

**NORTHFIELD TOWNSHIP PLANNING COMMISSION
NOTICE OF REGULAR MEETING
April 6, 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. APPROVAL OF AGENDA**
- 5. CALL TO THE PUBLIC**
- 6. CORRESPONDENCE**
- 7. REPORTS**
 - A. Board of Trustees Report**
 - B. ZBA**
 - C. Staff Report**
 - D. Planning Consultant Report**
- 8. PUBLIC HEARINGS**
 - A. Addition of Church Uses and Related Changes Amendments- Approve, deny, or postpone these revisions to the Zoning Ordinance-Published March 20, 2016 (Attachment 1)**
- 9. OLD BUSINESS**
 - A. Revised Planning Commission By-Laws – Approve, postpone, or deny these revisions to the rules of procedure for Planning Commission meetings and other operations. Published March 20, 2016 (Attachment 2)**
 - B. Addition of Church Uses and Related Changes Amendments- Approve, deny, or postpone these revisions to the Zoning Ordinance. Published March 20, 2016 (Attachment 3)**
 - C. Review and adoption of Planning Commission 2016 Goals and Objectives**
- 10. NEW BUSINESS**
- 11. MINUTES:** March 16, 2016 Regular Meeting
- 12. POLICY REVIEW AND DISCUSSION**
- 13. CALL TO THE PUBLIC**
- 14. COMMENTS FROM THE COMMISSIONERS**
- 15. ANNOUNCEMENT:** Next Regular Meeting – April 20, 2015
- 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.

8350 Main Street, Whitmore Lake, MI 48189-0576
www.twp.northfield.mi.us

Telephone: (734) 449-5000

Fax: (734) 449 -0123

Website:

(ATTACHMENT 1)

NORTHFIELD TOWNSHIP MICHIGAN

Northfield Township Planning Commission

Public Notice

Revised Planning Commission Bylaws

Public notice is given to all persons in the Township of Northfield that a meeting will be held at 7:00 p.m. on April 6, 2016 on the second floor of the Northfield Township Public Safety Building, 8350 Main St., Whitmore Lake, MI 48189, to solicit comments on proposed revisions to the Bylaws of the Northfield Township Planning Commission. These revisions govern the rules of procedure for Planning Commission meetings and other operations. The proposed revisions are available on the Northfield Township website at www.twp-northfield.org, and at the Northfield Township Building/Zoning Department, 8350 Main Street, Whitmore Lake, MI 48189, where they may be reviewed Monday through Friday, 8:00 a.m. to 4:30 p.m. All persons are invited to attend and be heard if desired during the call to public. Written comments may be submitted to the Building/Zoning Department at the Township Hall (8350 Main St.) 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, ext. 17, seven days in advance.

Published March 20, 2016

Northfield Township Planning Commission By-Laws

<u>ARTICLE NUMBER - SUBJECT</u>	<u>PAGE NUMBER</u>
ARTICLE I - PREAMBLE.....	2
ARTICLE II - AREA.....	2
ARTICLE III - PURPOSES.....	2
ARTICLE IV - RESPONSIBILITIES AND DUTIES	3
ARTICLE V - MEMBERSHIP	6
ARTICLE VI - OFFICERS	8
ARTICLE VII - DUTIES OF OFFICERS	8
ARTICLE VIII - MEETINGS.....	9
ARTICLE IX - FISCAL YEAR.....	13 ¹²
ARTICLE X - AMENDMENTS.....	13 ¹²
ARTICLE XI - PARLIAMENTARY PRACTICE.....	13
ARTICLE XII - CITIZEN PARTICIPATION.....	14 ¹³
ARTICLE XIII - EFFECTIVE DATE	14
ARTICLE XIV - EFFECT AND INTERPRETATION OF BYLAWS.....	14

STATEMENT OF BY-LAWS

Northfield Township Planning Commission

ARTICLE I - PREAMBLE

SECTION 1.1 - BASIS:

Pursuant to the Michigan Planning Enabling Act 33 of 2008 [and the Michigan Zoning Enabling Act 110 of 2006](#), as amended. The Northfield Township Board created the Northfield Township Planning Commission by resolution with the power to make, adopt, extend, add to, or otherwise amend, and to carry out plans for the unincorporated portions of Northfield Township.

SECTION 1.2 - TITLE:

The official title of this Commission shall be the "Northfield Township Planning Commission."

ARTICLE II - AREA

SECTION 2.1 - AREA:

The area served by the Northfield Township Planning Commission shall include all lands legally within the present or future boundaries of Northfield Township.

ARTICLE III - PURPOSES

SECTION 3.1 - PURPOSES:

The purposes of the Commission shall be to:

- A. Promote and carry out policy and physical planning actions regarding the preservation, protection, and appropriate use of the township's resources.
- B. Manage suitable development of the economic, social, physical, natural, and cultural resources of Northfield Township.

- C. Promote and protect public health, safety, and general welfare of the people residing in Northfield Township.
- D. Encourage use of township resources in accordance with their character and suitability.
- E. Prepare a master plan pursuant to Act 33 of the Public Acts of 2008, as amended, for the purpose of guiding the “planned and orderly” physical development of Northfield Township.
- F. Carry out research and responsibilities as directed by the Township Board.
- G. Promote cooperation between governmental units and private entities towards the fulfillment of these bylaws.

~~H. Promote a network of public roads and streets that functions efficiently.~~

~~H.~~ Facilitate provision for a system of transportation, sewage disposal, safe and adequate water supply, recreation, and other public improvements.

~~H.~~ ~~Effect~~ Affect economies in the Township through the recommendation of expenditure of funds in order to implement plans prepared for sound and orderly development of the Township.

