-14-1027**

We have reviewed the material, received by this office on August 11, 2014, for the above-referenced project based upon Township guidelines and engineering standards. Our review comments and recommendations are noted below.

### **GENERAL**

The applicant is proposing to establish a convenience store and fuelling offering. 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 a 2,285 square foot convenience store, parking improvements, and additional lighting. An existing conditions plan should be provided for reference to the proposed site improvements.

### **UTILITIES**

The site is currently served by municipal sanitary and a private water supply well. No new sanitary connections appear to be proposed at this time. The plan indicates a location of a relocated well. The Washtenaw County Health Department (WCHD) 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 and a secondary access to Whitmore Lake Road utilizing a shared driveway with the adjacent Tractor Supply Company. We note an agreement was created and recorded with the previous Tractor Supply project and appears acceptable for this project. The site plan depicts a second direct connection to Whitmore Lake Road just south of the existing drive. The intentions for this additional access drive are unclear and we note that approval from the Washtenaw County Road Commission (WCRC) is required for new commercial driveways and any work within the Whitmore Lake Road right-of-way.

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 has been received and will be reviewed during the site plan review.



## **DRAINAGE/GRADING**

A pond exists in the northeast corner of the site which is generally depicted on the site plan. No other storm water management facilities have been provided on the site plan but will need to be included. We note that 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.

No existing or proposed contours or spot grades have been provided on the site plan so it is unclear what grading changes may be proposed with the site improvements. This information will need to be provided with the site plan submittal.

## **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. A vicinity map shall be included on the site plan.
2. An existing conditions plan shall be included with the site plan showing topographic survey information, utility information and general soil information.
3. Distance between the proposed structures and existing building shall be shown.
4. Lot coverage (percent) and floor area ratio shall be noted on the site plan.
5. Any pavement improvements and type of material shall be noted on the site plan.
6. General description and layout of storm water management system shall be provided on the site plan including preliminary volume calculations for any proposed detention pond.
7. We note that a traffic impact study has been received. This will be reviewed during the site plan approval process for any impacts to Northfield Township. Approval with ultimately be required from the WCRC as the agency having jurisdiction.

## **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:

- Washtenaw County Water Resources Commission (WCWRC) for soil erosion and sedimentation control
- WCRC for commercial drive construction
- WCRC for approval of the traffic impact study
- WCHD for relocation of well
- Northfield Township Building Department

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**

  
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Jacob Rushlow, P.E.  
Township Engineer

cc:       Howard Fink, Township Manager (via e-mail)  
          William Wagner, Public Safety Director (via e-mail)  
          Pam Boegler, Northfield Township (via e-mail)  
          Kurt Weiland, Building/Zoning Official (via e-mail)  
          Marlene Chockley, Planning Commission Chair (via e-mail)  
          John Damrath, Premier Civil Engineering, (via e-mail)  
          Tom Nowatzke, Nowatzke Truck and Trailer, Inc., 6900 Whitmore Lake Rd, Whitmore Lake, MI 48189  
          File

**ARTICLE 53.0**

**WLNT – Whitmore Lake / North Territorial Overlay District**

**SECTION 53.01 PURPOSE**

The purpose of the district is promote mixed uses with an emphasis on commercial, service, office and research technology uses, and related high density residential uses consistent with the Township Master Plan. It is also the purpose of the district to enhance the streetscape, crease pedestrian pathways and outdoor spaces, and promote high quality architecture.

**SECTION 53.02 DISTRICT BOUNDARIES**

Boundaries of the district shall be displayed on the Official Zoning Map.

**SECTION 53.03 SETBACKS**

The Mixed Use District is composed of two (2) overlay segments (Whitmore Lake Road and North Territorial Road) intended to guide the development of the design of the corridor in a flexible manner and to allow a broader mixture of land uses where appropriate. The following front yard greenbelt setbacks apply to each of the overlay segments, side and rear setback requirements of the underlying zoning shall be followed.

- A. The following standard front yard greenbelt setbacks shall be met (NOTE: front yard setbacks are measured from the right-of-way line):

<i>Overlay Segments</i>	<i>Front Greenbelt Setback</i>
Whitmore Lake Road	35 feet
North Territorial Road	50 feet

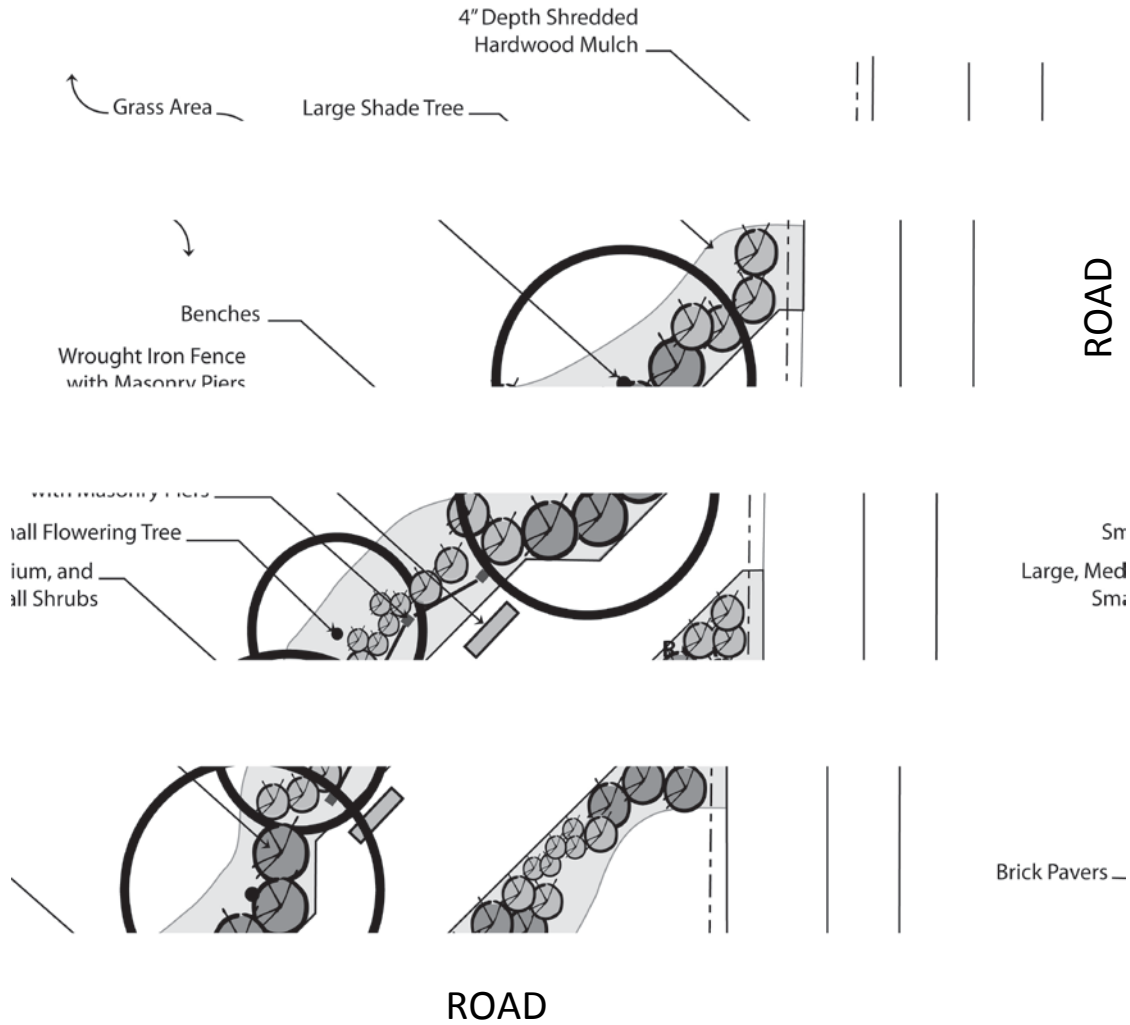
- B. Permitted encroachments into the standard front yard greenbelt setback. Parking may be located in one-half (1/2) of the required front yard greenbelt setback as shown in the table above, allowing the parking area to be located closer to the road right-of-way when a knee wall is installed as described in Section 53.04 D. No structure may encroach within this area; the above mentioned exemption is for parking only.

