

**NORTHFIELD TOWNSHIP PLANNING COMMISSION
NOTICE OF REGULAR MEETING
November 2, 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**
- 9. REPORTS OF COMMITTEES**
 - A. Board of Trustees**
 - B. ZBA**
 - C. Staff**
 - D. Planning Consultant**
- 10. UNFINISHED BUSINESS**
 - A. Discussion regarding corrected zoning map errors**
 - B. Discussion on proposed amendments to Repeal the ES-Enterprise Service District, Repeal the HC-Highway Commercial District, Revise the GC-General Commercial District, Revise RO-Residential/Office District, and Rezone ES-Enterprise Service parcels and HC-Highway Commercial parcels to GC-General Commercial**
 - C. Discussion on Outdoor Storage Provisions – Additional language on Evergreen types**
- 11. NEW BUSINESS**
 - A. Request from Planning Commissioners to withdraw motion on November 5, 2014 to Repeal the RO-Residential/Office District which was never enacted by the Board of Trustees**
 - B. Discussion regarding Zoning Ordinance Text Amendment Application Fee**
 - C. Discussion regarding Washtenaw County Road Commission Rezoning request**
- 12. APPROVAL OF PRECEDING MINUTES: October 19, 2016 Regular Meeting**
- 13. FINAL CALL TO THE PUBLIC**
- 14. COMMENTS FROM THE COMMISSIONERS**
- 15. ANNOUNCEMENT: Next Regular Meeting – November 16, 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.

MEMO

TO: Northfield Township Planning Commission
FROM: Patrick Sloan, AICP, Senior Principal Planner
Stephen Hannon, Assistant Planner
SUBJECT: Analysis of Repealing Highway Commercial (HC) District and Rezoning HC Parcels to General Commercial (GC)
DATE: October 27, 2016

At the October 19, 2016 Planning Commission meeting, we continued our discussion of amendments to the regulations in the business districts. During our discussion, the Planning Commission asked about the impact of repealing the Highway Commercial (HC) district and rezoning the current HC parcels to General Commercial (GC). Similar to when we considered the impact of repealing the Enterprise Service (ES) District and rezoning the ES parcels to GC, there are three (3) major considerations to make in the analysis of whether to repeal the HC district and rezone the HC parcels to GC:

- 1. Land Use.** If the HC district is repealed and all existing HC parcels are rezoned to GC, the following issues must be resolved:
 - A.** What uses are currently allowed in both HC and GC, which would require no change?
 - B.** What uses are currently allowed in HC that are prohibited in GC?
 - C.** What uses are currently prohibited in HC that are allowed in GC?

The table of uses is enclosed which classifies all of the uses based on **A**, **B**, and **C** above for simplicity. The uses listed in category **A**, all have the same regulations, with only a few of the uses written in different text. We think the differences in language are relatively minor and can easily be resolved. Category **B** applies to only 4 land uses and includes the uses permitted in HC that are conditional uses in GC. Category **C** will generate the most discussion regarding new uses that would be introduced into the current HC district area.

- 2. Master Plan.** The Master Plan shows Highway Commercial as a future land use category but not General Commercial. Most of the land zoned GC has either Village Center – Mixed Use (VC) or Mixed Use (MU) as its future land use designation, and most of the land zoned as HC also has VC or MU as its future land use designation. Therefore, rezoning HC-zoned parcels with a future land use classification of VC or MU to GC would be consistent with the Master Plan.

The only HC-zoned parcels with a future land use classification of Highway Commercial is

around the Barker Road interchange at US-23. Although the HC district corresponds to Highway Commercial future land use, absorbing the HC district into the GC district would be consistent with the Master Plan because the zoning regulations of GC and HC are very similar. Therefore, the current GC district fulfills the goals of the Highway Commercial future land use classification of the Master Plan.

- 3. Regulations and Standards.** The following is a summary of the schedule of regulations for the GC and HC districts:

	GC	HC
Min. Lot Area	1 acre; 10,000 sq. ft. for planned shopping centers with sanitary sewer.	1 acre; 10,000 sq. ft. for lots with sanitary sewer.
Min. Lot Width	150 feet; 80 feet for lots with sanitary sewer.	150 feet; 80 feet for lots with sanitary sewer.
Max. Lot Coverage	25%	25%
Max. Floor Area Ratio	80%	60%
Min. Front Yard Setback	35 feet	35 feet
Min. Side Yard Setback	20 feet; 35 feet for side yards abutting a road or street side.	20 feet; 35 feet for side yards abutting a road or street side.
Min. Rear Yard Setback	20 feet	20 feet
Max. Height	45 feet	35 feet

Increasing the FAR from 60% to 80% will allow for more development; however, because the maximum lot coverage would remain at 25%, the additional development created by raising the FAR would be the addition of 2nd and 3rd stories. Many developments would most likely continue to be one story for non-regulatory reasons.

- 4. Standards Currently Applicable Only to HC.** Aside from Article XV, the only other areas of the Zoning Ordinance to specifically mention the HC district are Section 36-727 (Large scale retail establishments), Section 36-793 (Signs permitted in business and industrial districts), and Section 36-794 (Billboards). Billboards are currently allowed in HC and in the industrial zoning districts. There are no known billboards currently on any property zoned HC in the Township based on our review of Washtenaw County GIS aerial images, so rezoning to GC will have no impact on these parcels.

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

Legend

A. Standards are the same for HC and GC, so no changes are required if the HC district is repealed and HC parcels are rezoned to GC