~~K. Consider the character of the Township and its suitability for particular uses judged in terms of such factors as the suitability of the land and the trends in land use and population developments.~~

~~L.~~ ~~J.~~ Promote the adoption and execution of plans by the Township, School Districts, County, State, Federal, and other governments and agencies responsible for making or influencing public or other improvements in the Township.

~~M.~~ ~~K.~~ Encourage and assist public and private entities in improving the attractiveness of the Township.

~~N.~~ ~~L.~~ Preserve and protect fragile lands, natural features, water resources, and the environmental safety of Northfield Township.

ARTICLE IV - RESPONSIBILITIES AND DUTIES

SECTION 4.1 - ADOPTION OF A MASTER PLAN

The Planning Commission shall make and adopt a master plan pursuant to statute as a guide for the management of the unincorporated portions of the Township. The contents of the plan shall include maps, plats, charts and descriptions, explanations, and other related materials and shall show recommendations for the physical development of the Township.

SECTION 4.2 - THE CONTENTS OF THE PLAN MAY INCLUDE:

- A. A statement of community goals and policies.
- B. A land use plan and implementation program.
- C. Recommendations as to the general location, character, and extent of traffic ways, waterways, flood prevention works, and sewer and water systems, and public utilities and structures.
- D. Recommendations as to the redevelopment or rehabilitation of blighted districts.
- E. Recommendations for the removal, widening, narrowing, vacating, abandonment, changes, or use of extension of ways, grounds, open spaces, buildings, utilities, or other facilities.
- F. Recommendations for the protection of important natural features, resources, and fragile lands.
- G. Recommendations for implementing any of the Planning Commission's proposals.

SECTION 4.3 - REVIEW OF THE MASTER PLAN

The Planning Commission shall formally review the adopted Master Plan every five (5) years and shall take action by resolution to make amendments of the plan, in whole or in part, or may determine that no amendments are in order as a result of the review.

SECTION 4.4 - AMENDMENT OF MASTER PLAN

Any amendment to the Master Plan must include notice, publishing, or posting of text, and a public hearing, and must be adopted pursuant to statute.

SECTION 4.5 - PUBLIC WORKS REVIEW

The Commission may make recommendations of either approval or disapproval to the Township Board concerning large expansions of public works projects.

SECTION 4.6 - REVIEW PUBLIC DIRECTIVES

Review and make recommendations to The Township Board on those directives of federal, state, and local public agencies that affect the physical development of the community. Examples of activities with which directives may deal are highways, airports, public transit, urban renewal and housing, parks, public buildings and structures, commercial and industrial developments, utilities, and all other public facilities or services.

SECTION 4.7 - CAPITAL IMPROVEMENT PLAN

In lieu of the Township Board accepting responsibility for the preparation of a Capital Improvements Plan, the Planning Commission shall create a public works Capital Improvements Plan containing all projects identified in the master plan, including public needs, estimated cost, and proposed method of financing. ~~The Township Board may delegate this responsibility to the Planning Commission.~~ Assist the local governmental unit in preparing a public works capital improvement plan, based upon the land use plan, which defines all "project type" public needs, estimated cost, and the proposed method of financing.

SECTION 4.8 - ZONING ORDINANCE

Prepare a zoning ordinance to be submitted for adoption and/or review to the Township Board and/or review, and make recommendations on all amendments or changes to be made in the zoning maps or the regulations of a zoning ordinance. It shall be the responsibility of the Planning Commission to review and make recommendations on special types of development permitted under the zoning ordinance.

SECTION 4.9 - SUBDIVISION REGULATIONS

Prepare subdivision (plat) regulations to be submitted for adoption by the Township Board; review, make recommendations, and participate in the approval or disapproval of all subdivision plats, street openings and other developments which involve expansion of the community's developed area.

SECTION 4.10 – DEVELOPMENT REVIEW

Review, revise, recommend, approve, and/or deny plans and programs presented to the Planning Commission.

SECTION ~~9.14.11~~ - ANNUAL REPORT:

By March 1 of each year, the Commission shall make an annual report of its activities to the Northfield Township Board concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development.

SECTION ~~4.10-12~~ - SPECIAL STUDIES

Initiate or make special studies and reports on all matters that may be referred by the Township Board, by an operating department federal or state agency, subject to the approval of the Township Board.

SECTION 4.11-13 - INQUIRIES

Make inquiries, investigations, and surveys of all the resources of the Township.

SECTION 4.12-14 - ASSEMBLE DATA

To assemble and analyze data and formulate plans for the proper conservation and uses of all resources; including a determination of lands having various use potentials, and for services, facilities, and utilities required to equip such lands.

SECTION 4.13-15 - CONSULT

In the adoption of a Master Plan, the Planning Commission shall consult with representatives of the adjacent Townships, Washtenaw County, and the regional Planning Commission (SEMCOG).

On other issues of Township concern, the Commission may consult with adjacent communities.

SECTION 4.14-16 - ADOPT RULES

The Planning Commission shall adopt rules and regulations for the transaction of its business. The regulations may address but are not limited to such matters as forms and number of copies of material to be submitted to the Commission and requirements as to time such materials must be submitted.

Such regulations shall be adopted by resolution of the Commission and shall be published and readily available to all citizens having business before the Commission.

SECTION 4.15-17 - APPOINTMENT:

The Commission may appoint and authorize advisory committees whose members may consist of governmental officials and individuals whose experience, training, and interest in the Commission's work qualifies them to lend valuable assistance to the Commission. The Commission may also appoint various committees of citizens to collect information and prepare reports to the Commission on the various phases of the comprehensive planning program for which the Commission is primarily responsible.

SECTION 4.18 - TRAINING:

Encourage attendance at training sessions, conferences, or meetings for which appropriate funds have been approved by the Township Board as needed.

