

**NORTHFIELD TOWNSHIP PLANNING COMMISSION
NOTICE OF REGULAR MEETING
September 21, 2016 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. ADOPTION OF AGENDA**
- 5. CALL TO THE PUBLIC**
- 6. CLARIFICATIONS FROM COMMISSION**
- 7. CORRESPONDENCE**
- 8. PUBLIC HEARINGS**
 - A. Amendments to the Northfield Township Zoning Ordinance text to make Kennels Conditional Uses in the LI-Limited Industrial District and GI-General Industrial District**
- 9. REPORTS OF COMMITTEES**
 - A. Board of Trustees**
 - B. ZBA**
 - C. Staff**
 - D. Planning Consultant**
- 10. UNFINISHED BUSINESS**
 - A. Gyoa Leasing, Inc. 1451 E North Territorial Road – Determination on the uses allowed on the site and the approvals required based on site activity**
 - B. Proposed amendments to Repeal the ES- Enterprise Service District, Revise the GC-General Commercial District, Rezone ES Parcels GC, and related amendments**
- 11. NEW BUSINESS**
 - A. Amendments to the Northfield Township Zoning Ordinance text to make Kennels Conditional Uses in the LI-Limited Industrial District and GI-General Industrial District**
- 12. APPROVAL OF PRECEDING MINUTES: September 7, 2016 Regular Meeting**
- 13. FINAL CALL TO THE PUBLIC**
- 14. COMMENTS FROM THE COMMISSIONERS**
- 15. ANNOUNCEMENT: Next Regular Meeting – October 5, 2016**
- 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.

NORTHFIELD TOWNSHIP PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

The Northfield Township Planning Commission will hold a public hearing at 7:00 P.M. Wednesday, September 21, 2016 at the Northfield Township Offices – Second Floor, 8350 Main Street, Whitmore Lake, MI 48189. The purpose for the public hearing is to receive comments on proposed amendments to the Northfield Township Zoning Ordinance text to make kennels conditional uses in the Limited Industrial (LI) District and General Industrial (GI) district, as summarized below.

ARTICLE XVIII. – LI – LIMITED INDUSTRIAL DISTRICT

The following sub-section is proposed to be added:

Sec. 36-510(10). Kennels, subject to the requirements of Section 36-714.

ARTICLE XIX. – GI – GENERAL INDUSTRIAL DISTRICT

The following sub-section is proposed to be added:

Sec. 36-533(10). Kennels, subject to the requirements of Section 36-714.

The complete text of the proposed amendments may also be examined on the Northfield Township website at www.twp.northfield.mi.us and at the Northfield Township Building/Zoning Department, 8350 Main Street, Whitmore Lake, MI 48189 between 8:00 A.M. and 4:30 P.M., Monday – Friday. All persons are invited to attend and be heard. Written comments regarding the proposed amendments should be directed to the Northfield Township Planning Commission Chairman at the Northfield Township Building/Zoning Department before 12:00 p.m. on the day of the meeting.

This notice is 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 Offices at 734-449-2880 seven days in advance.

Angela Westover – Northfield Township Clerk

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MEMO

TO: Northfield Township Planning Commission
FROM: Patrick Sloan, AICP
Senior Principal Planner
SUBJECT: Proposed Amendments to the Limited Industrial (LI) and General Industrial (GI)
Districts for Kennels
DATE: September 15, 2016

At the August 17, 2016 Planning Commission meeting, the Planning Commission discussed amendments to the Limited Industrial (LI) district and General Industrial (GI) district to permit kennels as either permitted uses or conditional uses. After discussing the benefits and concerns of allowing kennels in the LI and GI districts, the Planning Commission adopted a motion to schedule a public hearing for a proposal to amend the Zoning Ordinance to make kennels conditional uses in both the LI and GI districts. Enclosed for your review are proposed amendments to Section 36-510 (Conditional Uses in the LI district) and Section 36-533 (Conditional uses in the GI district). In each district, the Planning Commission and Township Board would be required to review the Conditional Use application, and any kennel would be required to meet the use standards of Section 36-714.