**SECTION 53.04 DESIGN STANDARDS**

All proposed development and construction with the Whitmore Lake / North Territorial Overlay District (WL/NT) shall be consistent with the goals and objectives of the Mixed Use – South future land use classification contained in the Township Master Plan.

- A. Vehicular Parking and Circulation. Site access, parking and loading shall be controlled in the interest of public safety. The following standards shall be in addition to the standards found in Article 61.0.
1. Where conditions allow, provisions for circulation between developments on adjacent parcels shall be encouraged through joint drives and cross-access connections, including but not limited to shared parking areas.
  2. A one-way or two-way maneuvering lane with two (2) rows of parking stalls may be provided in the front yard. The remainder to parking shall be located within the side or rear yard. All parking must meet the setback standards pursuant to Section 61.02 B. 1.
- B. Pedestrian Circulation. Vehicular access and circulation shall be planned to ensure safe pedestrian movement within the development. Pedestrian systems shall provide safe, all-weather, efficient, and aesthetically pleasing means of on-site movement and shall be an integral part of the overall site design concept.
- C. Community Design Feature. Unless described as an exemption pursuant to Section XXXX, a community design feature as described below shall be required for new development with frontage along the North Territorial intersections of Whitmore Lake and Arbor.
1. At the intersections noted above a pedestrian plaza shall be provided that is similar to the design elements found in Figure 53-1 below. In lieu of a pedestrian plaza as described, the planning commission may consider an alternative pedestrian amenity including, but not limited to one of the following: an outdoor sculpture or art work, a fountain/water feature, clock tower, or other such deliberately shaped focal feature that enhances the community and public spaces.
  2. Seat walls can be used instead or, or in addition to benches in a plaza. It is recommended that at least some seating facilities have a back. If used, seat walls should be constructed of masonry materials and should complement the architecture of the space and adjacent buildings.
  3. Any pedestrian areas shall have direct access to the site's pedestrian circulation system, connect to the Whitmore Lake and North Territorial Road pathways and shall use a variety of design elements including lighting, landscaping, pavement, arches, and furnishings to define the pedestrian spaces.

**Figure 53-1 – Pedestrian Plaza**



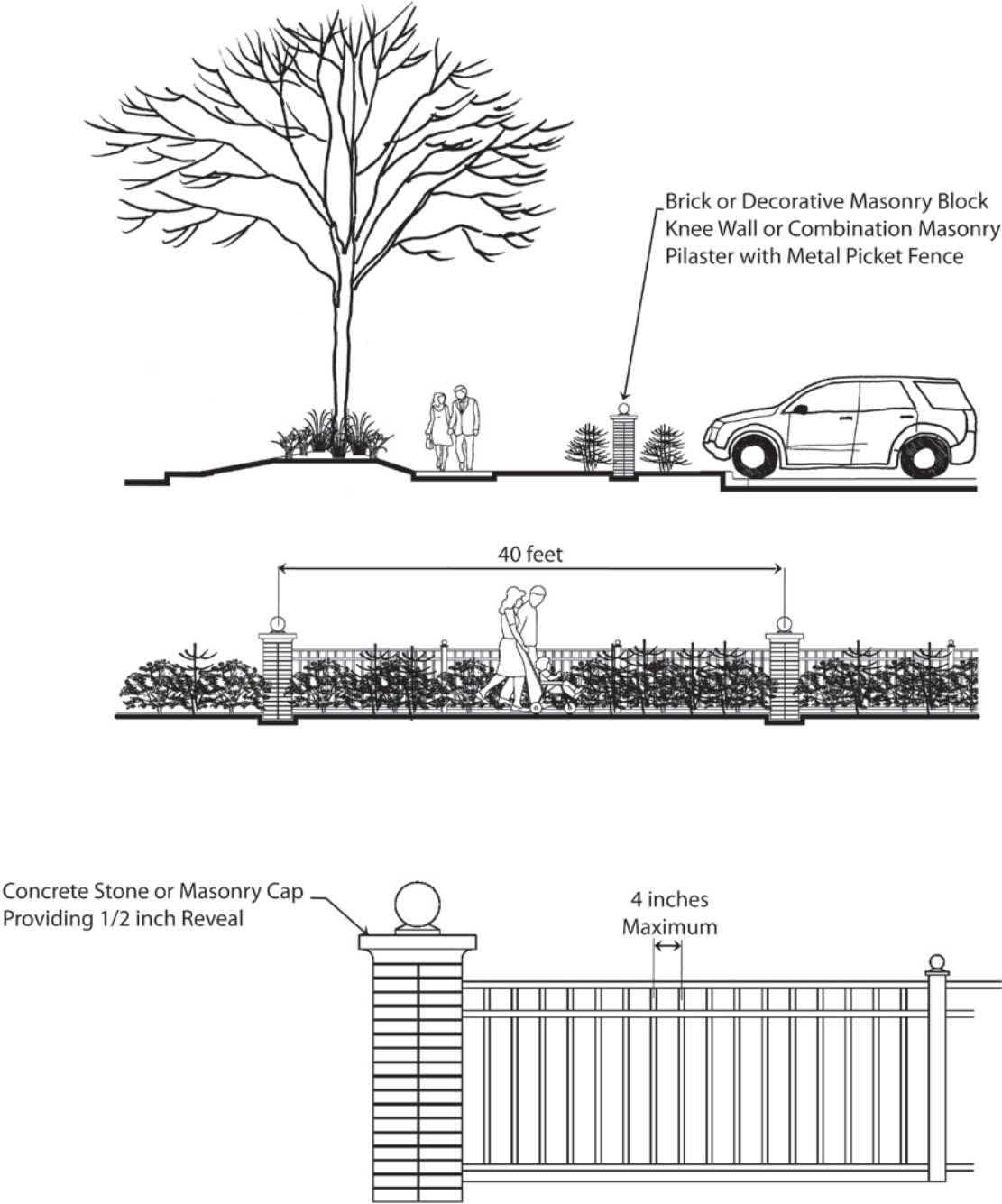
D. Landscaping and Screening. In addition to meeting the minimum landscape and screening requirements of Section 60.25, the following additional standards shall be following with the WLNT District:

1. When knee walls are used to help screen parking lots, the knee wall shall be constructed of brick or decorative masonry block and shall also include a concrete stone or masonry cap providing a minimum one-half (1/2)-inch reveal on both sides. In lieu of a wall, decorative metal ornamental picket fencing shall be permitted. The fencing shall contain a maximum four (4)-inch spacing between pickets with posts and rails and masonry brick, capped piasters spaced each 40 feet similar to the design elements found in Figure 53-2 below. The Planning Commission has the discretion to allow other similar options as proposed by the applicant.

At least one-half (1/2) of the trees required in the greenbelt landscape section of this chapter shall be considered street trees and shall be planted within the Whitmore

Lake / North Territorial right-of-way a minimum of five (5) feet from the edge of the sidewalk, where conditions allow. Street trees shall be deciduous trees with a seven (7)-foot minimum branching and shall be of a species that is known to grow and thrive in proximity to road systems. Street trees shall be located in accordance with the standards of the Washtenaw Count Road Commission. In addition, street trees shall meet all other requirements set forth in Section 36-345.

