

NORTHFIELD TOWNSHIP PLANNING COMMISSION

Minutes of Regular Meeting July 20, 2016

1. CALL TO ORDER

The meeting was called to order by Chair Kenneth Dignan at 7:04 P.M. at 8350 Main Street.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

AND DETERMINATION OF QUORUM

Roll call:

Janet Chick	Present
Marlene Chockley	Absent with notice
Brad Cousino	Present
Kenneth Dignan	Present
Sam Iaquinto	Present
Larry Roman	Absent with notice
Mark Stanalajczo	Absent with notice

Also present:

Township Manager Howard Fink
Assessing & Building Assistant Mary Bird
Planning Consultant Patrick Sloan, McKenna Associates
Recording Secretary Lisa Lemble
Members of the Community

4. ADOPTION OF AGENDA

- **Motion:** Dignan moved, Chick supported, that the agenda be adopted as presented.
Motion carried 4—0 on a voice vote.

5. FIRST CALL TO THE PUBLIC

No comments.

6. CLARIFICATIONS FROM THE COMMISSION

No comments.

7. CORRESPONDENCE

None.

8. PUBLIC HEARINGS

None.

9. REPORTS

9A. Board of Trustees

Chick reported that the Board approved a tax abatement agreement for Arvin Sango, too further actions toward purchased of the Van Curler property, and approved the Whitmore Lake/Horseshoe Lake overlay district with a 20 foot rear yard setback and the amendment regarding the granting of variances.

9B. ZBA

No report.

9C. Planning Consultant

The Commission discussed the status of the Goya Trucking site plan and possible enforcement actions.

- **Motion:** Iaquinto moved, Chick supported, that staff send Goya Trucking a letter to notify them that they are in breach of the site plan review process, and request that they appear at the August 17, 2016, Planning Commission meeting.
Motion carried 4—0 on a roll call vote.

Sloan noted the Board approved an agreement for McKenna to assist the Township in developing a master plan for the Van Curler property

9D. Staff Report

No comments.

10. UNFINISHED BUSINESS

10A. Discussion of the existing uses in the ES-Enterprise Services District, and consider the characteristics of uses that should or should not be permitted in a revised ES District.

Planning Consultant Patrick Sloan provided an inventory map of current land uses along Main Street between Horseshoe and Whitmore Lakes as requested by the Planning Commission. He noted there is a wide array of uses from a variety of residential types through commercial and industrial. Fink recalled that this request came out of a discussion about making zoning regulations more business-friendly. Sloan added that as part of that the Commission had discussed making changes to permitted, conditional, and special uses, including (a) making some permitted uses conditional uses (auto businesses, contractor/wholesale supply) and (b) adding more permitted uses (including offices and schools).

**Northfield Township Planning Commission
Minutes of Regular Meeting
Public Safety Building; 8350 Main Street
July 20, 2016**

Commissioners discussed:

- barriers to making it easier for businesses to be established in this area (the cost of the CUP process, not allowing outdoor storage, etc.),
- whether to invite business operators in this area to have a discussion with the Commission,
- concerns about the appearance of legal but non-conforming outdoor storage.
- The difficulty with enforcement of regulations in small communities.
- what the overall vision for the hamlet is.

Sloan recommended focusing discussion at a future meeting on outdoor storage standards in the ES district. He said a new subsection for the ES district could be added to Section 36-701 to address this. Fink said there is not enough flexibility in this district, and that could be preventing desirable businesses from locating in it. He said he is reluctant to enforce outdoor storage violations which may not be reasonable for the existing uses.

Sloan said he can be prepared to provide proposals for discussion at the August 17th meeting.

11. NEW BUSINESS

None.

12. MINUTES

- **Motion:** Dignan moved, Iaquinto supported, that the minutes of the July 6, 2016, regular meeting be approved as presented, and to dispense with the reading. **Motion carried 4—0 on a voice vote.**

13. SECOND CALL TO THE PUBLIC

No comments.

14. COMMENTS FROM THE COMMISSIONERS

Cousino urged everyone to vote in the August 2nd primary election.

15. ANNOUNCEMENT OF NEXT MEETING

August 3, 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 4—0 on a voice vote.

The meeting was adjourned at 7:58 P.M.

Prepared by Lisa Lemble.

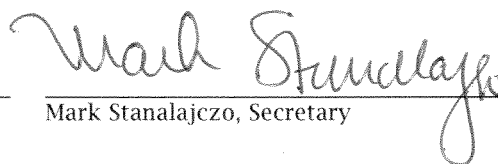
Corrections to the originally issued minutes are indicated as follows:

Wording removed is ~~stricken through~~;

Wording added is underlined.

Adopted on August 3, 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/>