B. Uses currently allowed in HC that would be prohibited if the HC district is repealed and HC parcels are rezoned to GC

C. Uses currently prohibited in HC that would be allowed if the HC district is repealed and HC parcels are rezoned to GC

P=Permitted Use

C=Conditional Use

Legend Item	Land Use	GC District	HC District	Comments
A	A sign, only in accordance with the regulations specified in article XXVI of this chapter.	P	P	
A	An accessory use, building or structure.	P	P	
A	Essential services, as provided in section 36-65.	P	P	
A	Commercial recreation facilities including indoor theaters, bowling alleys, skating rinks, racket clubs.	C		Similar language.
A	Bowling alleys, miniature golf courses, commercial swimming pools, skating rinks.	C		
A	Places of amusement, entertainment or recreation such as a dancehall, bowling alley, miniature golf, commercial swimming pool.		C	
A	One dwelling unit within the principal building or structure for security purposes only.	C	C	
A	Mini-warehousing, subject to the requirements of section 36-736.	C	C	
A	Outdoor seating and/or service when associated with a restaurant subject to the requirements of Section 36-735.	C	C	
A	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.	C	C	
A	Drive-through facilities for a use permitted in the GC district, subject to the requirements of section 36-737.	C		Similar language.
A	Drive-throughs, including restaurants, banks, laundries, subject to the requirements of section 36-737.		C	
A	A church, synagogue, cathedral, mosque, temple or other building used for public worship.	C	C	
A	A cemetery.	C	C	
B	Automotive service station, including minor repair services, subject to the requirements of section 36-712.	C	P	
B	Hotel, tourist home and boarding and rooming house.	C	P	"Motel, hotel, restaurants" are permitted in HC.
B	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.	C		
B	Drive-in theater.		C	We recommend making "Drive-in theaters" conditional land uses in the GC.
C	Agricultural services, including machinery sales and repair establishments, and farm supply stores.	P		
C	Animal hospital or clinic.	C		
C	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.	C		
C	Boat sales and marinas.	C		
C	Business and professional offices, such as legal, engineering, accounting, financial and insurance.	P		
C	Child care facilities.	C		
C	Clothing and apparel services, including laundry pickup, automatic laundry, dressmaking, millinery, tailor shop and shoe repair shop.	P		
C	Contractor wholesale supply when in conjunction with general retail sales of items including electrical, plumbing, lumber, and/or garden supplies.	C		
C	Controlled uses as defined in section 36-710.	C		
C	Equipment services, including repair; radio and television, electrical appliance shop, plumber, electrician and other similar services and trades.	P		
C	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 type.	P		
C	Funeral establishments, mortuary.	C		

Analysis of GC and HC District Land Use Regulations

C	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.	C		
C	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.	C		
C	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.	C		
C	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.	P		
C	Personal services, including barber shop and beauty salon, medical and dental clinics, music studios, banks and saving and loan associations and other similar uses.	P		
C	Printing, lithographic, blueprinting and similar uses.	P		
C	Retail services, including department stores, furniture stores, appliance stores, and super markets.	P	C	"Retail, sporting goods sales, souvenir and gift shop, public information booth." are conditional uses in HC. We recommend keeping them as permitted uses in the GC.
C	Retail services, including drug store, hardware, and gift shop, and dry goods and notions store.	P		
C	Sexually oriented businesses, as defined within section 36-721 and subject to the requirements of sections 36-721 and 36-710.	C		
C	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.	P		
C	Temporary outdoor sales, subject to the requirements of section 36-734.	C		

~~ARTICLE XV. — HC — HIGHWAY COMMERCIAL DISTRICT~~

~~Sec. 36-413. — Purpose.~~

~~This district is composed of those areas of the township whose principal use is and ought to be retail and service business activities which serve or are meant to serve the motoring public. 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 and serve the persons traveling 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.~~

~~(Ord. of 7-22-2013, § 33.01; Ord. of 7-8-2014, § 33.01)~~

~~Sec. 36-414. — Permitted uses.~~

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

- ~~(1) Automotive service station, including minor repair service, subject to the requirements of section 36-712.~~
- ~~(2) Motel, hotel, restaurants.~~
- ~~(3) A sign, only in accordance with the regulations specified in article XXVI of this chapter.~~
- ~~(4) Accessory use, building or structure.~~
- ~~(5) Essential services in accordance with section 36-65.~~

~~(Ord. of 7-22-2013, § 33.02; Ord. of 7-8-2014, § 33.02)~~

~~Sec. 36-415. — Conditional uses.~~

~~The following buildings and structures, and uses of parcel, lots, buildings and structures are permitted subject to obtaining a conditional use permit as provided in article XXVII of this chapter:~~

- ~~(1) Retail, sporting goods sales, souvenir and gift shop, public information booth.~~
- ~~(2) Drive-in theater.~~
- ~~(3) Places of amusement, entertainment or recreation such as a dancehall, bowling alley, miniature golf, commercial swimming pool.~~
- ~~(4) One dwelling unit within the principle building or structure for security purposes only.~~
- ~~(5) Mini-warehousing, subject to the requirements of section 36-736.~~
- ~~(6) Outdoor seating and/or service when associated with a restaurant subject to the requirements of section 36-735.~~
- ~~(7) 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.~~
- ~~(8) Drive-throughs, including restaurants, banks, laundries, subject to the requirements of section 36-737.~~
- ~~(9) A church, synagogue, cathedral, mosque, temple or other building used for public worship.~~
- ~~(10) A cemetery.~~

~~(Ord. of 7-22-2013, § 33.03; Ord. of 7-8-2014, § 33.03; Ord. No. 16-48, § 5, 4-12-2016)~~

~~Sec. 36-416. Regulations and standards.~~

The following regulations shall apply in all HC—Highway Commercial Districts:

- ~~(1) Lot area. No building or structure shall be established on any lot less than one 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 10,000 square feet.~~
- ~~(2) Lot width. The minimum lot width for lots served with a central sanitary sewerage system shall be 80 feet. Where a lot is not so served, the minimum lot width shall be 150 feet.~~
- ~~(3) Lot coverage. The maximum lot coverage shall not exceed 25 percent.~~
- ~~(4) Floor area ratio. The maximum floor area shall not exceed 60 percent of the lot area.~~
- ~~(5) Yard and setback requirements.~~
 - ~~a. Front yard. Not less than 35 feet.~~
 - ~~b. Side yards. Least width of either yard shall not be less than 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 35 feet.~~
 - ~~c. Rear yards. Not less than 20 feet.~~

~~The requirements in this subsection (5) shall apply to every lot, building or structure.~~
- ~~(6) Height. No building or structure shall exceed a height of 35 feet.~~
- ~~(7) Transition strips.~~
 - ~~a. A transition strip shall be required whenever any lot in this district abuts a lot in any rural or residence district. Such a strip shall be provided along every lot line, except front lot lines, which abuts a lot in such district, shall not be included as part of the required yard, and shall be improved with a screen, wall, hedge or shrubbery which will reach a height of four feet one year after planting. The strip shall be maintained in good condition. The planning commission shall have the authority to change the nature of, or reduce the required width of, or to waive completely, the requirement of a transition strip because of a probable change in land use or zoning of adjacent properties. Such determinations and reasons therefore shall be recorded in the minutes of the meeting at which the action is taken. Said transition strip shall comply with the requirements of section 36-706.~~
 - ~~b. A landscape strip shall be provided along and adjacent to the front property line and shall extend across the entire width of the lot. Driveways may cross the strip but shall not occupy the strip.~~
- ~~(8) Required off-street parking. As required in article XXV of this chapter.~~
- ~~(9) Required site plan review. As required in article XXVIII of this chapter.~~
- ~~(10) Supplemental standards. As required in article XXIV of this chapter.~~

~~{Ord. of 7-22-2013, § 33.04; Ord. of 7-8-2014, § 33.04}~~

Secs. 36-~~417~~413—36-445. - Reserved.