**Figure 53-2 – Knee Wall**





E. Building Design and Orientation.

1. New principal structures shall be located no more than 75 feet from the greenbelt line. Large scale retail establishments shall be exempt from this setback, but must meet the building design and orientation standards found in Section 60.30.
2. Facades greater than 100 feet in length, measured horizontally, shall incorporate projections or recesses extending at least 20 percent of the length of the façade. No uninterrupted length of any façade shall exceed 100 horizontal feet.
3. Ground floor facades that face public streets shall have arcades, display windows, entry areas, awnings, or other such features along no less than 50 percent of their horizontal length. Real windows allowing daylight in the building are encouraged.
4. Roofs shall exhibit one or more the following features depending upon the nature of the roof and building design:
  - a. Flat Roofs. Parapets concealing flat roofs and rooftop equipment such as HVAC units from public view are required.
  - b. Pitched Roofs.
    - i. Overhanging eaves on pitched roofs shall be a minimum of 12 inches including gutter, with a minimum one-inch rake.
    - ii. An average slope greater than 4:12 is required.
5. Building Materials and Colors:
  - a. Predominant exterior building materials shall be high quality materials, including, but not limited to, brick, stone, architectural steel and glass, and integrally tinted/textured concrete masonry units.
  - b. All façade colors and systems (including neon) shall be reviewed and approved by the Planning Commission as part of the full site plan review process.
6. Each principal building on a site shall have clearly defined, highly visible entrances featuring no less than three (3) of the following: canopies or porticos; overhangs, recesses/projection, arcades, raised corniced parapets over the door, peaked roof forms, arches, outdoor patios, display windows, architectural details such as tile work and moldings which are integrated into the building structure and design, integral planters or wing walls that incorporate landscape areas and/or places for sitting and special pavement.

F. Signage. All signs permitted within the WLNT Overlay District shall be subject to the provisions of Article 62.0.

- G. Lighting. All lighting permitted with the WLNT Overlay District shall be subject to the provisions of Section 60.31.

**SECTION 53.05                      GENERAL EXEMPTIONS**

Any exemption from the WLNT Overlay District shall require the underlying zoning district to apply.

- A. Large scale retail establishments as defined by this section shall meet the provisions of Section 60.30 and shall be exempt from the specific provisions of the WLNT Overlay District standards.
- B. Expansion of existing uses and structures of up to 50 percent of the existing floor area shall be exempt from the WLNT standards, but shall meet all other zoning requirements of this section. Where expansion to an existing use or structure exceeds 50 percent of the floor area of the existing structure all of the WLNT standards shall apply, with the possible exception as noted above.
- C. The Planning Commission shall have the authority to waive or modify these guidelines or standards upon consideration of the following:
  - 1. The standards provided herein would prevent reasonable use of the site.
  - 2. Existing site design including architecture, parking, driveways, etc. are placed in a manner which makes application of the standards provided herein impractical.

**SECTION 53.06                      LAND USES**

- A. Permitted Uses Based on Underlying Zoning. All uses listed as either permitted principal uses or conditional land use in the underlying zoning districts shall be allowed based upon the underlying zoning category.
- B. Permitted Overlay District Uses. IN addition to the permitted and conditional land uses of the underlying zoning district, the following uses may be considered as noted in Table 53-1 below.

**Table 53-1 Permitted and Conditional Uses in the WLNT Overlay District.**

Use	Permitted	Conditional
<b>Residential Uses</b>		
Agriculture	x	
Single-family dwellings*	x	
Two-family dwellings**		x
Multiple-family dwellings**		x
Essential services	x	

Home occupation	X	
<b>Institutional Uses</b>		
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
Hospitals, nursing homes, sanitariums	X	
<b>Commercial Uses</b>		
Commercial communications apparatus		X
Medical and dental clinics	X	
Funeral home	X	
Golf course (including driving range)		X
Clothing and apparel services – laundry, tailor, cobbler	X	
Groceries, bakeries and similar self-serve units without drive-in	X	
Barber and beauty shops, banks, medical clinics and similar uses	X	
Pharmacies, hardware, gift shop, and dry goods store	X	
Animal hospital or clinic	X	
Restaurants	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
Indoor commercial recreation – theaters, bowling alleys	X	
Agricultural services		X
Showroom for sales of new cars and equipment	X	
Equipment services including repair; radio and television, electrical appliance shop, plumber, electrician and other similar services and trades.	X	
Printing, lithographic, blueprinting services	X	
Mobile home and trailer court sales and repair		X
Hotel	X	

Open air display		
Automotive service station, including minor repairs		X
Contractor wholesale supply		
Boat sales and marinas		
Used car sales and equipment		X
Minor auto repair		X
Drive-in facilities		X
Arcades, dance halls, etc.		X
Lodging houses		X
Day care facilities	X	
Adult Uses		
<b>Industrial Uses</b>		
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	

\*Any single-family use must meet the underlying zoning standards for single-family residential development.

\*\*Any two- or multiple-family residential use must be accessory to a commercial use and located on an upper floor.

**ARTICLE 34.0**  
**RO RESIDENTIAL/OFFICE DISTRICT**

**Section 34.01 Purpose**

The R-O District has the following purposes:

- A. To accommodate certain small office uses which are low traffic generators and which are compatible with adjacent and neighboring single-family dwellings.
- B. To be located along major streets and in those areas of Northfield Township which are established single-family residential areas and which are in transition to non-single-family residential areas but have vacant, undeveloped lots fronting on major streets which are not likely to have new single-family dwellings constructed thereon.
- C. To provide a reasonable use of such properties as identified in B preceding, without permitting more intense office or commercial districts.
- D. To provide new buildings which are compatible in architectural style and scale with adjacent single-family dwellings.
- E. To encourage retention of existing single-family structures in their architectural style and scale.

**Section 34.02 Permitted Uses**

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

- A. Single-family dwelling and any use, building or structure accessory thereto.
- B. Two-family dwellings and any use, building or structure accessory thereto.

C. Home occupations.

~~E.D.~~ Signs, only in accordance with the regulations set forth in Article 62.0, herein.

~~D.E. Distribution lines and structures, not including buildings, of essential services, when located within an existing public or utility right of way, and repeater buildings of a telephone utility company when location is approved by the Township Planning Commission. Essential Services in accordance with Section 3.17 herein.~~



**Section 34.03 Conditional Uses**

A. 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, herein.

1. A church, synagogue, cathedral, mosque, temple or other building used for public worship; or a cemetery; public building.

2. ~~Public and private nursery school~~ Preschool, primary, and secondary schools.

~~3. 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.~~

~~4. Essential services, except as provided for elsewhere in this district, provided that no storage of materials, equipment, vehicles, or supplies shall be located on the premises; that no personnel shall be quartered or employed on the premises; and that the structure(s) shall be designed, erected, and landscaped in such manner as to conform to the character of the surrounding area and this district.~~

~~53. Home occupations.~~

~~643.~~ Offices of architects, engineers, surveyors and similar professionals, provided that no trucks, drillings, rigs, and similar vehicles shall be stored on the premises and provided that no materials or field equipment shall be stored outdoors on the premises.

~~754.~~ Executive, administrative, legal, accounting, insurance, real estate and similar offices at a scale that will not generate off street parking resulting in excessive traffic generated from the use which would be incompatible with the purpose of this district.

~~865.~~ A dwelling unit combined with an office, provided that the proprietor of the office resides in the dwelling unit.