A public hearing has been scheduled and duly noticed for the Planning Commission meeting on Wednesday, September 21, 2016.

ARTICLE XVIII. - LI—LIMITED INDUSTRIAL DISTRICT

Sec. 36-510. - 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 XXVII of this chapter.

- (1) 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.
- (2) Restaurants and cafeteria facilities for employees.
- (3) Bus, truck, taxi and rail terminals.
- (4) Open air display area, subject to the requirements of [section 36-737](#).
- (5) Business/technical schools, when licensed by the state, 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.
- (6) 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 25 percent of the annual wholesale sales on the premises. Retail sales shall be strictly incidental to wholesale sales.
- (7) Outdoor storage of recreational vehicles, subject to the requirements of [section 36-703](#).
- (8) Commercial communications apparatuses, if located on existing commercial communications or electrical towers, or other existing appropriate structure, and subject to the provisions of [section 36-720](#), in addition to the requirements of article XXVII of this chapter.
- (9) 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 [36-701](#) and [36-702](#).

(10) Kennels, subject to the requirements of Section 36-714.
(Ord. of 7-22-2013, § 40.03; Ord. No. 14-34, § 1, 1-13-2015)

ARTICLE XIX. - GI—GENERAL INDUSTRIAL DISTRICT

Sec. 36-533. - 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 XXVII of this chapter:

- (1) Vehicle towing services.
- (2) Plating shops.
- (3) Heat treating processes.
- (4) Junkyards and inoperative vehicle storage, subject to the provisions of this chapter and also to the provisions of the current junkyard resolution.
- (5) 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 25 percent of the annual wholesale sales on the premises. Retail sales shall be strictly incidental to wholesale sales.
- (6) Concrete and asphalt mixing or production plants.
- (7) Outdoor storage of recreational vehicles, subject to the requirements of section 36-703.
- (8) Other similar uses.
- (9) Commercial communications apparatus, if located on existing commercial communications or electrical towers, or other existing appropriate structure, and subject to the provisions of section 36-720, in addition to the requirements of article XXVII of this chapter.
- (10) Kennels, subject to the requirements of Section 36-714.

MEMO

TO: Northfield Township Planning Commission
FROM: Patrick Sloan, AICP
Senior Principal Planner
SUBJECT: Proposed Amendments to Repeal the Enterprise Service (ES) District, Revise the General Commercial (GC) District, and Rezone ES Parcels GC
DATE: September 15, 2016

At the September 7, 2016 Planning Commission meeting, we analyzed the impact of repealing the ES District, revising the GC District to include some existing ES uses, and rezoning current ES parcels to GC. After reviewing the analyses, the Planning Commission adopted a motion to consider these amendments in ordinance form at the next meeting on September 21, 2016. If the Planning Commission is in agreement with the form and content of the proposed amendments, the next step of the process will be to schedule a public hearing.

The scope of the proposed amendments consists of the following:

- 1. Repeal of the ES District (Article XX).** This article would be repealed and would be labeled “reserved” for future use and to preserve the numbering of subsequent articles.
- 2. Delete Reference to ES District in Establishment of Districts Section (Section 36-49(15)).** Enclosed is a proposed amendment to Section 36-49(15), which simply strikes the reference to the ES District and renumbers the subsequent articles.
- 3. Delete References to ES District in Sign Regulations (Sections 36-793(a) [introductory paragraph only] and (c)).** Enclosed is a proposed amendment to Sections 36-793(a) (introductory paragraph only) and (c) to delete two references to the ES district. Because the same regulations also apply to the GC district, the deleted references to the ES district will have no impact if the current ES parcels are rezoned to GC.
- 4. Amend the GC District (Article XIV).** Enclosed are proposed amendments to Article XIV, which consist of adding “Hospitals, nursing homes, and sanitariums” as Conditional Uses (which are currently Conditional Uses in ES) and clarify the conditions under which a dwelling unit may be located in a principal building for security purposes. The “Open air display” use was clarified to require a relationship to the principal use of the site and compliance with the requirements of Section 36-701 (Storage of Materials).