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) Agricultural services, including machinery sales and repair establishments, and farm supply stores.
- (5) 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.
- (6) Equipment services, including repair; radio and television, electrical appliance shop, plumber, electrician and other similar services and trades.
- (7) Printing, lithographic, blueprinting and similar uses.
- (8) Funeral establishments, mortuary.
- (10) 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.
- (11) Outdoor seating and/or service when associated with a restaurant subject to the requirements of section 36-735.
- (12) Indoor contractor wholesale supply when in conjunction with general retail sales of items including indoor storage of electrical, plumbing, lumber, and/or garden supplies.

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.~~

(32) Hotel, motel, tourist home and boarding and rooming house.

(43) Animal hospital or clinic.

(54) 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.

(65) 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.~~

(86) Boat sales and marinas.

(97) One dwelling unit within the principal building or structure for security purposes only, provided that the dwelling unit is accessory to the principal use.

(108) Mini-warehousing, subject to the requirements of section 36-736.

(119) 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.

(1210) 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.

(1311) Drive-through facilities for a use permitted in the GC district, subject to the requirements of section 36-737.

(1412) 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.~~

(1613) Indoor and outdoor commercial recreation facilities, including theaters (indoor or drive-in), racket clubs, bowling alleys, miniature golf courses, commercial swimming pools, skating rinks.

(1714) 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.~~

(1915) Child care facilities.

(~~20~~16) 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~~17) Sexually oriented businesses, as defined within section 36-721 and subject to the requirements of sections 36-721 and 36-710.

~~(22) Commercial recreation facilities including indoor theaters, bowling alleys, skating rinks, racket clubs.~~

(~~23~~18) A church, synagogue, cathedral, mosque, temple or other building used for public worship.

(~~24~~19) A cemetery.

(20) Hospitals, nursing homes, and sanitariums.

~~ARTICLE XX. ES—ENTERPRISE SERVICE DISTRICT~~

~~Sec. 36-562. Purpose.~~

- ~~(a) It is recognized by this chapter 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.~~
- ~~(b) 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 streets 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.~~

~~(Ord. of 7-22-2013, § 42.01)~~

~~Sec. 36-563. 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:~~

- ~~(1) Minor automotive repair facilities.~~
- ~~(2) Commercial recreation facilities, including indoor theaters, bowling alleys, skating rinks, racket clubs.~~
- ~~(3) Contractor wholesale supply when in conjunction with general retail sales of items, including electrical, plumbing, lumber, and/or garden supplies.~~
- ~~(4) Printing, lithographic, blueprinting and similar uses.~~
- ~~(5) Equipment services, including repair; radio and television, electrical appliance shop, plumber, electrician and other similar services and trades.~~
- ~~(6) Personal services, including barber shops and beauty salons, medical and dental clinics, music studios, banks and saving and loan associations (without drive-in facilities), and other similar uses.~~
- ~~(7) A sign, only in accordance with the regulations specified in article XXVI of this chapter.~~
- ~~(8) An accessory use, building or structure.~~
- ~~(9) Single family dwelling and any use, building or structure accessory thereto.~~

~~(Ord. of 7-22-2013, § 42.02; Ord. No. 15-39, § 1, 6-9-2015)~~

~~Sec. 36-564. 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) Automotive service stations, including minor repair service.~~
- ~~(2) Warehousing and material distribution centers; provided all products and materials are enclosed within a building.~~
- ~~(3) Mini-storage, meeting the requirements provided in section 36-364(9).~~
- ~~(4) Hospitals, nursing homes, sanitariums.~~

~~(Ord. of 7-22-2013, § 42.03)~~

~~Sec. 36-565. — Regulations and standards.~~

~~The following regulations shall apply in all ES — Enterprise Service Districts:~~

- ~~(1) Lot area. No building or structure shall be established on any lot less than one 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 20,000 square feet.~~
- ~~(2) Lot width. The minimum lot width for lots served with a central sanitary sewerage system shall be 80 feet. Where a lot is not so served, the minimum lot width shall be 150 feet.~~
- ~~(3) Lot coverage. The maximum lot coverage shall not exceed 25 percent.~~
- ~~(4) Floor area ratio. The maximum floor area shall not exceed 60 percent of the lot area.~~
- ~~(5) Yard and setback requirements.~~
 - ~~a. — Front yard. Not less than 85 feet.~~
 - ~~b. — Side yards. Least width of either yard shall not be less than 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 35 feet.~~
 - ~~c. — Rear yard. Not less than 35 feet.~~
 - ~~d. — The requirements in this subsection (5) shall apply to every lot, building or structure.~~
- ~~(6) Height. Except as is otherwise provided in this chapter, no building shall exceed a height of 45 feet.~~
- ~~(7) 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.~~
- ~~(8) Transition strips.~~
 - ~~a. — 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 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 feet nor more than eight feet in height.~~
 - ~~b. — 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 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.~~
- ~~(9) Required off-street parking. As required in article XXV of this chapter.~~
- ~~(10) Required site plan review. As required in article XXVIII of this chapter.~~
- ~~(11) Supplemental regulations. As required in article XXIV of this chapter.~~
- ~~(12) Single-family dwellings. Single-family dwellings within the ES district must adhere to the dimensional standards in section 36-218.~~

~~(Ord. of 7-22-2013, § 42.04; Ord. No. 15-39, § 1, 6-9-2015)~~

~~Secs. 36-56562 — 36-593. - Reserved.~~

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. 36-49. - 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.~~
- ~~(1211)~~ RO—Residential/Office District.
- ~~(1312)~~ LI—Limited Industrial District.
- ~~(1413)~~ GI—General Industrial District.
- ~~(15) ES—Enterprise Service District.~~
- ~~(1614)~~ PSC—Planned Shopping Center District.
- ~~(1715)~~ RTM—Research/Technology/Manufacturing District.
- ~~(1816)~~ 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.