ARTICLE V - MEMBERSHIP

SECTION 5.1 - NUMBER:

The Northfield Township Planning Commission shall consist of 5, 7, or 9 members who shall be qualified electors of Northfield Township except that one member may be an individual who is not a qualified elector of the Township. Members shall be representative of important segments of the community, such as the economic, governmental, educational, and social development, as well as the entire geography of the Township to the extent practicable. One member of the Township Board shall be a member of the Planning Commission. One member of the Planning Commission shall be appointed to the Zoning Board of Appeals.

SECTION 5.2 - APPOINTMENT:

All members of the Planning Commission shall be appointed by the Township Supervisor with the approval of the Township Board. The Township Board may remove a member of the planning commission for misfeasance, malfeasance, or nonfeasance in office upon written ~~changes~~ charges and after a public hearing.

SECTION 5.3 - TERM:

The term of each member shall be for three (3) years such that, as nearly as possible, the terms of 1/3 of all the planning commission members will expire each year, except that of the members first appointed; one third (1/3) shall serve one (1) year, one third (1/3) shall serve two (2) years and one third (1/3) shall serve three (3) years. A commissioner may keep his or her seat past the end of the appointed term until replacement nominations have been accepted. The term of the member of the Township Board shall expire with his or her elected term.

SECTION 5.4 - SUCCESSION:

Each member shall serve until his/her term shall expire. Members may be re-appointed by the Township Supervisor with the approval of the Township Board. Vacancies resulting from resignation and/or removal shall be filled in the same manner and shall be appointed for the remainder of the term of the resigning member.

SECTION 5.5 - COMPENSATION

- A. Planning Commissioners may be compensated as provided by the Township Board.
- B. Planning Commissioners may be compensated for travel expenses incurred as travel to conferences and meetings.

~~SECTION 5.6 - OPERATING FUNDS~~

- ~~A. The Planning Commission shall prepare a budget at its regular meeting during the month of February for transmittal to the Township Supervisor for consideration.~~

~~B. Operating funds are provided annually by the Township Board.~~

~~C. The Township Board may accept gifts and grants for Planning Commission purposes.~~

~~D. It is the Chairperson's responsibility to properly manage the Planning Commission's budget so as not to exceed the amount approved by the Township Board. The Planning Commission shall keep the Board advised of its financial activities and request an adjustment in the allocated amount if necessary.~~

SECTION 5.7-6 - COMMISSION EMPLOYEES

The Township Board may employ appropriate and other employees and/or contract for part-time or full-time service of individuals or firms to assist the Planning Commission in its responsibilities and duties.

ARTICLE VI - OFFICERS

SECTION 6.1 - SELECTION:

~~The first meeting in January after the final approval of new appointments or reappointments by the Board of Trustees shall be considered the Planning Commission's organizational meeting, at which At the January meeting of each year,~~ the Planning Commission shall elect from its membership a Chairperson, Vice Chairperson, Secretary and any other officers deemed necessary. All officers are eligible for re-election. The Township Supervisor shall not serve as Chairperson of the Planning Commission.
(Amended 03/17/99)

SECTION 6.2 - TERM:

The term of all officers shall be one year and each officer shall serve until re-elected or his/her successor shall have been elected.

SECTION 6.3 - ELECTION:

The chair, vice chair, and secretary shall be elected by a majority vote of the membership of the Commission present at the time of election.

ARTICLE VII - DUTIES OF OFFICERS

SECTION 7.1 - CHAIRPERSON:

The Chairperson shall be the chief executive officer of the Commission and shall preside at all meetings of the Commission. The Chairperson shall appoint, with the approval of the Commission, all committees or advisory committees established and provided by the Commission and shall be an ex-officio member of all committees. The Chair shall have a vote on all resolutions as a commissioner. The Chair has no authority to sign contracts or legal documents authorized by the Commission, but shall refer such to the Township

Board. The Chair shall also be responsible for such other duties as outlined herein.

SECTION 7.2 – VICE CHAIRPERSON:

In the event that the office of Chairperson becomes vacant by death, resignation, or otherwise, the Vice Chairperson shall serve as Chairperson until a new Chairperson is elected. A new Chairperson shall be elected by the Planning Commission at its next regular or special meeting. In the event of the absence of the Chairperson or inability to discharge the duties of that office, such duties shall, for the time being, devolve upon the Vice Chairperson.

SECTION 7.3 - SECRETARY:

The secretary shall serve as the liaison between the commission and the designated Northfield Township staff responsible for the execution of documents in the name of the commission. The Secretary shall attend all meetings of the Commission and shall see to the safe keeping of the official minute books and records of the Commission. The Secretary shall be the facilitator for the receipt and transmission for all correspondence, notices, and minutes pertaining to meetings and official acts of the Commission and such other duties as the Commission may direct including but not limited to:

~~A.~~ Signing all approved site plans.

~~B.A.~~ Signing ~~and record~~ approved minutes.

~~C.B.~~ Submitting attendance records of Planning Commission meetings to Township Clerk.

~~D.C.~~ Reading, upon request, correspondence at Planning Commission meetings.

~~E.D.~~ Calling and noticing special meetings.

~~F.E.~~ Restating Planning Commission motions made prior to a vote, in the absence of an employed recording secretary.

In the event of the absence of both the chairperson and vice chairperson, such duties shall, for the time being, devolve upon the Secretary. In the event of the absence of the Secretary, the Chair shall appoint a deputy Secretary to perform such duties, if necessary.

A recording secretary may be employed to record and prepare proposed meeting minutes. Compensation for the recording secretary shall be recommended by the Planning Commission and approved by the Township Board.

