

NORTHFIELD TOWNSHIP PLANNING COMMISSION

Minutes of Regular Meeting September 21, 2016

1. CALL TO ORDER

The meeting was called to order by Chair Kenneth Dignan at 7:00 P.M. at 8350 Main Street.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL AND DETERMINATION OF QUORUM

Roll call:

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

Also present:

Township Manager Howard Fink
Planning Consultant Patrick Sloan, McKenna Associates
Recording Secretary Lisa Lemble
Members of the Community

4. ADOPTION OF AGENDA

- **Motion:** Chick moved, Iaquinto supported, that the agenda be adopted as presented.
Motion carried 6—0 on a voice vote.

5. FIRST CALL TO THE PUBLIC

No comments.

6. CLARIFICATIONS FROM THE COMMISSION

No comments.

7. CORRESPONDENCE

Dignan noted interested Commissioners should speak to him about a Michigan Citizen Planner class series will be starting soon.

8. PUBLIC HEARINGS

8A. Amendments to the Northfield Township Zoning Ordinance text to make Kennels Conditional Uses in the LI-Limited Industrial District and GI-General Industrial District.

- **Motion:** Stanalajczo moved, Iaquinto supported, that the public hearing be opened.
Motion carried 6—0 on a voice vote.

Dave Hughes with Vanston-O'Brien, 2375 Bishop Drive, Dexter, appeared for the Ann Arbor Dog Training Club.

He said the club plans on applying for site plan approval for an expansion if allowed by the ordinance. He said this has been a dog obedience and training center since 1979, and there is no overnight boarding.

- **Motion:** Iaquinto moved, Stanalajczo supported, that the public hearing be closed.
Motion carried 6—0 on a voice vote.

9. REPORTS

7A. Board of Trustees

Chick reported that on September 13th the Board accepted another easement for the Barker Road non-motorized pathway and took steps toward bidding out Phase III of the project, discussed the Van Curler property, and considered a proposal from Salem Township for a trail that would be partly located in Northfield Township.

7B. ZBA

No report.

7C. Staff Report

Fink noted the Van Curler property has been purchased by the Township.

7D. Planning Consultant

Sloan reported that he met with Mr. Hughes representing the Ann Arbor Dog Training Club recently to review a site plan and special use proposal which may be submitted if text amendments allowing kennels in LI and GI zoning are adopted. The Board briefly discussed possible options for addressing setback and parking issues.

10. UNFINISHED BUSINESS

10A. Gyoa Leasing, Inc.; 1451 E. North Territorial Road. Determination on the uses allowed on the site and the approvals required based on site activity.

Dignan referred to recent memos from Township Planner Patrick Sloan and Kurt Weiland indicating Gyoa is in zoning compliance based on current uses.

Roman said Gyoa should have gotten a new certificate of occupancy and gone through the steps of submitting a site plan. Fink said the CUP was applied for on the recommendation of the former planner based on proposals for future phases which would require site plan submittal, but Weiland has consistently said Gyoa has the right to conduct the uses currently on the site. Fink said it is likely the CUP was recommended because of the lapse in use of the property between Carter Lumber and Gyoa, but that is an issue that probably needs clarification.

10B. Proposed Amendments to Repeal the ES-Enterprise Service District, Revise the GC-General Commercial District, Rezone ES Parcels to GC, and related amendments.

Sloan recalled work on this has been on-going for several months to address various issues in the ES district including outdoor storage provisions. He noted adoption would include repealing the ES district, deleting references to it in other parts of the ordinance, amending the GC and districts, rezoning the 11 existing ES-zoned parcels to GC, and amending outdoor storage provisions.

There was a brief discussion about sign ordinance regulations and the need to update the text to include recently adopted amendments. Fink made recommendations regarding some specific conditional and permitted uses in the GC district and generally recommended having more permitted than conditional uses.

It was agreed to consider this again when an updated version of the text is provided and to consider at that time the use suggestions made by Fink. Chick suggested looking at typical uses in similar districts in surrounding communities.

11. NEW BUSINESS

11A. Amendments to the Northfield Township Zoning Ordinance text to make Kennels Conditional Uses in the LI-Limited Industrial District and GI-General Industrial District.

- **Motion:** Iaquinto moved, Stanalajczo supported, to recommend to the Township Board that Article XVIII—LI—Limited Industrial District, Section 36-510, conditional use permits, be amended to add #10, Kennels, subject to the requirement of Section 36-714.

Board members made comments about surrounding uses and discussed whether there are other options to allow the existing dog kennel to expand. Fink said while this was initially brought to the Township by the Northfield Dog Training Club, it was subsequently determined that an amendment to the industrial districts would be appropriate.

Motion carried 6—0 on a roll call vote.

- **Motion:** Stanalajczo moved, Iaquinto supported, to recommend to the Township Board that Article XIX—GI—General Industrial District, Section 36-533, be amended to add #10, Kennels, subject to the requirement of Section 36-714.
Motion carried 6—0 on a roll call vote.

12. MINUTES

- **Motion:** Iaquinto moved, Chick supported, that the minutes of the September 7, 2016, regular meeting be approved as presented, and to dispense with the reading. **Motion carried 6—0 on a voice vote.**

12. POLICY REVIEW AND DISCUSSION

None.

13. SECOND CALL TO THE PUBLIC

No comments.

14. COMMENTS FROM THE COMMISSIONERS

- Roman said per Article 31, 36-971(6) of the zoning ordinance the zoning administrator is supposed to submit quarterly reports to the Planning Commission and he requested that be done.
- Stanalajczo asked everyone to remember first responders and members of the armed services.
- Chick said the acquisition of the Van Curler property for a lakefront park is very exciting and thanked Fink and the Board for their work on this.

15. ANNOUNCEMENT OF NEXT MEETING

October 5, 2016, at 7:00 P.M. at the Public Safety Building was announced as the next regular Commission meeting time and location.

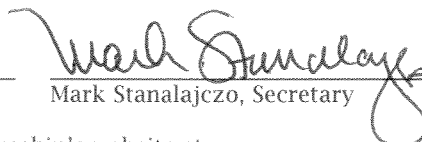
16. ADJOURNMENT

- **Motion:** Iaquinto moved, Chick supported, that the meeting be adjourned.
Motion carried 6—0 on a voice vote.

The meeting was adjourned at 8:17 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 October 19, 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/>