Sec. 36-794. - Billboards (outdoor advertising signs). *(introductory paragraph only)*

Billboards shall be permitted in the ~~HC—Highway Commercial District,~~ LI—Limited Industrial District, RTM—Research/Technology/Manufacturing District, and the GI—General Industrial District, and shall be considered a principal use of the lot. In addition, billboards must meet the following regulations:

MEMO

TO: Northfield Township Planning Commission
FROM: Patrick Sloan, AICP; Senior Principal Planner
Stephen Hannon; Assistant Planner
SUBJECT: Outdoor Dining Standards
DATE: October 27, 2016

At the October 19, 2016 Planning Commission meeting, we discussed adding outdoor dining as a permitted use within the General Commercial (GC) district. As part of this discussion, the Planning Commission reviewed the outdoor dining standards of Section 36-375 and recommended that additional development standards be proposed that would apply to all outdoor dining uses. Such standards would include provisions for location, access, hours of operation, noise, and other on-site and off-site impacts. Enclosed are proposed amendments to Section 36-375 that include these provisions based on our review of successful outdoor dining regulations in other communities.

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

Article XXIV. – Supplementary Regulations and Standards

Sec. 36-735. - Outdoor seating and/or service.

Outdoor seating and/or service shall be allowed subject to the following requirements:

(1) The sales and service of food and beverages outdoors shall only be permitted as incidental to a similar principal use that is indoors and adjacent to the outdoor food and beverage sales and service.

(2) Outdoor dining areas shall be located in a manner which will not interfere with visibility, vehicular or pedestrian mobility or access, and shall meet Michigan barrier-free requirements. Outdoor dining areas shall not obstruct the entrance to any building or sidewalk, nor shall they obstruct any barrier-free ramp or access aisle. If outdoor dining areas are located on a sidewalk, a minimum five (5) foot wide unobstructed pathway shall be maintained on the sidewalk, for pedestrian traffic.

(3) Temporary food service providers, such as food card vendors (Section 36-731) are not considered outdoor dining uses.

(4) Tables and chairs must remain within a well-defined and clearly marked area, separated from vehicular traffic. In instances where there is wait staff or alcohol service, such areas must be enclosed. Enclosures shall consist of metal railing, brick walls, landscape planters or other suitable materials using decorative, dark colored wrought iron-look fencing, or other materials consistent with the color and materials of the main building. The height of any barrier or landscaping enclosure shall not exceed three feet, six inches (3'6").

(5) All furniture and fixtures shall be removed November 1 through March 31. Outdoor dining furniture and fixtures shall not be stored or stacked on the exterior of the building.

(6) No amplified music shall be permitted if there are residential lots or dwellings within 300 feet, measured from the seating area to the adjacent residential lot line. The outdoor dining area must also abide by all noise ordinance restrictions of the Township.

(7) The hours of operation for the outside dining area shall be consistent with the hours of operation of the inside restaurant.

(8) No such use shall occupy any portion of a public right-of-way.

(9) For plans showing more than 20 occupants within the outdoor dining area, the off-street parking for the use shall be computed according to the standards contained in Article XXV, as indicated for the indoor portion of the use. If the plans show 20 or fewer occupants, no additional parking shall be required unless required by the Township approving authority.

(10) If the outdoor dining area is proposed as part of a site plan application, or if it contains seating for more than 20 occupants, it shall require site plan review and approval by the Planning Commission. If the outdoor dining area is proposed to be added for an existing business and contains seating for 20 or fewer occupants, a plan providing sufficient information to determine compliance with this section may be approved administratively by the Township.

(11) No such seating shall be located in a required side yard.

(12) Approval of the county health department as required.

(3) A site plan shall be submitted indicating the area for and location of all outdoor seating.

(13) The maximum allowable seating for an outdoor seating area shall be established as part of the conditional use permit.

(5) Parking shall be provided as required under article XXV of this chapter.

MEMO

TO: Northfield Township Planning Commission
FROM: Patrick Sloan, AICP
Senior Principal Planner
SUBJECT: Proposed Amendments to Section 36-701 (Storage of Materials)
DATE: October 27, 2016

At the October 19, 2016 Planning Commission meeting, we discussed the proposed screening requirements of Section 36-701 (Storage of Materials) of the Zoning Ordinance. Planning Commissioners raised concerns regarding the species of trees allowed, specifically whether the species of evergreen tree would be insufficient or too narrow to provide adequate screening. We have proposed the following revisions to the proposed screening requirements of Section 36-701(4)(d) (enclosed, dated October 27, 2016):

- Requiring the species of evergreen tree to meet the requirements of Section 36-722(n)(1) of the Zoning Ordinance, which lists the Fir, Spruce, Pine, Hemlock, and Douglas Fir as acceptable species.
- Requiring the species of large evergreen shrubs to meet the requirements of Section 36-722(n)(5) of the Zoning Ordinance, which lists 5 species of Yew, 2 species of Juniper, and 1 species of Pine as an acceptable large evergreen shrub for screening purposes. Please note that the proposed screening requirements of Section 36-701(4)(d) only require the planting of large evergreen shrubs where the bottom branches of evergreen trees have been removed or to not create the required screen.
- Requiring the landscape plan to be prepared by a registered landscape architect.

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 ~~side or rear~~ 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.

- 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. ~~Such storage areas which are visible to the general public shall be screened from view on all sides.~~
- 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. The species of evergreen tree species must meet the requirements of Section 36-722(n)(1). 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 large evergreen shrubs (see Section 36-722(n)(5)) where the bottom branches of evergreen trees have been removed or do not create the required screen. The landscape plan meeting the requirements of this subsection must be prepared by a registered landscape architect. ~~Screening shall be constructed of wood or masonry materials. 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 substituted for the required ~~permitted as acceptable~~ screening. ~~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. 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.

(Ord. of 7-22-2013, § 60.04)

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

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.