~~9. As a further condition of approving a conditional use permit, the Planning Commission shall determine whether the proposed office use will generate off street parking requirements in excess of the maximum number of parking spaces permitted on the premises. If the Planning Commission so determines, the permit application shall be denied. The Planning Commission shall enter~~

~~into the record of the meeting at which the determination is made all data and other findings which were used in making said determination.~~

~~B. In addition to the information required for a conditional use permit as set forth in Sections 63.03, 63.04, and 63.05, herein, any application for a conditional use permit for an office in this district shall include the following information:~~

- ~~1. Shall meet the requirements of Section 64.03 "Preliminary Site Plan".~~
- ~~2. A scaled floor plan of the principal building to be converted to, expanded for, or to be constructed for office use, or combined residential office use, showing thereon the existing and future layout of the structure.~~
- ~~3. A typical elevation of each facade of the principal building, drawn to scale, showing thereon the height of the building and the nature of the exterior finish materials.~~
- ~~4. Typical details of the screened enclosure for outdoor trash storage.~~

~~C. Upon issuance of a conditional use permit for an office in this district, no certificate of zoning compliance or building permit shall be issued until a detailed site plan has been approved by the Planning Commission in accordance with Section 64.04 of this Ordinance.~~

~~D-76.~~ 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.

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#### **Section 34.04 Regulations and Performance Standards**

A. Lot Area - Where a lot is served by public sanitary sewerage facilities, the following minimum lot areas shall be required:

- Single-family dwellings - 10,000 square feet.
- Two-family dwellings - 15,000 square feet.
- Offices - 15,000 square feet.
- Single-family and office - 15,000 square feet.

Where a lot is not served by public sanitary sewerage facilities the minimum required lot area shall be one (1) acre.



B. Lot Width - Minimum lot widths shall be required as follows:

Lots with a minimum area of:

- 10,000 square feet - 70 feet.
- 15,000 square feet - 100 feet.
- One (1) acre - 150 feet

C. Lot Coverage - Lot coverage shall not exceed twenty (20%) percent.

~~D. Floor Area Ratio - Floor area ratio shall not exceed twenty (20%) percent.~~

ED. Yard Requirements - The following minimum yards shall be required for each principal building:

1. Front yard - thirty-five (35) feet.
2. Side yard - ten (10) feet either side, except in the case of a corner lot or parcel where the side yard on the road shall not be less than thirty- five (35) feet.
3. Rear yard - thirty-five (35) feet.

FE. Height Regulations - Except as otherwise provided in Section 10.01 G, herein, the following height regulations shall apply:

1. Existing principal structures shall not exceed two (2) stories or thirty-five (35) feet in height.
2. New principal structures to be established on undeveloped parcels or to replace existing principal structures, and all additions to existing structures shall not exceed two (2) stories or thirty-five (35) feet in height.

~~3. Accessory structures shall not exceed one (1) story or fifteen (15) feet in height.~~

GF. Floor Area - No principal building shall have a floor area greater than three thousand (3,000) square feet.

HG. Transition Strip - Along any property in this district which abuts a residentially zoned lot, a transition strip shall be provided at the time that any office use is established. The transition strip shall be at least fifteen (15) feet wide and shall be regularly and permanently maintained. The strip shall be improved with trees and shrubs, and a screen constructed of wood or brick or combination of these materials. The screen

shall be located adjacent to the property line and shall have a height of not less than four (4) or more than six (6) feet. The strip may be included within a required side or rear yard, but no part of any parking space or driveway shall be permitted within a transition strip.

- | **H.** A use or structure on any lot in this district fronting a public road, street or way shall provide in addition to and as an integral part of any site development on the front yard a landscaped strip of land twenty (20) feet or more in depth; such landscaped strip to be defined by a curb, and designed to provide access to the lot and separate off-street parking areas from the public right-of-way.
  
- | **I.** Parking - Off-street parking shall be supplied in accordance with Section 61.01. Not more than six (6) outdoor parking spaces shall be located on any lot or lots for each principal building. The number of required spaces shall be determined by the Planning Commission based on the number of employees and type of office. The Planning Commission shall enter into the record of the meeting at which the determination is made all data and other findings which were used in making said determination. All parking areas and drives shall be paved, and shall be constructed so as to prevent drainage of surface water into adjacent properties or onto street surfaces.
  
- | **J.** Architectural Regulations - Every principal building constructed in this district shall have an exterior design on all facades similar to a single-family detached residential building. To this end the roofs of such buildings shall be gable, hip, gambrel, or mansard in design, and no roof shall have a pitch of less than two (2) on twelve (12) inches. All such buildings shall be finished in exterior materials of wood, aluminum or vinyl siding, or brick or stone veneer. Concrete block, curtain wall, and similar exterior finishes shall be prohibited. Any existing building in this district which is remodeled shall not, as part of that remodeling, change the exterior of the building or the roof design of the building such that the exterior or the roof design is inconsistent with the architectural regulations of this paragraph.

**Section 34.05 — Signs**

~~Signs in this district shall comply with all provisions of Article 62.0, herein.~~

**ARTICLE 40.0**  
**LI - LIMITED INDUSTRIAL DISTRICT**

**Section 40.01 Purpose**

This district is composed of those areas of the Township whose principal use is or ought to be light manufacturing and other limited industrial uses. These uses generate a minimum of noise, glare, odor, dust, vibration, air and water pollutants, fire, explosive and radioactive hazards, and other harmful or obnoxious matter. This district has been located within the Township to permit the development of these industrial uses, to protect adjacent agricultural, residential and commercial 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 industrial activities and the purpose of this district, have been excluded.

**Section 40.02 Permitted Uses**

The following buildings and structures, and uses of parcels, lots, buildings and structures are permitted in this district, provided that materials and equipment to be used in the principal business and products resulting from the principal business shall be stored within a completely enclosed building. Such products, materials, and equipment may be stored outdoors if a conditional use permit therefore is obtained in accordance with this Article.

~~A. Research oriented and light industrial park uses.~~

**Comment [LK1]:** See H. below.

~~BA.~~ The manufacturing, compounding, process, or treatment of such products as bakery goods, candy, cosmetics, dairy products, food products, perfumes, pharmaceutical toiletries, and frozen food lockers.

~~CB.~~ Assembly of merchandise such as electrical appliances, electronic or precision instruments and articles of similar nature.

~~DC.~~ Packaging of previously prepared materials, but not including the bailing of discards, old iron or other metal, wood, lumber, glass, paper, rags, cloth or other similar materials; recycling centers.

~~ED.~~ Printing, lithographic, blueprinting and similar uses.

~~FE.~~ Warehousing and material distribution centers, provided all products and materials are enclosed within a building.

GF. Light manufacturing industrial use which by the nature of the materials, equipment and processes utilized are to a considerable extent clean, quiet and free from any objectionable or dangerous nuisance or hazard including any of the following goods or materials:

drugs; jewelry; musical instruments; sporting goods; glass products; small household appliances; electronic products; printed matter; baked and dairy products; advertising displays; tents and awnings; brushes and brooms; cameras and photographic equipment and supplies; wearing apparel; leather products and luggage but not including tanning; products from such finished materials as plastic, bone, cork, feathers, felt, fiber, paper, glass, hair, horn, rubber, shell, or yarn.

HG. Research and testing facilities.

H. Landscape and lawn care businesses

HI. An accessory use, building or structure.

HI. A sign, only in accordance with the regulations specified in Article 62.0.

KJ. Essential services, as provided in Section 3.17, herein.

LK. Public utility structures 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.

### **Section 40.03 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. ~~Outdoor storage of materials and equipment to be used as part of the principal business, and products resulting from the principal business, subject to the additional regulations set forth in Sections 60.04 and 60.05, herein.~~

- A. Minor or major repair of vehicles. All work, materials, equipment and waste products shall be contained within a completely enclosed building, and outdoor storage areas for vehicles shall be screened from view.
- B. Restaurants and cafeteria facilities for employees.
- C. Bus, truck, taxi and rail terminals.