- 5. Amend the Local Commercial (LC) District (Section 36-363).** Enclosed is a proposed amendment to Sections 36-363(2) and (3) of the Zoning Ordinance to clarify that food services and banks shall not have drive-through facilities. Currently, drive-through facilities are not permitted in the LC district because they are not listed, but we recommend being explicit. Drive-through facilities are current conditional uses in the General Commercial and Highway Commercial Districts.

- 6. Rezoning Current ES Parcels to GC.** The following 11 parcels are currently zoned ES, and we recommend rezoning them to GC:
 - Parcel B-02-08-250-022, 8761 and 8769 Main St.
 - Parcel B-02-08-250-011, 8737 and 8741 Main St.
 - Parcel B-02-08-250-012, 8725 and 8735 Main St.
 - Parcel B-02-08-250-018, 8715 and 8719 Main St.
 - Parcel B-02-08-250-021, No address Main St.
 - Parcel B-02-08-250-020, 8711 Main St.
 - Parcel B-02-08-250-015, 8633 Main St.
 - Parcel B-02-08-250-016, 8505 Main St.
 - Parcel B-02-08-250-017, 8475 Main St.
 - Parcel B-02-08-327-001, 8445 Main St.
 - Parcel B-02-08-327-002, 8425 Main St.

Finally, if the above amendments are scheduled for a public hearing, we also recommend including the proposed amendments to Section 36-701 (Storage of Materials) that were considered at the August 17, 2016 Planning Commission meeting. The proposed amendments to Section 36-701 are enclosed for your review. If the current ES parcels are rezoned to GC, outdoor storage of materials will become a conditional use for these parcels. Because the screening of storage was originally a major discussion item when revisions to the ES district were originally proposed, we recommend carrying forward the proposed amendments to the outdoor storage regulations.

We look forward to discussing these with you at the next Planning Commission meeting.

Sec. 36-49. - Establishment of districts.

The township is hereby divided into the following zoning districts as shown on the official zoning map, which, together with all explanatory matter shown thereon, is hereby adopted by reference and declared to be a part of this chapter.

- (1) RC—Recreation Conservation District.
- (2) AR—Agriculture District.
- (3) LR—Low Density Residential District.
- (4) SR-1—Single-Family Residential District One.
- (5) SR-2—Single-Family Residential District Two.
- (6) MR—Multiple-Family Residential District.
- (7) MHP—Mobile Home Park District.
- (8) WLD—Whitmore Lake District.
- (9) LC—Local Commercial District.
- (10) GC—General Commercial District.
- (11) HC—Highway Commercial District.
- (12) RO—Residential/Office District.
- (13) LI—Limited Industrial District.
- (14) GI—General Industrial District.
- ~~(15) ES—Enterprise Service District.~~
- ~~(1615)~~ PSC—Planned Shopping Center District.
- ~~(1716)~~ RTM—Research/Technology/Manufacturing District.
- ~~(1817)~~ PUD—Planned Unit Development District.

Sec. 36-793. - Signs permitted in business and industrial districts. *(introductory paragraph of (a) only)*

- (a) A sign, except billboards, which shall be regulated as set forth in section 36-794, in ~~ES~~, LC, GC, HC, RO, WLD-D, WLD-NV, WLD-W, and RTM districts, is permitted only where it identifies an enterprise occupying the same lot upon which the sign is located and shall conform to the following regulations:

Sec. 36-793. - Signs permitted in business and industrial districts.