ARTICLE VIII - MEETINGS

SECTION 8.1 - REGULAR MEETINGS:

The regular meetings of the Commission shall be held at 7 p.m. on the first and third Wednesday of each calendar month at the Northfield Township Office, excluding legal holidays. ~~(Amended 02/18/98)~~

A schedule of regular meetings for the forthcoming year will be ~~determined~~approved during the December meeting. This schedule and time of meetings will be delivered to the Township Clerk and posted in general view of the public at the Township Hall. The Chairperson in consultation with the Vice-Chair and the Secretary, or a majority vote of the members, may cancel a meeting for lack of agenda.

SECTION 8.2 - AGENDA:

The Planning Commission shall establish deadlines for items to be included on the agenda. Applications may only be considered for placement on the agenda when all required documentation has been submitted and included for review in the Planning Commissioners' packet. Unless proper notice is required or necessary, items may be added to the agenda upon the majority consent of the Commissioners present at a regular meeting. Agenda items shall be listed in order of those items closest to needing deadline action.

SECTION 8.3 - SPECIAL MEETINGS:

Special meetings may be held as required, subject to the call of the Chair or by two (2) members upon written request to the Secretary. Special meetings may be requested by members of the public by making application for said meeting with the Township Clerk. Notice of Special meetings shall be given by the Secretary to members of the Planning Commission at least forty-eight hours prior to such meeting and shall state the purpose and time of the meeting.

Agenda items that may be legally added without public notice may not be added at a special meeting unless all Commissioners are present and unanimously approve an addition to the agenda.

SECTION 8.4 - WORKSHOP MEETINGS

Workshop meetings for the purpose of performing Commission studies or preparing planning reports or documents may be called at the request of the Chairperson or any three members of the Planning Commission. No formal action by motion or resolution may be voted upon at a workshop meeting.

SECTION 8.5 - PUBLIC

All regular, workshop, and special meetings shall be open to the public. All meetings of the Planning Commission, hearings, records, and accounts are subject to the Open Meetings Act and shall be properly publicized prior to being held.

SECTION 8.6 - QUORUM:

A majority of the total number of members shall constitute a quorum for the transaction of business and the taking of official action for all matters. A majority vote of members present at a regular or special meeting may effectuate an action or a decision of the Planning Commission in all other matters of business.

~~Whenever a quorum is not present at a regular or special meeting, those present may adjourn the meeting to another day or hold an informal discussion for the purpose of considering such matters as are on the agenda. No action taken at such a meeting shall be final or official.~~

~~The affirmative vote of six members shall be necessary for the adoption of a master plan or any part thereof.~~

SECTION 8.7 - ORDER OF BUSINESS:

The order of business for regular and special meetings shall be:

A. Call to order by the Chair.

B. Pledge of Allegiance

C. Roll call.

- Determination of a quorum.

D. Adoption of agenda.

E. Call to Public

~~E.~~F. Clarifications from Commission

~~F.~~G. Correspondence

~~G.~~H. Public Hearings

~~H.~~I. Reports of committees.

~~I.~~J. ~~Old Unfinished~~ business.

~~J.~~K. New business.

~~K.~~L. Approval of the minutes of the last preceding meeting

~~L.~~M. Final Call to Public

~~M.~~N. Comments From Commission

~~N.~~ ~~Final Call to Public~~

O. Adjournment

SECTION 8.8 - MOTIONS

Motions shall be restated by the Secretary or by the employed recording secretary before a vote is taken. The name of the maker and the supporter of a motion shall be recorded for the minutes.

SECTION 8.9 ~~--~~ VOTING

Voting on minutes, opening and closing of public hearings, election of officers, adoption of agenda, recess and adjournment shall be by voice and shall be recorded by yeas and nays, unless a roll call vote is requested by any member of the Commission. Roll call votes will be recorded on all other matters before the Commission. A member of the Planning Commission can only abstain from voting on a motion if he/she finds a conflict of interest on a motion.

Before casting a vote on a matter on which a member may reasonably be considered to have a conflict of interest, the member shall disclose the potential conflict of interest to the planning commission. The member may abstain from voting on the matter, and may absent him- or herself from the room in which discussion of the matter takes place. In addition, the member may be disqualified from voting on the matter if so provided by the bylaws or by a majority vote of the remaining members of the planning commission. Failure of a member to disclose a potential conflict of interest as noted above constitutes malfeasance in office.

Potential conflict of interest is defined by the Northfield Township Planning Commission as involving~~This can occur only if a matter involves:~~

- A. Property the Commissioner owns, leases, or rents.
- B. Property owned by a Commissioner's relative or employer.
- C. A party with whom a Commissioner shares financial-pecuniary interests (such as partner, employer, lender, renter, or investor)~~;-or~~

~~D. A matter that would give rise to the appearance of impropriety.~~

~~Failure of a member to disclose a potential conflict of interest as noted above constitutes malfeasance in office.~~

The affirmative vote of ~~six members~~ a majority of Commissioners shall be necessary for the adoption of a master plan or any part thereof.

SECTION 8.10 - NOTICE OF DECISION

A written notice containing the decision of the Planning Commission will be transmitted to petitioners and originators of a request for the Planning Commission to study an issue within the purview of the Commission. Such notice shall be transmitted by the Planning Commission Secretary or staff.

SECTION 8.11 - ADJOURNMENT OF MEETING

Planning Commission meetings should adjourn no later than 10:00 pm. New agenda items shall not be taken up after 10:00 p.m. unless an agenda item is approaching an ordinance deadline for Planning Commission action or Commissioners decide by majority vote to continue with one or more agenda items after 11:00 p.m.