MEMO

TO: Northfield Township Planning Commission
FROM: Patrick Sloan, AICP; Senior Principal Planner
SUBJECT: Residential/Office (R-O) District
DATE: October 27, 2016

Brief Summary

At the October 19, 2016 Planning Commission meeting we discussed the Residential/Office (R-O) district and discrepancies with the Zoning Map, which were described in our memo dated October 13, 2016. At the November 5, 2014 meeting, the Planning Commission held public hearings to repeal the R-O district and rezone 2 R-O zoned areas to Enterprise Service (ES). After the public hearings, the Planning Commission adopted the following motion: "That the adoption of Article 34.0 Residential Office be recommended for approval to the Northfield Township Board." The version of Article 34.0 presented to the Planning Commission on November 5, 2014 was a strikethrough version of the current R-O article of the Zoning Ordinance. Therefore, the motion to adopt Article 34.0 was effectively a motion to repeal the R-O district. No action was taken by the Planning Commission to rezone the current R-O zoned areas to ES, and we can find no such actions by the Planning Commission based on our review of subsequent meeting minutes. Therefore, because none of the R-O areas were rezoned, the Zoning Map has been corrected.

After the Planning Commission adopted its motion to repeal the R-O district, the Township Board never took action on the proposal. Because the Township Board did not take action on the motion, the Planning Commission requested that this matter be placed on its November 2, 2016 agenda so that it may consider a motion to rescind its prior motion to repeal the R-O district.

Recommendation

If it is the Planning Commission's intent to withdraw its motion on November 5, 2014 to repeal the R-O district, we recommend that the Planning Commission adopt the following motion:

To withdraw the motion adopted by the Planning Commission under agenda item 9B at its meeting of November 5, 2014, that being "the adoption of Article 34.0 Residential Office be recommended for approval to the Northfield Township Board."

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

ARTICLE XVI. - RO—RESIDENTIAL/OFFICE DISTRICT

Sec. 36-446. - Purpose.

The R-O district has the following purposes:

- (1) To accommodate certain small office uses which are low traffic generators and which are compatible with adjacent and neighboring single-family dwellings.
- (2) To be located along major streets and in those areas of the 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.
- (3) To provide a reasonable use of such properties as identified in subsection (2) of this section, without permitting more intense office or commercial districts.
- (4) To provide new buildings which are compatible in architectural style and scale with adjacent single-family dwellings.
- (5) To encourage retention of existing single-family structures in their architectural style and scale.

Sec. 36-447. - Permitted uses.

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

- (1) Single-family dwellings and any use, building or structure accessory thereto.
- (2) Two-family dwellings and any use, building or structure accessory thereto.
- (3) Family child care homes, adult foster care family homes, foster family homes and foster family group homes.
- (4) Signs, only in accordance with the regulations set forth in article XXVI of this chapter.
- (5) 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.

(6) Home occupations.

Sec. 36-448. - 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 XXVII of this chapter:

- (1) Group child care homes.
- (2) A church, synagogue, cathedral, mosque, temple or other building used for public worship, or a cemetery; public building.
- (3) Public and private nursery schools, primary and secondary schools.

- (4) Transmission lines and structures, not including buildings, of essential services, where located in rights-of-way not a part of public or utility rights-of-way existing at the time of adoption of this chapter.
- (5) 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 structures shall be designed, erected, and landscaped in such manner as to conform to the character of the surrounding area and this district.

~~(6) Home occupations.~~

~~(76)~~ 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.

~~(87)~~ 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.

~~(98)~~ A dwelling unit combined with an office; provided that the proprietor of the office resides in the dwelling unit.

~~(109)~~ 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 36-834 through 36-836, 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 36-865.

(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 36-866.

(d) Commercial communications apparatuses, if located on existing commercial communications or electrical towers, or other existing appropriate structures, and subject to the provisions of section 36-720, in addition to the requirements of article XXVII of this chapter.

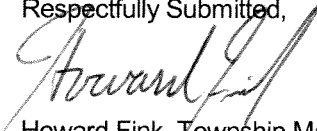
Memo

To: Northfield Township Board
From: Howard Fink
Date: 10/28/2016
Re: Text Amendment

Dear Planning Commission,

It has been requested to discuss the fee relative to an applicant request for a text amendment. When the Ann Arbor Dog Club indicated their desire for a text amendment, we set a fee of \$1200. The majority of the Township fees are fixed, helping applicants to better understand their costs for development. There is no question that some modifications of ordinances can and do tally much more than \$1200. The question to the planning commission and to the Township Board (will need to be on a subsequent agenda), is how to handle this fee / charges.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Howard Fink", written over a horizontal line.

Howard Fink, Township Manager

NORTHFIELD TOWNSHIP MICHIGAN

ZONING ORDINANCE TEXT AMENDMENT APPLICATION

The Northfield Township Planning Commission meetings are held the first and third Wednesday of each month at the Township Office at 8350 Main St. All Zoning amendment applications must be properly filled out, and submitted to the Zoning Department for review, then to the Planning Commission for recommended approval or denial. The applicant will be notified in writing of Planning Commission public hearings/meetings regarding amendment application.

For more detailed information, please visit our website: www.twp-northfield.org

Applicant Information:

Name:	
Address:	
Phone:	
Email:	

Proprietor/Owner Information:

Name:	
Address:	
Phone:	
Email:	

If application is made by anyone other than the owner, it shall be accompanied by a duly verified affidavit of the owner or agent thereof that the application and the proposed work or operation is authorized by the owner in fee. If the owner or lessee is a corporate body, the full name and address of the responsible officers shall also be provided.

Proof of Ownership Attached: ☐

Non-Owner Affidavit Attached: ☐

Zoning Classification(s):

AR LR MR MHP SR1 SR2 LC HC GC LI GI RTM ES PUD PSC RC RO WLD-___ W.L./N.T. Overlay Other:___

Is the current zoning text or classification preventing your development?

☐ YES ☐ No

If yes, what specific section(s) of the zoning code is preventing your development?

Address of proposed project: _____

Parcel ID(s): _____

Is This Property In a Flood Zone:

☐ Yes

☐ No

*Description of Proposed Use: _____

*Proposed Text Change: _____

*What positive or negative impacts will your development or text amendment have on surrounding property owners and the district at large?: _____

* Please attach separate sheets if necessary.

APPLICANT SIGNATURE

This application shall be completed in full and accompanied by all supporting data and the application fee before it will be accepted by Northfield Township.