- (c) Banners, pennants, searchlights, balloons, or other gas-filled or fan powered figures shall be permitted at the opening of a new business or for a special event or sale in the WLD, LC, GC, HC, RO, LI, GI, ~~ES~~, PSC, RTM, and nonresidential PUDs for a period not to exceed 14 days in any 30-day period. The days of display must be specified on the sign permit. Each of these types of signs shall require a separate permit. Six of these types of signs (occasions) shall be permitted in any one calendar year per zoning lot. Such signs shall not obstruct pedestrian or vehicular view and shall not interfere in any way with traffic flow. Banners shall have a maximum area of 32 square feet. Balloons and gas-filled or fan-powered figures shall not exceed the maximum height restrictions for the district in which they are located. The setback standards of section 36-789(2) must be met for these types of signs.

ARTICLE XIV. - GC—GENERAL COMMERCIAL DISTRICT

Sec. 36-389. - Purpose.

This district is composed of those areas of the township whose principal use is and ought to be general comparison retail, service and repair business activities which serve the entire township and surrounding area. It is the intent of this district to be located along major transportation networks within the township. This district has been located within the township to permit the development of these business activities, to protect adjacent agricultural, residential and industrial 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 business activities and the purpose of this district, have been excluded.

Sec. 36-390. - Permitted uses.

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

- (1) All permitted uses allowed in LC—Local Commercial Districts as provided in section 36-363.
- (2) Business and professional offices, such as legal, engineering, accounting, financial and insurance.
- (3) Retail services, including department stores, furniture stores, appliance stores, and super markets.
- (4) Commercial recreation facilities including indoor theaters, bowling alleys, skating rinks, racket clubs.
- (5) Agricultural services, including machinery sales and repair establishments, and farm supply stores.
- (6) Showroom and sales of new automobiles, farm machinery, and other vehicle and equipment, and the display and sale of used cars, farm machinery, and other vehicles and equipment when in conjunction with a showroom and sales of new units thereof; and repair of same when in conjunction with a showroom and sales of new units thereof. Display of any vehicles shall not be within street right-of-way, in any required side or rear yard, or in any required transition strip.
- (7) Equipment services, including repair; radio and television, electrical appliance shop, plumber, electrician and other similar services and trades.
- (8) Printing, lithographic, blueprinting and similar uses.

Sec. 36-391. - 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 XXVII of this chapter:

- (1) Bars or establishments principally used for the sale of beer, wine or intoxicating liquor for consumption on the premises, subject to the requirements of section 36-710.
- (2) Funeral establishments, mortuary.
- (3) Hotel, tourist home and boarding and rooming house.
- (4) Animal hospital or clinic.

- (5) Open air display area 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-wheeled and four-wheeled utility trailers, pneumatic-tired cement mixers, wheelbarrows, rollers and similar products or equipment. Displays must be located behind all setback lines and shall be related to the principal use of the site. Open air displays shall meet the requirements of Section 36-701.
- (6) Automotive service station, including minor repair services, subject to the requirements of section 36-712.
- (7) Contractor wholesale supply when in conjunction with general retail sales of items including electrical, plumbing, lumber, and/or garden supplies.
- (8) Boat sales and marinas.
- (9) One dwelling unit within the principal building or structure for security purposes only, provided that the dwelling unit is accessory to the principal use.
- (10) Mini-warehousing, subject to the requirements of section 36-736.
- (11) Lots for the sale of used cars, used farm machinery, and other used vehicles and equipment, when not sold in conjunction with sales of new cars, machinery, vehicles, or equipment. Display of any vehicles shall not be within street right-of-way, in any required side or rear yard, or in any required transition strip.
- (12) Minor repair of vehicles, provided all work, materials, equipment, and waste products shall be contained within a completely enclosed building, subject to the requirements of section 36-712.
- (13) Drive-through facilities for a use permitted in the GC district, subject to the requirements of section 36-737.
- (14) Temporary outdoor sales, subject to the requirements of section 36-734.
- (15) Outdoor seating and/or service when associated with a restaurant subject to the requirements of section 36-735.
- (16) Bowling alleys, miniature golf courses, commercial swimming pools, skating rinks.
- (17) Controlled uses as defined in section 36-710.
- (18) Restaurants serving alcoholic beverages, provided that the gross receipts thereof derived from the sale of food and other goods and services exceed 50 percent of the total gross receipts.
- (19) Child care facilities.
- (20) Commercial communications apparatus, if located on existing commercial communications or electrical towers, or other existing appropriate structure, and subject to the provisions of section 36-720, in addition to the requirements of article XXVII (conditional uses) of this chapter.
- (21) Sexually oriented businesses, as defined within section 36-721 and subject to the requirements of sections 36-721 and 36-710.
- (22) Hospitals, nursing homes, and sanitariums.