~~ARTICLE IX - ANNUAL REPORT~~

~~SECTION 9.1 - ANNUAL REPORT:~~

~~The Commission shall make an annual report of its activities to the Northfield Township Board concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development.~~

ARTICLE IX - FISCAL YEAR

SECTION 109.1 - FISCAL YEAR:

The fiscal year of the Commission shall be the same as the fiscal year of the Northfield Township Board.

ARTICLE XI - AMENDMENTS

SECTION 110.1 - AMENDMENTS:

The ~~rules of procedure~~ bylaws, in whole or in part, may be altered, amended, added to, or repealed by an affirmative vote of two-thirds of the Commission at any regular or special meeting provided that notice of proposed alterations, amendment, or repeal shall be submitted by regular or electronic mail to all members of the Commission at least fifteen (15) days before the regular or special meeting of the Commission at which they are to be considered. Public notice of any proposed alteration, amendment, or repeal shall be posted in general view at Township Hall and on the homepage of the Township website ~~published in a newspaper of general circulation in the Township~~ at least 15 days prior to the meeting at which they are to be considered. The notice shall either publish the text of the proposed change or advise the public of when and where the text may be inspected.

ARTICLE XII - PARLIAMENTARY PRACTICE

SECTION 1211.1 - PARLIAMENTARY PRACTICE:

For meetings of the Commission and the advisory committees, the rules of parliamentary

practice ~~as set forth in "Roberts' Rules of Parliamentary Procedure"~~ shall be adopted at the Commission's organizational meeting in January and shall govern in all cases in which they are not inconsistent with the provisions of these bylaws and not contrary to any existing laws of the State of Michigan. Copies shall be provided to each Planning Commission member.

ARTICLE ~~XIII~~ - CITIZEN PARTICIPATION

SECTION ~~13~~12.1 - CITIZEN PARTICIPATION

For meetings of the Commission and the advisory committees, any person shall be allowed to address the Commission on items unrelated to the adopted agenda or items scheduled for Commission discussion. Individual citizens shall be allotted three (3) minutes to speak on their own behalf. An individual citizen, recognized as representing an organization or group as their spokes person, shall be allotted five (5) minutes to address the Commission. Commission discussion of any raised issue may result in questions directed back to the individual or representative of an organization or group addressing the Commission. Time limits in this regard shall be at the discretion of the Commission.

ARTICLE ~~XIV~~XIII - EFFECTIVE DATE

SECTION ~~14~~13.1 - EFFECTIVE DATE

These ~~rules of procedure~~bylaws of the Township Planning Commission, Township of Northfield Washtenaw County, Michigan were adopted at a regular meeting of the Planning Commission held on ~~March 19, 2014~~ March 19, 2014. The rules shall have immediate effect.

ARTICLE ~~XIV~~ - EFFECT AND INTERPRETATION OF BYLAWS

SECTION ~~15~~1.1 - EFFECT AND INTERPRETATION OF BYLAWS

All bylaws and parts thereof which conflict with any of the terms of these bylaws, specifically the bylaws enacted ~~January 19, 1994~~March 19, 2014 are hereby rescinded. The catch line headings which precede each section of these bylaws are for convenience and reference only and shall not be taken into consideration in the construction or interpretation of any of the provisions of these bylaws.

The rules were adopted following a motion by _____ and supported by _____. The following Commissioners voted for adoption of the rules of procedure:

Dated

Chair - Planning Commission

Secretary - Planning Commission

DRAFT FOR ADOPTION review



LAW OFFICE OF PAUL E. BURNS

Attorneys at Law
133 West Grand River
Brighton, Michigan 48116
(810) 227-5000 FAX (810) 220-5895

Paul E. Burns
Bradford L. Maynes
Heather K. Kitson

ATTORNEY-CLIENT PRIVILEGED CONFIDENTIAL COMMUNICATION

February 25, 2016

VIA ELECTRONIC MAIL

Northfield Township Planning Commission
Township of Northfield
8350 Main Street
Whitmore Lake, Michigan 48189

Re: Proposed Revisions to Planning Commission Bylaws

Dear Planning Commissioners,

Our office was asked to perform a legal review of the proposed revisions to the Planning Commission Bylaws, a copy of which are attached hereto. The large majority of these revisions are of a policy or procedural nature, and are not peculiarly legal issues. We have reviewed the legal aspects of the revised Bylaws, and would suggest two minor revisions, set forth below.

1. **Section 8.1.** Section 8.1 has been revised to require that the regular meetings occur at the Northfield Township Office. At times, a planning issue may arise that is of sufficient local concern that the public cannot be accommodated in a traditional meeting space, and it is necessary to move the meeting to a larger facility. Restricting regular meetings to the Township Hall in the Bylaws would create a legal conflict in the event this became necessary. Accordingly, we would recommend deleting the added language "at the Northfield Township Office".
2. **Section 8.9.** The revised Section 8.9 requires as follows:

The affirmative vote of a majority of Commissioners shall be necessary for the adoption of a master plan or any part thereof.

As drafted, this language is unclear as to whether the majority is of "seated Commissioners" or "Commissioners present at the meeting". We would recommend

Northfield Township Planning Commission
February 25, 2016
Page 2

explicitly stating this by adding either "seated" or "present at the meeting" to eliminate the ambiguity.

Subject to the foregoing, the Bylaws are in a legally-appropriate form for adoption.

Please contact our office with any questions.