Applicant(s) Signature _____

Date _____

Aug-16

8350 Main Street • Whitmore Lake, Michigan 48189-0576

Telephone: (734) 449-2880 • Building Dept. (734) 449-5000 • Fax: (734) 449-0123 • Web Site: www.twp-northfield.org

October 27, 2016

Mr. Howard Fink, Township Manager
Northfield Township
8350 Main Street
Whitmore Lake, MI 48189

Subject: Rezoning Request – Proposed Washtenaw County Road Commission Northeast Service Center; 1222 E North Territorial Road; Application Received October 18, 2016

Dear Mr. Fink:

Washtenaw County Road Commission, the owner of the parcel at 1222 North Territorial Road (Parcel ID#: B-02-21-300-004), requests to rezone the parcel from its current zoning classification of Research, Technology, and Manufacturing (RTM) to Limited Industrial (LI). This parcel is approximately 15 acres and is located on the south side of N. Territorial Rd., about 1 mile east of the US-23 interchange. The site was formerly the location of Moore's Recreation and the old building on the parcel was recently demolished. The Washtenaw County Road Commission (WCRC) proposes to build a road maintenance facility on the site to serve the northeastern portion of the county. We have reviewed the request and offer the following comments:

Site Photo: 1222 N. Territorial Road (Source: Google Maps 2016)



COMMENTS

- 1. Existing Conditions.** The natural features on the site can be generally categorized in three types: upland agricultural, woodland, and wetland. About 85% of the site is upland agricultural field. The eastern boundary of the site is woodland edge with remnant trees. There is also a wetland area about 4,940 square feet immediately adjacent to the west property boundary.

The current land use, future land use, and existing zoning classifications of the site and surrounding parcels are summarized in the table below:

Location	Existing Land Use	Future Land Use	Existing Zoning
Site	Vacant	I – Industrial	RTM – Research, Technology, and Manufacturing
North	Industrial (Creative Automation) and Agriculture	I – Industrial	RTM – Research, Technology, and Manufacturing
West	Agriculture	I – Industrial	RTM – Research, Technology, and Manufacturing
South	Agriculture	AG – Agricultural	AG – Agriculture
Southeast (corner)	Agriculture	LDR – Low Density Residential	AG – Agriculture
East	Industrial (Rhe Tech) and Agriculture	I – Industrial	GI – General Industrial
Northeast (corner)	Industrial (Gyoe)	I – Industrial	GI – General Industrial

- 2. Required Information.** Section 36-1005 of the Zoning Ordinance describes information required for any petition involving an amendment to the official Zoning Map. The required information has been submitted with the application.
- 3. Master Plan.** The Future Land Use designation of the property is I – Industrial. The intent of this designation is to provide locations for industrial operations that can help manage their potential negative impacts such as noise, odor, traffic, and outdoor storage of materials. The Zoning Plan indicates three zoning districts to correspond to the Industrial land use designation: LI, GI, and RTM. The site borders an RTM zone to the west and north, a GI zone to the east, and an AG zone to the south. Rezoning the site to LI would not create a spot zoning situation because the zoning district is compatible with the surrounding sites and the future land use designation.

The Master Plan also describes the future development in terms of five subareas of the Township. The site is in the Central Subarea (#4) where office, industrial, and commercial growth is planned for and expected. One development strategy for the subarea is to concentrate future industrial development in the northern part of the subarea near the US 23/ North Territorial Road interchange where sanitary sewer service is available. The site is located about 1 mile east of this interchange. The rezoning would not have a major effect on the other goals for this subarea, so rezoning would not negatively impact the goals and objectives of the Master Plan.

4. Zoning. The existing zoning district is RTM and the proposed district is LI. Permitted and conditional uses in the RTM district are as follows:

a. Permitted Uses in the LI District:

- 1. The manufacturing, compounding, process, or treatment of such products as cosmetics, food products, perfumes, pharmaceutical toiletries, and frozen food lockers.*
- 2. Assembly of merchandise such as electrical appliances and articles of similar nature.*
- 3. 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.*
- 4. Printing, lithographic, blueprinting and similar uses.*
- 5. Warehousing and material distribution centers; provided all products and materials are enclosed within a building.*
- 6. Light manufacturing industrial uses which by the nature of the materials, equipment and processes utilized are to a considerable extent clean, quiet and free from hazard.*
- 7. Research and testing facilities.*
- 8. Essential services.*
- 9. 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.*
- 10. Landscape and lawn care businesses.*

b. Conditional Uses in the LI District

- 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.*
- 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.*
- 8. Commercial communications apparatuses, if located on existing commercial communications or electrical towers, or other existing appropriate structure.*
- 9. Outdoor storage of materials and equipment to be used as part of the principal business, and products resulting from the principal business.*

c. Permitted Uses in the RTM District

- 1. Agricultural as temporary uses prior to development of a parcel in the RTM district.*
- 2. Industrial, scientific, or business research, development, and testing laboratories.*
- 3. Printing, publishing and allied industries.*
- 4. Production and processing of genetic materials.*
- 5. Electricity transmission and distribution lines, gas and oil pipelines, and other related structures; electricity switching and step-down stations.*
- 6. Administrative, professional, and business offices.*

d. Conditional Uses in the RTM District

- 1. Commercial communications apparatus, if located on existing commercial communications or electrical towers, or other existing appropriate structure.*
 - 2. A church, synagogue, cathedral, mosque, temple or other building used for public worship, or a cemetery.*
-

The proposed uses of maintenance garage, salt storage building, and fuel depot are most closely described as (e) warehousing and material distribution centers and (h) an accessory use, building or structure. These are permitted principal uses in the LI district.

The application also proposes outside material storage on the site. Outside storage of materials and equipment is a conditional use in the LI district, and is not permitted in the RTM district.