ARTICLE XIII. - LC—LOCAL COMMERCIAL DISTRICT

Sec. 36-363. - Permitted uses.

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

- (1) Clothing and apparel services, including laundry pickup, automatic laundry, dressmaking, millinery, tailor shop and shoe repair shop.
- (2) Food services including grocery, meat market, bakery, restaurant, delicatessen and fruit market, and similar self-serve units but not including any business of a drive-in or drive-through type.
- (3) Personal services, including barber shops and beauty salons, medical and dental clinics, music studios, banks and saving and loan associations (without drive-through facilities) and other similar uses.
- (4) Personal service offices, such as accountant, attorney, and real estate offices, provided such use shall not exceed 4,000 square feet of floor area in any building.
- (5) Retail services, including drug store, hardware, and gift shop, and dry goods and notions store.
- (6) Essential services, as provided in section 36-65.
- (7) A sign, only in accordance with the regulations specified in article XXVI of this chapter.
- (8) An accessory use, building or structure.

Sec. 36-701. - Storage of materials.

Except as otherwise provided in this chapter, the following regulations shall govern the storage of materials:

- (1) The location or storage of abandoned, discarded, unused, unusable, or inoperative appliances, furniture, equipment, or materials (but not including inoperative vehicles), shall be regulated as follows, except for junkyards, in which case the regulations set forth in [section 36-713](#) shall apply.
- (2) On any lot or parcel in any recreation-conservation or agriculture district, unless in conjunction with an approved use, all commercially produced products and/or materials, or equipment and machinery, whether operative or inoperative, must be stored within a completely enclosed building. Bona fide farm operations shall not be subject to storing bona fide farm equipment and/or material within enclosed buildings when part of an on going farming operation.
 - a. On any lot or parcel in any recreation-conservation, agriculture, residential, office, or commercial district, the owner or tenant shall locate and store such materials within a completely enclosed building. Such storage shall be for future transfer to other premises and shall not be for the purpose of hire or sale.
 - b. On any lot or parcel in any industrial district, the owner or tenant shall locate and store such materials:
 1. Within a completely enclosed building, where required; or
 2. Where outdoor storage is permitted, within an area surrounded by a solid, unpierced fence or wall at least seven feet in height and not less in height than the materials located or stored therein, and not closer to the lot lines than the minimum yard requirements for said districts. Such storage shall be for future transfer to other premises and shall not be for the purpose of hire or sale.
- (3) Garbage, trash, and similar refuse to be stored outside a building in a multiple residential, business, or industrial district shall be stored within containers approved by the county health department and said containers shall be stored within a screened enclosure. The enclosure shall be constructed of an opaque material, such as wood, concrete blocks, or brick, and shall be enclosed on at least three sides. The fourth side may be open for access or access may be provided by one or more gates. The storage area shall have a concrete floor at least four inches thick.
- (4) Outdoor storage of products, materials, and equipment, except vehicles owned and operated by the principal business or in conjunction with a licensed vehicle sales lot, shall be subject to the following regulations:
 - a. Such storage shall not be located within the area between the front face of the building, as extended across the entire width of the lot, and the street right-of-way (except where permitted by the Planning Commission in the front yard adjacent to US-23); in any required yard setback area; or in any required transition strip.
 - b. Such storage shall not be located in any required parking or loading space.

Commented [PS1]: Editorial Comment: The Zoning Ordinance appears to define the yard adjacent to US-23 as a "front yard." Because there are many sites with outdoor storage adjacent to US-23, the propose amendment will allow storage at the discretion of the Planning Commission.

