

NORTHFIELD TOWNSHIP PLANNING COMMISSION

Minutes of Regular Meeting April 6, 2016

1. CALL TO ORDER

The meeting was called to order by Chair Kenneth Dignan at 7:10 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
Kenneth Dignan	Present
Sam Iaquinto	Present
Larry Roman	Present
Mark Stanalajczco	Present

Also present:
Township Manager Howard Fink
Assessing & Building Assistant Mary Bird
Planning Consultant Sally Hodges, McKenna Associates
Recording Secretary Lisa Lemble
Members of the Community

4. APPROVAL OF AGENDA

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

5. FIRST CALL TO THE PUBLIC

By-laws/Commission Goals. Craig Warburton, 450 W. Joy Road, David Perry, 9441 Earhart Road, and David Gordon, 5558 Hellner, urged denial of the proposed by laws for a variety of reasons. David Gordon asked that preservation of natural features, open space, and farmland be the Commission's main priority.

6. CORRESPONDENCE

Dignan referred to one letter in the packet from a member of the public.

7. REPORTS

7A. Board of Trustees

Chick reported the Board heard presentations on plans for road improvements and on the sewer study, and approved an offer to purchase the Van Curler property.

7B. ZBA

No report.

7C. Staff Report

Nothing to report.

7D. Planning Consultant

Nothing to report.

8. PUBLIC HEARINGS

9A. Addition of Church Uses and Related Amendments.

Dignan and Iaquinto recused themselves from this discussion due to their involvement with a church which had brought this issue to the Commission. Stanalajczco chaired the meeting for this item.

- **Motion:** Chick moved, Chockley supported, that the public hearing be opened.
Motion carried 5—2 on a roll call vote, Dignan and Iaquinto recusing themselves due to a potential conflict of interest.

Frank Murdock, 2020 Tibbits Court, Ann Arbor, congregational president of Living Water Church in Whitmore Lake, thanked the Commission for considering these changes, explaining that the church has signed a purchase agreement for property conditioned upon application for a conditional use permit being an option.

- **Motion:** Chockley moved, Chick supported, that the public hearing be closed.
Motion carried 5—2 on a roll call vote, Dignan and Iaquinto recusing themselves due to a potential conflict of interest.

9. OLD BUSINESS

9A. Revision to Planning Commission By-Laws

- **Motion:** Dignan moved, Stanalajczco supported, that the proposed by-laws be ~~adopted with the addition of the statement~~ modified under the last line of section 8.9 as follows: "An affirmative vote of a majority of seated Planning Commissioners shall be necessary for a recommendation to adopt a master plan or any portion thereof." **Motion carried 4—3 on a roll call vote; Chick, Chockley, and Cousino opposed.**

The Commission discussed the pros and cons of this and of requiring a specific number of votes to amend a master plan.

- **Motion:** Stanalajczco moved, Iaquinto supported, that the by-laws be adopted as amended at this meeting.

- **Amendment to motion:** Chockley moved, Iaquinto supported, that Stanalajczo's motion be amended to accept the Township attorney's recommendation to delete the wording "...at the Northfield Township Office" from Section 8.1.

Stanalajczo called for a roll call vote.

Amendment to motion carried 7—0 on a roll call vote.

Original motion carried 6—1 on a roll call vote, Chockley opposed.

9B. Addition of Church Uses and Related Amendments.

Dignan and Iaquinto recused themselves from this discussion due to their involvement with a church which had brought this issue to the Commission and Stanalajczo chaired the meeting for this item.

- **Motion:** Stanalajczo moved, Roman supported, to adopt the changes as presented in the notice and the Commission packet for the zoning changes, and make a recommendation to the Township Board that they adopt these changes for the addition of church uses and related amendments. **Motion carried 5—2 on a roll call vote, Dignan and Iaquinto recusing themselves due to a potential conflict of interest.**

9C. Review and Adoption of Planning Commission 206 Goals and Objectives

Commissioners briefly discussed the list of potential goals and objectives they had identified. McKenna said she would do some research and Dignan said he would present a revised list at the next meeting for further discussion.

10. NEW BUSINESS

None.

11. MINUTES

- **Motion:** Iaquinto moved, Stanalajczo supported, that the minutes of the March 16, 2016, regular meeting be approved as presented, and to dispense with the reading. **Motion carried 7—0 on a voice vote.**

12. POLICY REVIEW AND DISCUSSION

None.

13. SECOND CALL TO THE PUBLIC

By-laws. Craig Warburton and David Gordon expressed disappointed in adoption of the by-laws.

14. COMMENTS FROM THE COMMISSIONERS

By-laws. There was a brief discussion about the meaning of the word "seated" used in the by-laws.

Van Curler Property. Iaquinto spoke in support of the Township Board's actions to consider purchase of this property.

15. ANNOUNCEMENT OF NEXT MEETING

April 20, 2016, at 7:00 P.M. at the Public Safety Building was announced as the next regular Commission meeting time and location.

16. ADJOURNMENT

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

The meeting was adjourned at 8:03 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 April 20, 2016.


Kenneth Dignan, Chair


Mark Stanalajczo, Secretary

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