Very truly yours,



Bradford L. Maynes

cc: Board of Trustees
Mr. Howard Fink

Northfield Township Planning Commission By-Laws

<u>ARTICLE NUMBER - SUBJECT</u>	<u>PAGE NUMBER</u>
ARTICLE I - PREAMBLE.....	2
ARTICLE II - AREA.....	2
ARTICLE III - PURPOSES.....	2
ARTICLE IV - RESPONSIBILITIES AND DUTIES	3
ARTICLE V - MEMBERSHIP	6
ARTICLE VI - OFFICERS	7
ARTICLE VII - DUTIES OF OFFICERS	8
ARTICLE VIII - MEETINGS.....	9
ARTICLE IX - FISCAL YEAR.....	12
ARTICLE X - AMENDMENTS.....	12
ARTICLE XI - PARLIAMENTARY PRACTICE.....	12
ARTICLE XII - CITIZEN PARTICIPATION.....	12
ARTICLE XIII - EFFECTIVE DATE	13
ARTICLE XIV - EFFECT AND INTERPRETATION OF BYLAWS.....	13

STATEMENT OF BY-LAWS

Northfield Township Planning Commission

ARTICLE I - PREAMBLE

SECTION 1.1 - BASIS:

Pursuant to the Michigan Planning Enabling Act 33 of 2008 and the Michigan Zoning Enabling Act 110 of 2006, as amended. The Northfield Township Board created the Northfield Township Planning Commission by resolution with the power to make, adopt, extend, add to, or otherwise amend, and to carry out plans for the unincorporated portions of Northfield Township.

SECTION 1.2 - TITLE:

The official title of this Commission shall be the "Northfield Township Planning Commission."

ARTICLE II - AREA

SECTION 2.1 - AREA:

The area served by the Northfield Township Planning Commission shall include all lands legally within the present or future boundaries of Northfield Township.

ARTICLE III - PURPOSES

SECTION 3.1 - PURPOSES:

The purposes of the Commission shall be to:

- A. Promote and carry out policy and physical planning actions regarding the preservation, protection, and appropriate use of the township's resources.
- B. Manage suitable development of the economic, social, physical, natural, and cultural resources of Northfield Township.

- C. Promote and protect public health, safety, and general welfare of the people residing in Northfield Township.
- D. Encourage use of township resources in accordance with their character and suitability.
- E. Prepare a master plan pursuant to Act 33 of the Public Acts of 2008, as amended, for the purpose of guiding the “planned and orderly” physical development of Northfield Township.
- F. Carry out research and responsibilities as directed by the Township Board.
- G. Promote cooperation between governmental units and private entities towards the fulfillment of these bylaws.
- H. Facilitate provision for a system of transportation, sewage disposal, safe and adequate water supply, recreation, and other public improvements.
- I. Affect economies in the Township through the recommendation of expenditure of funds in order to implement plans prepared for sound and orderly development of the Township.
- J. Promote the adoption and execution of plans by the Township, School Districts, County, State, Federal, and other governments and agencies responsible for making or influencing public or other improvements in the Township.
- K. Encourage and assist public and private entities in improving the attractiveness of the Township.
- L. Preserve and protect fragile lands, natural features, water resources, and the environmental safety of Northfield Township.

ARTICLE IV - RESPONSIBILITIES AND DUTIES

SECTION 4.1 - ADOPTION OF A MASTER PLAN

The Planning Commission shall make and adopt a master plan pursuant to statute as a guide for the management of the unincorporated portions of the Township. The contents of the plan shall include maps, plats, charts and descriptions, explanations, and other related materials and shall show recommendations for the physical development of the Township.

SECTION 4.2 - THE CONTENTS OF THE PLAN MAY INCLUDE:

- A. A statement of community goals and policies.
- B. A land use plan and implementation program.
- C. Recommendations as to the general location, character, and extent of traffic ways, waterways, flood prevention works, and sewer and water systems, and public utilities and structures.
- D. Recommendations as to the redevelopment or rehabilitation of blighted districts.
- E. Recommendations for the removal, widening, narrowing, vacating, abandonment, changes, or use of extension of ways, grounds, open spaces, buildings, utilities, or other facilities.
- F. Recommendations for the protection of important natural features, resources, and fragile lands.
- G. Recommendations for implementing any of the Planning Commission's proposals.

SECTION 4.3 - REVIEW OF THE MASTER PLAN

The Planning Commission shall formally review the adopted Master Plan every five (5) years and shall take action by resolution to make amendments of the plan, in whole or in part, or may determine that no amendments are in order as a result of the review.

SECTION 4.4 - AMENDMENT OF MASTER PLAN

Any amendment to the Master Plan must include notice, publishing, or posting of text, and a public hearing, and must be adopted pursuant to statute.

SECTION 4.5 - PUBLIC WORKS REVIEW

The Commission may make recommendations of either approval or disapproval to the Township Board concerning large expansions of public works projects.

SECTION 4.6 - REVIEW PUBLIC DIRECTIVES

Review and make recommendations to The Township Board on those directives of federal, state, and local public agencies that affect the physical development of the community. Examples of activities with which directives may deal are highways, airports, public transit, urban renewal and housing, parks, public buildings and structures, commercial and industrial developments, utilities, and all other public facilities or services.

SECTION 4.7 - CAPITAL IMPROVEMENT PLAN

In lieu of the Township Board accepting responsibility for the preparation of a Capital Improvements Plan, the Planning Commission shall create a public works Capital Improvements Plan containing all projects identified in the master plan, including public needs, estimated cost, and proposed method of financing.

SECTION 4.8 - ZONING ORDINANCE

Prepare a zoning ordinance to be submitted for adoption and/or review to the Township Board, and make recommendations on all amendments or changes to be made in the zoning maps or the regulations of a zoning ordinance. It shall be the responsibility of the Planning Commission to review and make recommendations on special types of development permitted under the zoning ordinance.

SECTION 4.9 - SUBDIVISION REGULATIONS

Prepare subdivision (plat) regulations to be submitted for adoption by the Township Board; review, make recommendations, and participate in the approval or disapproval of all subdivision plats, street openings and other developments which involve expansion of the community's developed area.