Deleted: side or rear

c. Such storage shall be strictly and clearly incidental to the principal use and only products and materials owned or produced by the principal business, and equipment owned and operated by the principal use, shall be permitted for storage under this subsection. Such storage shall not be permitted as a principal use of a lot.↓

d. The area for such storage shall be screened from view on all sides by a staggered double row of evergreen trees at least eight (8) feet in height and spaced fifteen (15) feet on center at the time of planting. As the evergreen trees mature, a screen of six (6) feet in height shall be maintained, which shall include replacing dead or dying evergreen trees, planting additional evergreen trees where needed, or planting evergreen shrubs where the bottom branches of evergreen trees have been removed or do not create the required screen. [The Planning Commission may also require an opaque fence or masonry wall of six (6) feet in height or the height of materials stored, whichever is higher, to be constructed around the perimeter of the outdoor storage areas. Wire fences with inserted strips of metal, plastic and similar materials shall not be permitted as acceptable screening. The Planning Commission may waive or modify the evergreen screening requirements where there is existing vegetation that can be used to fulfill or supplement the requirements of this sub-section.

e. The location and size of areas for such storage, nature of items to be stored therein, and details of the enclosure, including description of materials, height, and typical elevation of the enclosure, shall be provided as part of site plan review. The Planning Commission may limit the height of materials stored based on the nature of the materials, adjacent land uses and zoning districts, visibility, and impact on public health, safety, and general welfare.

Commented [PS2]: Editorial Comment: The deleted comment here is redundant, as it is repeated in sub-section (d), below.

Deleted: Such storage areas which are visible to the general public shall be screened from view on all sides.

Commented [PS3]: Editorial Comment: Currently, the Zoning Ordinance requires a 6-foot high wall or fence. With the requirement for evergreen screening, requiring a wall or fence in addition will be at the discretion of the Planning Commission.

Deleted: Screening shall be constructed of wood or masonry materials.

Deleted: substituted for the required

Deleted: The screen shall not be less than six feet in height. Vegetative screening may be required for buffering purposes as required by the planning commission.

Deleted: (Ord. of 7-22-2013, § 60.04)¶

MEMO

TO: Northfield Township Planning Commission
FROM: Patrick Sloan, AICP
Senior Principal Planner
SUBJECT: Gyoa Leasing, Inc.
DATE: September 16, 2016

At the August 17, 2016 Planning Commission meeting, the Planning Commission discussed Gyoa Leasing, Inc. at 1451 N. Territorial Rd. Specifically, the Planning Commission wanted to know why the applicant had not yet filed a site plan application for review. A Conditional Use permit was recommended for approval by the Planning Commission at its July 15, 2015 meeting and approved by the Township Board at its meeting on August 25, 2016 for retail sales not to exceed 25% in Buildings A and B. However, a site plan application was not required at that time.

At the August 17, 2016 Planning Commission meeting, the Planning Commission recommended that Township representatives meet with the owner of Gyoa Leasing to discuss the applicable site plan requirements. On September 1, 2016, a meeting was held at the Township Hall between the Township Manager, Building Official, Zoning Administrator (Vidya Krishnan), Ryan Steele (owner), Todd Pascoe (applicant's engineer), and me. After reviewing the file and the Zoning Ordinance, we concluded that the Conditional Use permit runs with the land and that a site plan must be filed prior to the establishment of the retail uses or any exterior changes proposed on Conditional Use plan. Until then, the owner may clean up the site, make repairs, and use the site for a principal permitted use (e.g., indoor minor truck repair, maintenance of vehicles, outdoor storage of trucks). Enclosed is a review report from the Zoning Administrator and me.

This item will be on the September 21, 2016 Planning Commission agenda for discussion.