- D. Open air display area, subject to the requirements of Section 60.40. 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, such as household equipment, pneumatic-tired cement mixers, wheelbarrows, rollers and similar products or equipment.
- E. Business/technical schools, when licensed by the State of Michigan, which provide education in skills which are commonly used in the principal uses permitted in this district, such as schools for the training of engineering technicians, machine operators, and vehicle mechanics and body repair person.
- F. Retail sales of items that are the same as the items sold at wholesale on the premises, or are related by use or design to such wholesale items, provided that the total amount of retail sales shall not exceed twenty-five (25%) percent of the annual wholesale sales on the premises. Retail sales shall be strictly incidental to wholesale sales.
- G. Outdoor storage of recreational vehicles, subject to the requirements of Section 60.06.
- H. Outdoor storage of materials and equipment to be used as part of the principal business, and products resulting from the principal business, subject to the requirements of Sections 60.04 and 60.05.
- HJ. 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 40.04 Regulations and Standards**

The following regulations shall apply in all LI - Limited Industrial 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 twenty thousand (20,000) 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 eighty-five (85) 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 Yard: not less than thirty-five (35) feet.
  4. The above requirements shall apply to every lot, building or structure.
- F. Height - Except as is otherwise provided in this Ordinance, no building or structure should exceed a height of forty-five (45) feet.
- G. Transition Strips
1. On every lot in the district which abuts a lot in a conservation preservation, agricultural, residential (including mobile homes), commercial, office, or research/technology district there shall be provided a transition strip. Such transition strip shall be not less than twenty-five (25) feet in width, shall be provided along every lot line, except a front lot line, which abuts a lot in such districts, shall not be included as part of the yard required around a building or structure, and shall be improved, when said lot in this district is improved, with a screen wall or hedge not less than four (4) feet nor more than eight (8) feet in height, and maintained in good condition.
  2. A use or structure on any lot in this district fronting a public road, street or way shall provide in addition to and as an integral part of any site development, on the front yard, a landscaped strip of land twenty (20) feet or more in depth; such landscaped strip to be defined by a curb, and designed to provide access to the lot and separate off-street parking areas from the public right-of-way.
- 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 41.0**  
**GI - GENERAL INDUSTRIAL DISTRICT**

**Section 41.01 Purpose**

This district is designed to provide the location and space for all manner of industrial uses, wholesale commercial and industrial storage facilities. It is the purpose of these regulations to permit the development of certain functions; to protect the abutting residential and commercial properties from incompatible industrial activities; to restrict the intrusion of non-related uses such as residential, retail business and commercial, and to encourage the discontinuance of uses presently existing in the district, which are non-conforming by virtue of the type of use. To these ends, certain uses are excluded which would function more effectively in other districts and which would interfere with the operation of the uses permitted in this district.

**Section 41.02 Permitted Uses**

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

- A. All permitted uses allowed in LI - Limited Industrial Districts as provided in Section 40.02 of this Ordinance.
- B. Wholesale Auto Auction.
- C. Contractor's establishment not engaging in any retail activities on the site.
- D. Manufacturing.
- E. Trucking and cartage facilities, truck and industrial equipment storage yards, repairing and washing equipment and yards.
- F. Manufacturing product warehousing, exchange and storage centers and yards.
- G. Open industrial uses but not including concrete and asphalt mixing or production plants, or industrial product or materials storage, including storage of materials, inoperative equipment, vehicles or supplies, provided that any activity in which products or materials being processed or stored are located, transported, or treated outside of a building and are not within enclosed apparatus vessels, or conduits, such use shall be provided with a solid permanently maintained wall or fence, no lower than the subject use or storage, and constructed to provide firm anchoring of fence posts to

concrete set below the frost line; if a wall is provided, its foundations likewise shall extend below the frost line.

- H. Wholesale businesses, including warehouse and storage, commercial laundries, dry cleaning establishments, ice and cold storage plants, lumber, fuel and feed yards, automobile repair garages, construction and farm equipment sales and contractor's equipment yards.
- I. An accessory use, building or structure.

~~J. A sign, only in accordance with the regulations specified in Article 62.0 of this Ordinance.~~

### **Section 41.03 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. Vehicle Towing Service
- B. Plating shops.
- C. Heat treating processes.
- D. Junk yards and inoperative vehicle storage subject to the provisions of this Ordinance and also to the provisions of the current Junk Yard Resolution.
- E. Retail sales of items that are the same as the items sold at wholesale on the premises, or are related by use or design to such wholesale items, provided that the total amount of retail sales shall not exceed twenty-five (25%) percent of the annual wholesale sales on the premises. Retail sales shall be strictly incidental to wholesale sales.
- F. Concrete and asphalt mixing or production plants.
- G. Outdoor storage of recreational vehicles, subject to the requirements of Section 60.06.
- H. Other similar uses.
- I. 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 41.04 Regulations and Standards**

The following regulations shall apply in all GI - General Industrial Districts.

- A. Lot Area - No building or structure shall be established on any lot less than five (5) acres in area.
- B. Lot Width - The minimum lot width shall be two hundred (200) 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 eighty-five (85) feet.
  - 2. Side Yards: least width of either yard shall not be less than fifty (50) feet, except in the case of a corner lot, where the side yard or the road or street shall not be less than sixty (60) feet.
  - 3. Rear Yard: not less than fifty (50) feet.
  - 4. The above requirements shall apply to every lot, building or structure.
- F. Height - No building or structure shall exceed a height of fifty (50) feet.
- G. Transition Strips
  - 1. On every lot in the district which abuts a lot in a conservation preservation, agricultural, residential (including mobile homes), commercial, office, or research/technology district there shall be provided a transition strip. Such transition strip shall be not less than fifty (50) feet in width, shall be provided along every lot line, except a front lot line, which abuts a lot in such districts, shall not be included as part of the yard required around a building or structure, and shall be improved, when said lot in this district is improved, with a screen wall or hedge not less than four (4) feet nor more than eight (8) feet in height, and maintained in good condition.
  - 2. A use or structure on any lot in this district fronting a public road, street or way shall provide in addition to and as an integral part of any site development, on

the front yard, a landscaped strip of land twenty (20) feet or more in depth; such landscaped strip to be defined by a curb, and designed to provide access to the lot and separate off-street parking areas from the public right-of-way.

- 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 42.0**  
**ES - ENTERPRISE SERVICE DISTRICT**

**Section 42.01      PURPOSE**

It is recognized by this Ordinance that the value to the public of designating certain areas of the Township for a compatible mixture of business/service uses is represented in the employment opportunities to the citizens and the resultant economic benefits to the Township. These uses are characterized by an insignificant amount of such nuisance factors as noise, heat, glare, and emission of air pollutants.

This district has been located within the Township to permit the development of this compatible mixture of business uses, to protect the adjacent residential property against the encroachment of incompatible uses, and to lessen congestion on public street and highways. To these ends, certain uses which would function more effectively in other districts and would interfere with these activities and the purpose of this district, have been excluded. This district is intended for uses which may have a functional and/or economic relationship to Commercial and Industrial zoning districts but not clearly definable as either. Common points of ingress and egress between adjacent parcels are encouraged.

**Section 42.02      PERMITTED USES**

The following building and structures and uses of parcels, lots, buildings and structures are permitted within this district, provided that materials and equipment to be used in the principal business and products resulting from the principal business shall be stored entirely within completely enclosed buildings:

- A. Minor automotive repair facilities, subject to the requirements of Section 60.15.
- B. Commercial recreation facilities including indoor theaters, bowling alleys, skating rinks, racket clubs.
- C. Contractor wholesale supply when in conjunction with general retail sales of items including electrical, plumbing, lumber, and/or garden supplies, subject to the requirements of Section 60.41.
- D. Printing, lithographic, blueprinting and similar uses.
- E. Equipment services, including repair; radio and television, electrical appliance shop, plumber, electrician and other similar services and trades.

- F. Personal services including barber shop and beauty salon, medical and dental clinics, music studios, banks and saving and loan associations, (without drive in facilities), and other similar uses.
- G. A sign, only in accordance with the regulations specified in Article 62.0.
- H. An accessory use, building or structure.