SECTION 4.10 – DEVELOPMENT REVIEW

Review, revise, recommend, approve, and/or deny plans and programs presented to the Planning Commission.

SECTION 4.11 - ANNUAL REPORT

By March 1 of each year, the Commission shall make an annual report of its activities to the Northfield Township Board concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development.

SECTION 4.12 - SPECIAL STUDIES

Initiate or make special studies and reports on all matters that may be referred by the Township Board, by an operating department federal or state agency, subject to the approval of the Township Board.

SECTION 4.13 - INQUIRIES

Make inquiries, investigations, and surveys of all the resources of the Township.

SECTION 4.14 - ASSEMBLE DATA

To assemble and analyze data and formulate plans for the proper conservation and uses of

all resources; including a determination of lands having various use potentials, and for services, facilities, and utilities required to equip such lands.

SECTION 4.15 - CONSULT

In the adoption of a Master Plan, the Planning Commission shall consult with representatives of the adjacent Townships, Washtenaw County, and the regional Planning Commission (SEMCOG).

On other issues of Township concern, the Commission may consult with adjacent communities.

SECTION 4.16 - ADOPT RULES

The Planning Commission shall adopt rules and regulations for the transaction of its business. The regulations may address but are not limited to such matters as forms and number of copies of material to be submitted to the Commission and requirements as to time such materials must be submitted.

Such regulations shall be adopted by resolution of the Commission and shall be published and readily available to all citizens having business before the Commission.

SECTION 4.17 - APPOINTMENT:

The Commission may appoint and authorize advisory committees whose members may consist of governmental officials and individuals whose experience, training, and interest in the Commission's work qualifies them to lend valuable assistance to the Commission. The Commission may also appoint various committees of citizens to collect information and prepare reports to the Commission on the various phases of the comprehensive planning program for which the Commission is primarily responsible.

SECTION 4.18 - TRAINING:

Encourage attendance at training sessions, conferences, or meetings for which appropriate funds have been approved by the Township Board as needed.

ARTICLE V - MEMBERSHIP

SECTION 5.1 - NUMBER:

The Northfield Township Planning Commission shall consist of 5, 7, or 9 members who shall be qualified electors of Northfield Township except that one member may be an individual who is not a qualified elector of the Township. Members shall be representative of important segments of the community, such as the economic, governmental, educational, and social development, as well as the entire geography of the Township to the extent practicable. One member of the Township Board shall be a member of the Planning Commission. One member of the Planning Commission shall be appointed to the Zoning

Board of Appeals.

SECTION 5.2 - APPOINTMENT:

All members of the Planning Commission shall be appointed by the Township Supervisor with the approval of the Township Board. The Township Board may remove a member of the planning commission for misfeasance, malfeasance, or nonfeasance in office upon written charges and after a public hearing.

SECTION 5.3 - TERM:

The term of each member shall be for three (3) years such that, as nearly as possible, the terms of 1/3 of all the planning commission members will expire each year. A commissioner may keep his or her seat past the end of the appointed term until replacement nominations have been accepted. The term of the member of the Township Board shall expire with his or her elected term.

SECTION 5.4 - SUCCESSION:

Each member shall serve until his/her term shall expire. Members may be re-appointed by the Township Supervisor with the approval of the Township Board. Vacancies resulting from resignation and/or removal shall be filled in the same manner and shall be appointed for the remainder of the term of the resigning member.

SECTION 5.5 - COMPENSATION

- A. Planning Commissioners may be compensated as provided by the Township Board.
- B. Planning Commissioners may be compensated for travel expenses incurred as travel to conferences and meetings.

SECTION 5.6 - COMMISSION EMPLOYEES

The Township Board may employ appropriate and other employees and/or contract for part-time or full-time service of individuals or firms to assist the Planning Commission in its responsibilities and duties.

ARTICLE VI - OFFICERS

SECTION 6.1 - SELECTION:

The first meeting in January shall be considered the Planning Commission's organizational meeting, at which the Planning Commission shall elect from its membership a Chairperson, Vice Chairperson, Secretary and any other officers deemed necessary. All officers are eligible for re-election. The Township Supervisor shall not serve as Chairperson of the Planning Commission.

SECTION 6.2 -TERM:

The term of all officers shall be one year and each officer shall serve until re-elected or his/her successor shall have been elected.

SECTION 6.3 - ELECTION:

The chair, vice chair, and secretary shall be elected by a majority vote of the membership of the Commission present at the time of election.

ARTICLE VII - DUTIES OF OFFICERS

SECTION 7.1 - CHAIRPERSON:

The Chairperson shall be the chief executive officer of the Commission and shall preside at all meetings of the Commission. The Chairperson shall appoint, with the approval of the Commission, all committees or advisory committees established and provided by the Commission and shall be an ex-officio member of all committees. The Chair shall have a vote on all resolutions as a commissioner. The Chair has no authority to sign contracts or legal documents authorized by the Commission, but shall refer such to the Township Board. The Chair shall also be responsible for such other duties as outlined herein.

SECTION 7.2 – VICE CHAIRPERSON:

In the event that the office of Chairperson becomes vacant by death, resignation, or otherwise, the Vice Chairperson shall serve as Chairperson until a new Chairperson is elected. A new Chairperson shall be elected by the Planning Commission at its next regular or special meeting. In the event of the absence of the Chairperson or inability to discharge the duties of that office, such duties shall, for the time being, devolve upon the Vice Chairperson.