NORTHFIELD TOWNSHIP PLANNING COMMISSION

Minutes of Regular Meeting September 7, 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 (arrived at 7:10 P.M.)
Marlene Chockley	Present
Brad Cousino	Present
Kenneth Dignan	Present
Sam Iaquinto	Present
Larry Roman	Present
Mark Stanalajczko	Present

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

5. FIRST CALL TO THE PUBLIC

ES Zoning. Dominic DiCicco, real estate broker, 6870 Grand River Avenue, Brighton, appeared for the owner of 8711 Main Street, which is zoned ES. He objected to placing limits on uses, said the ES zoning is not working, supported eliminating the ES district and reclassifying the property GC, and asked for clarification regarding outdoor storage.

6. CLARIFICATIONS FROM THE COMMISSION

None.

7. CORRESPONDENCE

None.

8. PUBLIC HEARINGS

None.

9. REPORTS

7A. Board of Trustees

Chick reported that on August 23rd the Board discussed funding options for an equalization basin and considered a proposal for purchase of a small part of the Van Curler property by MDOT.

7B. ZBA

Did not meet.

7C. Staff Report

Nothing to report.

7D. Planning Consultant

Nothing to report.

10. UNFINISHED BUSINESS

10A. Review of ES—Enterprise Services District Zoning in comparison with GC—General Commercial.

Planning consultant Sloan referred to previous Planning Commission discussions about this district, which includes about 12 parcels on the west side of Main Street between Horseshoe and Whitmore Lakes, and the possibility of eliminating ES zoning and rezoning this area, possibly to GC.

[Chick arrived at this point].

He referred to his memo of September 1st which considered the issues of (a) land use, (b) regulations and standards, and (c) standards applicable only to ES. He said most of the existing uses would fit in GC zoning, but it is possible that more lots could be created under GC zoning and GC setbacks are smaller.

The Commission discussed the possibility of eliminating the floor area ratio (FAR) regulation in GC, types of outdoor storage allowed in GC zoning, grandfathering of some existing uses while making others legal uses with a change from ES to GC zoning, and the reason for drive-through facilities being conditional uses in GC. They also discussed outdoor storage screening requirements, how to address outdoor storage items which may be considered off-

site advertising, specific language regarding some possible conditional uses (e.g. accessory dwellings), and compatibility with the Master Plan.

- **Motion:** Dignan moved, Iaquinto supported, to direct the planner to provide the Commission with draft language for an ordinance of the General Commercial zoning district that combines both the Enterprise Service and General Commercial zoning districts, to be considered by the Commission for scheduling of a public hearing at a future date. **Motion carried 7—0 on a voice vote.**

11. NEW BUSINESS

11A. Discussion about establishing a committee on Open Space Preservation.

The Commission continued its discussion of possibly appointing a committee to provide information to the Commission related to its 2016 goals concerning (a) the density of the agricultural district, (b) an agricultural survey (study of the economic impact of agriculture in the Township), and (c) PDR/TDR viability in Northfield Township. This discussion included whether the committee is needed, establishing the subjects to be investigated, the need for an inventory of what exists, determining what is desired and what is needed to support it, structure and members of the committee, and options for funding recommendations, if necessary.

It was agreed that staff should (a) email to Commissioners information about how neighboring Townships have structured subcommittees of this type, and (b) post any documents related to this on the Planning Commission page of the website.

12. MINUTES

August 17, 2016, Regular Meeting

Chockley made three minor corrections.

- **Motion:** Stanalajczo moved, Chockley supported, that the minutes of the August 17, 2016, regular meeting be approved as corrected, and to dispense with the reading. **Motion carried 7—0 on a voice vote.**

13. SECOND CALL TO THE PUBLIC

Dominic DiCicco made suggestions for zoning ordinance provisions to support businesses.

14. COMMENTS FROM THE COMMISSIONERS

Commissioners noted plans for a citizen survey have been on hold for some time, recognized those serving in the military, and urged traffic caution with children returning to school.

15. ANNOUNCEMENT OF NEXT MEETING

September 21, 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:** Stanalajczo moved, Chick supported, that the meeting be adjourned. **Motion carried 7—0 on a voice vote.**

The meeting was adjourned at 8:40 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 _____, 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/>