**Section 42.03      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. Automotive service station, including minor repair service, subject to the requirements of Section 60.15.
- B. Warehousing and material distribution centers, provided all products and materials are enclosed within a building.
- C. Mini-~~Storage Warehousing~~, meeting subject to the requirements provided in of Section 31.03J, herein 60.39.
- D. Hospitals, ~~nursing homes, sanitariums.~~
- E. Convalescent Centers.

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**Section 42.04      REGULATIONS AND STANDARDS**

- 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 twenty thousand (20,000) square feet.
- B. LOT WIDTH - The minimum lot width for lots served with a central sanitary sewerage system shall be eight (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 eighty-five (85) 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 Yard: not less than thirty-five (35) feet.
4. The above requirements shall apply to every lot, building or structure.

F. HEIGHT - Except as is otherwise provided in this Ordinance, no building shall exceed a height of forty-five (45) feet.

G. OUTDOOR STORAGE - No outdoor storage of materials and equipment is permitted within this district. All such materials, equipment, and products for any permitted principal or conditional use within this district shall be stored entirely within completely enclosed buildings.

H. TRANSITION STRIPS

1. On every lot in the district which abuts a lot in a recreation-conservation, agricultural, and residential district there shall be provided a transition strip. Such transition strip shall be not less than fifteen (15) feet in width, shall be provided along every lot line, except a front lot line, which abuts a lot in such districts, shall not be included as part of the yard required around a building or structure, and shall be improved, when said lot in this district is improved, with a screen, wall or hedge not less than four (4) feet nor more than eight (8) feet in height.
2. A use or structure on any lot in this district fronting a public road, street or right-of-way shall provide in addition to and as an integral part of any site development on the front yard, a landscaped strip of land twenty (20) feet or more in depth; such landscaped strip to be defined by a curb, and designed to provide access to the lot and separate off-street parking areas from the public right-of-way.

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

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

K. Supplemental Regulations - As required in Article 60.

Effective date: 1/1/97 – As amended through: 3/18/14

# NORTHFIELD TOWNSHIP PLANNING COMMISSION Minutes of Regular Meeting August 6, 2014

## 1. CALL TO ORDER

The meeting was called to order by Chair Marlene Chockley at 7:05 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	Absent with notice
Kenneth Dignan	Present
Sam Iaquinto	Present
Larry Roman	Present

Also present:

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

## 4. APPROVAL OF AGENDA

- **Motion:** Roman moved, Iaquinto supported, that the agenda be adopted as presented.  
**Motion carried 5—0 on a voice vote.**

## 5. FIRST CALL TO THE PUBLIC

**Biltmore Development Request for Master Plan Amendment.** Sandra Klump, 9474 Lake Point Drive, said the issues currently facing the Township—annexation of the school district and potential growth—are related. She said she supports growth to support the school district and the downtown, and she urged approval of the Biltmore request.

Ed Wojtys, 6235 Hellner Road, said Commission actions can be precedent setting. He said the master plan was developed at great expense after a lengthy process involving community input, and if the Commission intends to change it he hopes the same process is used. He said without that every developer who makes a similar request will expect the same treatment. He said Ann Arbor Township has been sued 12 times in the last decade and they won every time because they followed their master plan. He thanked Commissioners for everything they do.

Kathy Fulkerson, 4090 Six Mile Road, said she is concerned that Biltmore has nothing invested in the

Township. She said this development would affect roads, bridges, and traffic which are already very bad, and she asked how improvements will be funded. She asked how water and sewer will be provided.

Craig Warburton, 450 West Joy Road, said this request is actually a zoning request because it is site specific, and the developer's statement that they want to work out a plan with the Township's input will make the Township complicit in the plans and, therefore, less able to deny the plans. He read a statement in the Master Plan which indicates the plan is a guiding tool as members of the Commission and Township Board change.

Kitty Burkhart, 6187 Nollar Road, supported the statements made by Wojtys. She said the Master Plan is the plan for the Township, and it was developed with input from the community. She said land for medium density development is there, and the plan should be followed. She said residents have been very consistent in stating they do not want quarter acre lots throughout the Township because they like the rural feel. She said small businesses should be pursued to help support the Township. She said a plan that cost \$30,000 two years ago should not have to be significantly changed again.

Della DiPietro, 4690 Mulberry Woods, Treasurer of Ann Arbor Charter Township, said she represents the entire Ann Arbor Township Board, and they voted on July 21<sup>st</sup> to go on record to oppose the requested master plan amendment because of negative effects on their township. She said a farmland preservation program started in 2003 has preserved 1100 acres from future development, and much of that is literally across the Township line from this area. She said the Township Supervisor, Mike Moran, is out of town, but he would like an opportunity to speak with Township officials in more depth about the negative effects this proposal would have on Ann Arbor Township.

Dylan Matouski, 7912 Lakeshore Road, said his wife is a Whitmore Lake School District teacher. He said he believes in following the process, but also believes changes need to happen. He said small businesses are supported by local residents, and he asked the Commission to take the long view and think about the community in 15 years or longer.

Deborah Broomham, 4488 Seven Mile Road, said she was previously the Northfield Township zoning administrator. She said she supports the right to farm efforts, loves living in the country, and the Master Plan should be protected. She said the Biltmore request is a back door effort to get a rezoning, and their interest is in making money for themselves.



**Northfield Township Planning Commission  
Minutes of Regular Meeting  
Public Safety Building; 8350 Main Street  
August 6, 2014**

Jewell Clair, 6400 Whitmore Lake Road, said she moved to the township in 1964, and the area is being used commercially already whether it is zoned for it or not, so she is in favor of the proposed development.

Laura Wojtys, 6235 Hellner Road, said she grew up here and as a policy student at the University of Michigan she values following the Master Plan. She said this proposal will destroy the character of the community that has been built.

Julia Henshaw, 4681 Six Mile Road, said she does not understand why the Township has been so quick to consider Biltmore's request. She asked the Commission to consider the other possibilities for the future of this area.

Leigh Knope, 5270 Earhart, said the community planning that built so much trust has degraded. She said the Township has lost its way and needs to regroup. She said all requests from developers need to be put on hold while the Township considers information from surrounding communities. She said with the Ann Arbor annexation of the Whitmore Lake Schools the Township will feel tremendous development pressure. She said townships are successful when they use their master plans in defense of lawsuits by developers.

Diane O'Brien, 3140 Seven Mile Road, said when she lived in Novi a similar development resulted in the citizens being stuck with the bills for supporting services and lawsuits. She questioned changing a Master Plan that was developed only two years ago simply because a developer wants it. She said if putting this to a referendum to allow the citizens to vote on it is needed she will work as hard as she can on that. She asked who will end up paying for this.

Judy Crooks, 500 West Northfield Church Road, cited examples of past generations not taking the steps necessary to preserve resources for future generations. She said organic farming, farmer's markets, and the healthy eating movement have been growing rapidly. She said she has seen urban areas change, and she asked Commissioners to think about the past decisions that have been made in the Township.

Amy Grambeau, 5165 Hellner, said she has lived in the Township for 30 years. She said the Master Plan is good and was worked on diligently by many people.

Carmen Stemple, 6599 Hellner Road, asked the Commission to hold to the Master Plan. She said she has lived here for 10 years and said she appreciates the Commissioners listening to comments.

Krystyna Kozak, 6449 Hellner Road, said this proposal would be a hornet's nest.

Jeannette McBrough?, 66 East Shore Drive, said she has lived here since 1999, after briefly living in Novi following moving from the Upper Peninsula. She said

Northfield Township reminded her family of the Upper Peninsula, they love it here, and not every community has to be like Belleville or Canton. She said she is concerned this proposal would bring in sprawl and thanked the Commissioners for listening.