5. **Zoning Ordinance Findings of Fact Required.** Section 36-1006(a) of the Zoning Ordinance provides the following findings of fact that must be evaluated and stated by the Planning Commission when it makes a recommendation on a Zoning Ordinance amendment:

- a. **Whether or not the requested zoning change is justified by a change in conditions since the original ordinance was adopted, or by an error in the original ordinance.** There is no error in the original ordinance. A land use (warehousing and material distribution center) is proposed on the site that is not permitted in the current RTM district. The proposed land use is permitted in the LI zoning district. The LI district fulfills the future land use classification (Industrial) goals of the Master Plan and is compatible with the surrounding zoning districts.
- b. **The precedents, and the possible effects of such precedents, which might result from approval or denial of the petition.** Any precedents or effects of such precedents of rezoning the site from RTM to LI might be future rezoning petitions of RTM-zoned parcels to LI. However, the future land use classification of the site in the Master Plan is Industrial, and a rezoning of LI is recommended in the Zoning Plan of the Master Plan. Therefore, any future rezoning petitions will be reviewed for compliance with the Master Plan. The existing RTM district consists of several parcels between US-23 and the railroad tracks, so rezoning the site to LI will not significantly decrease the supply of RTM-zoned land.
- c. **The capacity of the township or any other government agencies to provide any services, facilities, and/or programs that might be required if the petition were approved.** A traffic analysis for the proposed service center was included in the application, based on 12 employees on the site. The AM peak hour would generate 3 additional trips entering and 5 additional trips exiting, while the PM peak hour would generate 3 additional trips entering and 4 additional trips exiting. The analysis concludes that the project impacts the street system by fewer than 50 vehicles during peak hours and that a full Traffic Impact Study is not needed. The types of uses permitted in the LI district, including as proposed on this site, are not anticipated to negatively impact the traffic on North Territorial Road.

We do not know what the site's impacts will be on the Township's sanitary sewer system, so we will defer this question to the appropriate Township engineer. Rezoning the site to LI does not, by itself, assure that the site can be serviced by the Township's sanitary sewer system any more than it could be serviced under the current RTM zoning.

- d. **Effect of approval of the petition on the condition and/or value of property in the township or in adjacent municipalities.** The adjacent zoning classifications of the site are GI to the east, RTM to the north and west, and Agriculture (AG) to the south. We are not aware of any impacts to the values of the adjacent properties that would occur if the site is rezoned from RTM to LI.

- e. Relation of the petition to the adopted land use development plan of the township, and of other government units where applicable.** As previously stated, the Future Land Use designation of the site in the Master Plan is Industrial. The Zoning Plan indicates three zoning districts to correspond to the Industrial land use designation: LI, GI, and RTM.

RECOMMENDATION

We recommend that the Planning Commission recommend that the Township Board of Trustees approve the applicant's request to rezone the subject site from RTM to LI for the following reasons:

1. The proposed LI zoning is consistent with Future Land Use classification of Industrial and the associated Zoning Plan.
2. The uses permitted in LI zoning are compatible with existing conditions, zoning classifications, and permitted uses on neighboring sites.
3. The proposed LI zoning is consistent with the pattern of development in the area.
4. The proposed LI zoning does not take away from a community need for RTM zoning in the area.
5. The proposed LI zoning fulfills all of the Findings of Fact of Section 36-1006(a)(1) through (5) of the Zoning Ordinance.

Respectfully submitted,

McKENNA ASSOCIATES, INCORPORATED



Patrick Sloan, AICP
Senior Principal Planner



Stephen Hannon
Assistant Planner

	AR - Agriculture
	LR - Low-Density Residential
	MR - Multiple-Family Residential
	MHP - Mobile Home Park
	SR1 - Single-Family Residential
	SR2 - Single-Family Residential
	OR - Office Residential
	LC - Local Commercial
	HC - Highway Commercial
	GC - General Commercial
	LI - Limited Industrial
	GI - General Industrial
	RTM - Research/Technology/Manufacturing
	ES - Enterprise Service
	PUD - Planned Unit Development
	PSC - Planned Shopping Center
	RC - Recreation Conservation
	WLD-DD - Whitmore Lake Downtown
	WLD-NV - Whitmore Lake North Village
	WLD-W - Whitmore Lake Waterfront
	Whitmore Lake/North Territorial Overlay District

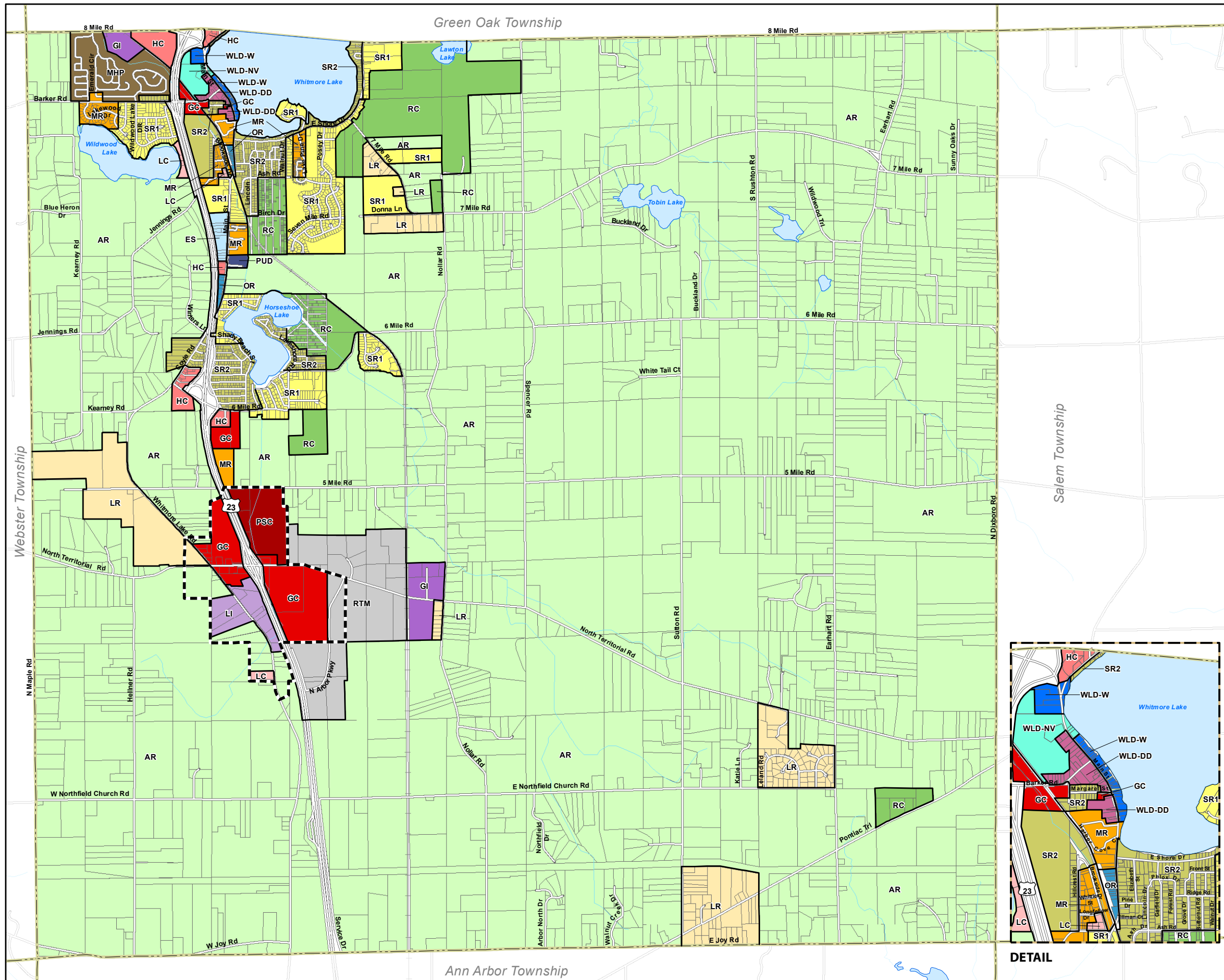
I, _____, Township Clerk, Northfield Township, do hereby certify that this is a true copy of the map adopted by the Township Council for the Northfield Township, Michigan, on _____, 20____, as well as those amendments made as of the revision dates shown.