Udo Huff, 6431 Whitmore Lake Road, said the people who have spoken are asking the Commissioners to respect the Master Plan. He said it seems like the proposed development may be a trap to get the sewer line extended down Whitmore Lake Road.

Mary Maliarik, 5894 Earhart Road, asked Commissioners to support the Master Plan. She recalled the Grand Sakwa development issue and said the issues are the same. She said the current Master Plan was developed after those concerns were raised, and if the plan is to be changed the same process used to develop it should be followed, but that would take years.

George Hansen, 6519 Linton Way, said he lives near the proposed development. He said the Master Plan has been thought out and should be followed. He said if the proposed development was a good idea it should have been taken into account in the Master Plan. He said US-23 will never be able to accommodate the traffic that Detroit suburbs experience, and that kind of pressure on the local infrastructure will wreak havoc on the area. He said the Whitmore Lake Road and Territorial intersection is a bottleneck and the County is not going to put the money into upgrading it.

Karl Walzer, 7696 Kearney Road, said he supports the Master Plan because it is needed to protect the Township and to make sure infrastructure is developed appropriately. He said this proposal will not help the downtown or the public schools. He said it will support Ann Arbor, and the focus needs to be shifted toward supporting the downtown.

Susan Wienckowski, 5558 Hellner Road, asked the Commission to support the Master Plan which was the result of thoughtful discussion and input from residents throughout the Township. She said it is a healing document that gave residents peace of mind, and it is disheartening to see feelings return from the time before the Master Plan was developed. She said hundreds of acres of land were changed from the minimum five acre lot designation to medium density, but the area in question is appropriately designated for agriculture and low density residential. She said the question is who decides how the Township is developed—the residents or developers. She said the Master Plan is supposed to prevent the need to have the same discussions again and again.

David Gordon, 5558 Hellner Road, said people he spoke with at the polls today said they like the Township the way it is and asked why this issue has to be revisited again. He said the easy, smart thing to do is to tell the developer that their proposal is a square peg that does not fit into the Master Plan's round hole and that there are areas in the Township designated

for the type of development they propose. He said it is better to be honest with the developer now. He recommended that the Township contact the Michigan Townships Association legal staff and ask whether they think allowing this change would weaken the Master Plan. He said it is the most democratic document in the Township and asked the Commission to defend it.

Robin Wojtys, 6235 Hellner Road, said she is not anti-development, but she supports the Master Plan because a lot of thought went into it. She said she hopes the Commissioners are listening to these comments.

Chockley said the Commission is still looking at this objectively and gathering information.

## 6. CORRESPONDENCE

**Biltmore Development Request for Master Plan Amendment.** Chockley noted she and other Commissioners have received many letters about this and they appreciate the public input.

**US-23 Plans.** Chockley reported the Michigan Department of Transportation (MDOT) will have a US-23 study update meeting on August 14<sup>th</sup> from 4:00 P.M. to 6:30 P.M. and the public is welcome to attend.

## 7. REPORTS

### 7A. Board of Trustees

Chick reported that on July 22<sup>nd</sup> the Board:

- Heard a presentation about the Downtown Development Authority (DDA) and resetting the TIF (Tax Increment Financing) area.
- A barking and leash ordinance was discussed.
- Discussed RFPs for the Barker Road non-motorized path. RFPs continue to be accepted and will be opened at the August 26<sup>th</sup> meeting.
- Accepted Andrea Darden's resignation from the Planning Commission. Letters of interest may be submitted until August 20<sup>th</sup>.

### 7B. ZBA

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

### 7C. Staff Report

Nothing to report.

### 7D. Planning Consultant

Lewan reported the public hearing on the Nowatzke request is scheduled for August 20<sup>th</sup>.

## 8. PUBLIC HEARINGS

None.

## 9. OLD BUSINESS

**9A. Article 51.0-RTM Research/Technology/Manufacturing.** Chockley noted that the Township Board voted against accepting the changes proposed by the Planning Commission to Article 51.0 because it included the provision to allow places of worship with a conditional use permit. She said that provision has been removed from this draft. Lewan noted that the other changes to this Article amount to housekeeping and clarification.

Chockley said "general development plan" should be replaced with "Master Plan" throughout the document.

- **Motion:** Roman moved, Chick supported, that the Planning Commission recommend to the Northfield Township Board adoption of Article 51.0—RTM Research/Technology/ Manufacturing.

In answer to a question from Chick, Lewan said the uses listed in 51.03B would have to be accessory to a permitted use, such as a fitness center in a manufacturing plant. Dignan asked how fire and police services could be accessory to a use that is permitted in this district. Lewan said this is the existing language, and a large development might want a sheriff's substation, for instance. In answer to a question from Dignan, Lewan said all items listed in 51.03B are accessory uses

Dignan asked why a "data center," which is listed as an accessory use, should not be a permitted primary use. Lewan said that likely would be a permitted use per the definition for the district. He said it could be specifically listed as a permitted use, but he does not think it is necessary to do so.

**Motion carried 3—2 on a roll call vote, Iaquinto and Dignan opposed.**

### 9B. Mixed Use South District—Discussion

Lewan said this is the second phase of the changes made to the Whitmore Lake/North Territorial Area which was adopted by the Township Board in July. He referred to the outline of an ordinance he had prepared for the Commissioners to consider and made comments including:

- Setbacks of underlying zoning districts vary from 35 to 85 feet; 35 and 50 foot setbacks are recommended respectively for Whitmore Lake and North Territorial to slow traffic and reduce the visual dominance of parking lots. Iaquinto questioned whether this would be sufficient for future road widening, if necessary. Lewan said it should be, but he will check into this. In answer to a question from Chockley, Lewan said the setbacks along Jackson Road in Ann Arbor in the Wagner/Little Lake area are 35 feet.

- To help with the streetscape feel some ordinances allow up to half of the setback area to be used for parking in exchange for some kind of screen wall being installed. Dignan asked for addresses where this has been done so he can see what it looks like. Lewan said this is going to be done on the Sesil-Lincoln dealership site on Jackson Road in Ann Arbor.
- Cross access between businesses, safe and attractive pedestrian circulation, community design elements, and landscaping are addressed in design standards.
- Building design standards would include maximum setbacks, visible entrances, concealed HVAC equipment, etc.
- It is important to include language to allow standards to be waived in the case of very small changes to buildings.
- Land uses allowed within overlay districts are not bound by the underlying zoning districts. Subareas within the overlay district could be created to differentiate the uses allowed. In answer to a question from Iaquinto, Lewan said the Township may be interested in doing this, for instance, to emphasize certain types of uses on the two main road frontages.

In answer to a question from Chockley, Lewan said condominiums above commercial uses would definitely be something the Township would want to encourage, and that can be made clear.

Dignan asked if non-profit and for-profit hospitals could be treated differently in a zoning ordinance. Lewan said the planning issues would be the same for both, and zoning ordinances generally do not differentiate between businesses based on that status.

Lewan encouraged Commissioners to review the proposed list of permitted and conditional uses and provide him with comments.

## **10. NEW BUSINESS**

### **10A. Discussion of Study Area for Possible Master Plan Amendment of the Southwest Sub-area.**

Lewan explained no decision will be made at this meeting concerning changes to the Master Plan. He said residents who spoke during the Call to the Public were generally very knowledgeable about zoning and planning. He said any development can be accomplished through:

- Rezoning, such as from AR to SR1. This does not require submittal of plans, but the request has to be in conformance with the Master Plan because planning comes first and zoning comes second.

- Conditional Rezoning, in which a developer self-imposes restrictions that the Township agrees to. This has been allowed only since about 2007 in Michigan, and it would not allow the Township to impose restrictions. This is essentially contract zoning, but it does not allow increased density and must also comply with the Master Plan.
- Planned Unit Development (PUD), which is a rezoning to a specific site plan. This can be very specific, and while it may allow for a density bonus it still must comply with the Master Plan.
- Cluster or Open Space Development. This allows the developer to cluster homes on small lots leaving at least 50% open space. The density must remain the same except in the AR district where a 150% bonus is allowed where access is provided from a paved road.

Lewan said when the Board and Commission discussed the Biltmore request none of them said the request should not be explored, and while State Law requires that Master Plans be reviewed at least every five years there is nothing to prevent a Master Plan from being reviewed every year. He said traffic, sewer capacity, and financial impact to the community are all significant issues to be considered as part of this review.

He said rather than this being a “growth vs. no growth” issue he would like the Commission and Township Board to make a decision based on the best information available. He said this would be a significant departure from the Master Plan adopted two years ago and it would have a significant impact on the Township. He said growth raises both positive and negative issues including community character and the issues he cited earlier.

Lewan said as directed he has started the formal process for making a Master Plan change, and the result could be no change or a major change. In answer to a question from Chockley, Lewan said the study area does not have to be determined before notices go out to surrounding communities.

Lewan said the issue before the Commission now is what the boundaries of the study area should be and he presented two options—one including all land between US-23 and Hellner Road (Study Area #1) and the other including only approximately the eastern half of that area (Study Area #2), both extending from the south Township boundary north to North Territorial, but excluding the mixed use area around North Territorial and US-23.

Roman and Chockley said they see no reason to consider the larger area. Iaquinto said it makes sense to look at the larger area now rather than having to consider it again in the future. Dignan said the Commission has frequently discussed the desire for the density of zoning to taper from high-to-low, and considering the larger area would allow that to be considered more comprehensively. Dignan said there

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have been many changes in the area that have made it more difficult to use land agriculturally—including the inability of parts of it to be drained and the price per acre—in this area and those things should be look at as part of this process.

Chick suggested looking at natural features to help define the area to be looked at.

- ▶ **Motion:** Chockley moved, Roman supported, that The Commission chose potential Study Area #2. **Motion carried 3—2 on a roll call vote, Iaquinto and Dignan opposed.**

Lewan referred to maps showing several possible outcomes of considering a change to the Master Plan:

- *No change.* He noted this would allow development under AR zoning. He said five acre development—while legally defensible—is not sound planning because it chews up open space, but the Cluster development option could be used to preserve 50% open space.
- *Medium Density Residential from the current Mixed Use South area south to Joy Road.* This would create a very different character for this part of the Township.
- *Medium Density Residential from the current Mixed Use South area south to Northfield Church Road,* with the area south of Northfield Church remaining designated for agricultural.
- *Low Density Residential from the current Mixed Use South area south to approximately the halfway point between Northfield Church and Joy Roads.* This would not require municipal sewer.

Lewan referred to the Natural Features map which designates large areas of the Biltmore site as having woodlands and forested wetlands. He also referred to the Bioreserves map showing much of the Biltmore site as “Medium Rank Bioreserves.”

He said after reviewing minutes of the joint Commission and Township Board meeting, minutes of the prior Commission meeting, and his own notes of public comments at those meetings, he noted that the issue of sewer capacity came up repeatedly. He said while it might be true that there would be sufficient capacity for the Biltmore development, he would be concerned about capacity for a buildout of a larger area. He said he would recommend that the developer pay for a study of that issue as well as a traffic study.

Lewan said he would also suggest that a Cost of Services or Fiscal Impact Study be undertaken by Biltmore. He said it is likely that a company of their size has done these kind of studies.

He noted that this is not a consideration of Biltmore's proposal, rather it is a study of a wide variety of available options for this area.

Dignan said a sewer study is important. Regarding a traffic study, he said he sees cars going around backups on M-14 by getting off on Whitmore Lake Road and using rural roads in the Township to drive west and north, and he does not think that can be addressed in a traffic study. In answer to a question from Chockley, Lewan said the County Health Department could probably provide information about the issue of aquifer recharge from this area.

Iaquinto agreed with Dignan's comments. Chick agreed the studies are needed.

- ▶ **Motion:** Chockley moved, Roman supported, that the three studies cited be requested from Biltmore, and that Lewan contact the Health Department about the issue of aquifers so the Planning Commission has all the information might need to make any decisions. **Motion carried 5—0 on a roll call vote.**

## 11. MINUTES

### July 2, 2014, Regular Meeting

- ▶ **Motion:** Iaquinto moved, Dignan supported, that the minutes of the July 2, 2014, regular meeting be approved as presented, and to dispense with the reading. **Motion carried 5—0 on a voice vote.**

### July 16, 2014, Joint Meeting with the Board of Trustees

Chockley made three corrections.

- ▶ **Motion:** Iaquinto moved, Chick supported, that the minutes of the July 16, 2014, joint meeting with the Board of Trustees be approved as corrected, and to dispense with the reading. **Motion carried 5—0 on a voice vote.**

## 12. POLICY REVIEW & DISCUSSION

**A. Discussion of Potential Small PUD Condominium Development on Whitmore Lake.** Postponed due to lack of time.

### 13. COMMENTS FROM THE COMMISSIONERS

#### Second Call to the Public.

- **Motion:** Iaquinto moved, Dignan supported, that comments during the Second Call to the Public be limited to one minute per person for the Planning Commission tonight.  
**Motion carried 5—0 on a voice vote.**

**Conditional Uses.** Dignan said after watching the hearing on the Nowatzke application he would like a clarification of whether conditional use permits (CUPs) go with the land or expire at some point.

**Master Plan.** Chick thanked Lewan for an excellent presentation on Master Plan issues.

### 14. SECOND CALL TO THE PUBLIC

**Biltmore Development Request for Master Plan Amendment.** David Gordon, 5558 Hellner Road, said 60 seconds is a very short period of time to allow for the public to speak, and it is insulting after people waited through a long meeting.

He said asking the developer to provide the three studies because it is like asking the fox to watch the hen house and suggested that the Township commission the studies to be paid for by the developer. He also said no vote was taken at the joint meeting with the Township Board to have this process move forward.

Craig Warburton, 450 West Joy Road, said the Commission acts with the decorum and parliamentary procedure of a Cub Scout den. He said no vote to engage in the Master Plan process was made by the Commission or the Board.

Udo Huff, 6431 Whitmore Lake Road, said it is strange to him that the Board and Commission did not make a

motion at their joint meeting about this. He commented on the issue of sewer service in this area.

Mike Jones asked if the proposed development of 500 homes at Warren and Nixon Roads and additional homes at Dhu Varren and Nixon have been taken into consideration for traffic impact and other studies.

Lewan noted that on June 4<sup>th</sup> the Planning Commission voted unanimously to authorize his firm to begin the Master Plan review process. He added that he specifically asked the Township Board about this at the joint meeting with the Commission to confirm their interest in doing this.

Thomas Zelenock, 1440 Six Mile Road, said he is glad that it was clarified that this entire process is being undertaken at the request of a developer, which opens the Township up to tremendous liability.

Dignan said the development proposed for the intersection of Nixon and Dhu Varren Roads is currently in Ann Arbor Township which is advocating that the area be annexed by the City of Ann Arbor to allow the development. He said that is hypocritical. Chockley said an agreement was made a long time ago that anything inside the interstate ring would eventually be annexed by the City.

### 15. ANNOUNCEMENT OF NEXT MEETING

**August 20, 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, Dignan supported, that the meeting be adjourned.  
**Motion carried 5—0 on a voice vote.**

The meeting was adjourned at 10:13 P.M.

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Prepared by Lisa Lemble.

Corrections to the originally issued minutes are indicated as follows:

Wording removed is ~~stricken through~~;  
Wording added is underlined.

Adopted on \_\_\_\_\_, 2014.

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Marlene Chockley, Chair

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Kenneth Dignan, Secretary

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