The lines of this map are representational of the actual Township boundary and parcel lines and are not intended to be substituted for an official survey or used to resolve boundary or area discrepancies. Consult official Northfield Township records for precise distances, boundaries and areas.

Date	Ordinance#	Date	Ordinance#	Date	Ordinance#	Date	Ordinance#



Map Feature Source: Michigan Geographic Data Library, Washtenaw County GIS



NORTHFIELD TOWNSHIP PLANNING COMMISSION

Minutes of Regular Meeting October 19, 2016

1. CALL TO ORDER

The meeting was called to order by Secretary Stanalajczo at 7:03 P.M. at 8350 Main Street.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

AND DETERMINATION OF QUORUM

Roll call:

Janet Chick	Absent with notice
Marlene Chockley	Present
Brad Cousino	Present
Kenneth Dignan	Absent with notice
Sam Iaquinto	Present
Larry Roman	Present
Mark Stanalajczo	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:** Iaquinto moved, Roman supported, that the agenda be adopted as presented.
Motion carried 5—0 on a voice vote.

5. FIRST CALL TO THE PUBLIC

David Gordon, 5558 Hellner Road, reported on election information available on northfieldneighbors.org and commented on planning activities in the Township.

6. CLARIFICATIONS FROM THE COMMISSION

None.

7. CORRESPONDENCE

Chockley said she emailed planning consultant Sloan about setbacks in various districts, the minimum 1,000 sq. ft. dwelling requirement, and downtown parking standards.

8. PUBLIC HEARINGS

None.

9. REPORTS

7A. Board of Trustees

No report.

7B. ZBA

Chockley reported the ZBA granted a 4.9 ft. side yard setback on Monday for a home in the AR district.

7C. Staff Report

Nothing to report.

7D. Planning Consultant

Sloan reported:

- One of their planners will be at the Trunk or Treat at the new Northfield community park from 2-5 P.M. on Sunday, October 23rd to get public input on the development of the park.
- The Township may want to enact ordinances related to the new State law regarding medical marijuana.

10. UNFINISHED BUSINESS

10A. Discussion of proposed amendments to repeal the ES-Enterprise Service District, Revise the GC-General Commercial District, Rezone ES-Enterprise Service parcels to GC-General Commercial, and outdoor storage provisions.

10B. Discussion of Land Use Inventory Map of the ES-Enterprise Service District and RO-Residential Office District.

Sloan reviewed the history of the Commission's discussions about possibly eliminating the ES zoning district and rezoning the properties GC. He said the Commission recently also discussed changing mortuaries, indoor commercial recreation, places of public worship, some restaurants, and some indoor contractor wholesale supply from conditional to permitted uses in GC.

The Commission discussed whether some or all of the conditional uses listed by Sloan should be permitted by right. Roman said he would prefer to have indoor recreation and places of worship remain conditional uses, mainly because of their sheer size. Fink recommended allowing outdoor seating at restaurants by right since most restaurants have them and requiring a conditional use permit could be a barrier to development. There was considerable discussion about these ideas and whether additional ordinance language could regulate some uses sufficiently to allow them to be permitted by right or if a permit procedure could be developed.

Roman suggested eliminating the HC-Highway Commercial district and rezoning those properties GC. Iaquinto and Stanalajczo agreed. Sloan said there are only a few uses allowed in HC that are not currently allowed in GC.

Regarding changes to outdoor storage provisions, Chockley questioned whether the proposed landscaping would provide the desired screening and noted the difficulty in enforcing those provisions.

It was agreed that Sloan should make further revisions to these ordinance sections for further discussion by the Commission prior to setting a public hearing.

10B. Discussion of Land Use Inventory Map of the ES-Enterprise Service District and RO-Residential Office District.

Sloan referred to his memo of October 13th which explained that it has been discovered that the 2014 Planning Commission recommendation to eliminate the RO-Residential Office and rezone those parcels ES were not adopted by the Township Board. He recommended retaining the RO district, but amending it to permit home occupations. Stanalajczo suggested clarifying language in the District and recommended that the Commission take action to officially rescind the prior recommendation. Sloan said a corrected zoning map should be issued to reflect the current status of this district.

11. NEW BUSINESS

None.

12. MINUTES

- **Motion:** Stanalajczo moved, Iaquinto supported, that the minutes of the September 21, 2016, regular meeting be approved as presented, and to dispense with the reading.
Motion carried 5—0 on a voice vote.

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.

13. SECOND CALL TO THE PUBLIC

No comments.

14. COMMENTS FROM THE COMMISSIONERS

Commissioners and Fink called for people to:

- Go to www.smallbusinessresolution.org nominate Whitmore Lake for a \$500,000 grant before October 21st.
- Come to the October 23rd Northfield community park ribbon-cutting and celebration.
- Honor first responders and members of the military.

Fink said the Township may want to consider an ordinance to help prevent the spread of oak wilt disease. Chockley noted oak trees should not be pruned between April 15th and August 15th Oak to help prevent this disease.

15. ANNOUNCEMENT OF NEXT MEETING

November 2, 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:** Roman moved, Iaquinto supported, that the meeting be adjourned.
Motion carried 5—0 on a voice vote.

The meeting was adjourned at 8:36 P.M.

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/>