SECTION 7.3 - SECRETARY:

The secretary shall serve as the liaison between the commission and the designated Northfield Township staff responsible for the execution of documents in the name of the commission and such other duties as the Commission may direct including but not limited to:

- A. Signing approved minutes.
- B. Submitting attendance records of Planning Commission meetings to Township Clerk.
- C. Reading, upon request, correspondence at Planning Commission meetings.

D. Calling and noticing special meetings.

E. Restating Planning Commission motions made prior to a vote, in the absence of an employed recording secretary.

In the event of the absence of both the chairperson and vice chairperson, such duties shall, for the time being, devolve upon the Secretary. In the event of the absence of the Secretary, the Chair shall appoint a deputy Secretary to perform such duties.

A recording secretary may be employed to record and prepare proposed meeting minutes. Compensation for the recording secretary shall be recommended by the Planning Commission and approved by the Township Board.

ARTICLE VIII - MEETINGS

SECTION 8.1 - REGULAR MEETINGS:

The regular meetings of the Commission shall be held at 7 p.m. on the first and third Wednesday of each calendar month at the Northfield Township Office, excluding legal holidays.

A schedule of regular meetings for the forthcoming year will be approved during the December meeting. This schedule and time of meetings will be delivered to the Township Clerk and posted in general view of the public at the Township Hall. The Chairperson in consultation with the Vice-Chair and the Secretary, or a majority vote of the members, may cancel a meeting for lack of agenda.

SECTION 8.2 - AGENDA:

The Planning Commission shall establish deadlines for items to be included on the agenda. Applications may only be considered for placement on the agenda when all required documentation has been submitted and included for review in the Planning Commissioners' packet. Unless proper notice is required or necessary, items may be added to the agenda upon the majority consent of the Commissioners present at a regular meeting. Agenda items shall be listed in order of those items closest to needing deadline action.

SECTION 8.3 - SPECIAL MEETINGS:

Special meetings may be held as required, subject to the call of the Chair or by two (2) members upon written request to the Secretary. Special meetings may be requested by members of the public by making application for said meeting with the Township Clerk. Notice of Special meetings shall be given by the Secretary to members of the Planning Commission at least forty-eight hours prior to such meeting and shall state the purpose and time of the meeting.

Agenda items that may be legally added without public notice may not be added at a

special meeting unless all Commissioners are present and unanimously approve an addition to the agenda.

SECTION 8.4 - WORKSHOP MEETINGS

Workshop meetings for the purpose of performing Commission studies or preparing planning reports or documents may be called at the request of the Chairperson or any three members of the Planning Commission. No formal action by motion or resolution may be voted upon at a workshop meeting.

SECTION 8.5 - PUBLIC

All regular, workshop, and special meetings shall be open to the public. All meetings of the Planning Commission, hearings, records, and accounts are subject to the Open Meetings Act and shall be properly publicized prior to being held.

SECTION 8.6 - QUORUM:

A majority of the total number of members shall constitute a quorum for the transaction of business and the taking of official action for all matters. A majority vote of members present at a regular or special meeting may effectuate an action or a decision of the Planning Commission in all other matters of business.

SECTION 8.7 - ORDER OF BUSINESS:

The order of business for regular and special meetings shall be:

- A. Call to order by the Chair
- B. Pledge of Allegiance
- C. Roll call
 - Determination of a quorum
- D. Adoption of agenda.
- E. Call to Public
- F. Clarifications from Commission
- G. Correspondence
- H. Public Hearings
- I. Reports of committees
- J. Unfinished business
- K. New business

- L. Approval of the minutes of the last preceding meeting
- M. Final Call to Public
- N. Comments From Commission
- O. Adjournment

SECTION 8.8 - MOTIONS

Motions shall be restated by the Secretary before a vote is taken. The name of the maker and the supporter of a motion shall be recorded for the minutes.

SECTION 8.9 - VOTING

Voting on minutes, opening and closing of public hearings, election of officers, adoption of agenda, recess and adjournment shall be by voice and shall be recorded by yeas and nays, unless a roll call vote is requested by any member of the Commission. Roll call votes will be recorded on all other matters before the Commission. A member of the Planning Commission can only abstain from voting on a motion if he/she finds a conflict of interest on a motion.

Before casting a vote on a matter on which a member may reasonably be considered to have a conflict of interest, the member shall disclose the potential conflict of interest to the planning commission. The member may abstain from voting on the matter, and may absent him- or herself from the room in which discussion of the matter takes place. In addition, the member may be disqualified from voting on the matter if so provided by the bylaws or by a majority vote of the remaining members of the planning commission. Failure of a member to disclose a potential conflict of interest as noted above constitutes malfeasance in office.

Potential conflict of interest is defined by the Northfield Township Planning Commission as involving:

- A. Property the Commissioner owns, leases, or rents.
- B. Property owned by a Commissioner's relative or employer.
- C. A party with whom a Commissioner shares pecuniary interests (such as partner, employer, lender, renter, or investor).

The affirmative vote of a majority of Commissioners shall be necessary for the adoption of a master plan or any part thereof.

SECTION 8.10 - NOTICE OF DECISION

A written notice containing the decision of the Planning Commission will be transmitted to petitioners and originators of a request for the Planning Commission to study an issue within the purview of the Commission. Such notice shall be transmitted by the Planning Commission Secretary or staff.

SECTION 8.11 - ADJOURNMENT OF MEETING

Planning Commission meetings should adjourn no later than 10:00 pm. New agenda items shall not be taken up after 10:00 p.m. unless an agenda item is approaching an ordinance deadline for Planning Commission action or Commissioners decide by majority vote to continue with one or more agenda items after 11:00 p.m.

ARTICLE IX - FISCAL YEAR

SECTION 9.1 - FISCAL YEAR:

The fiscal year of the Commission shall be the same as the fiscal year of the Northfield Township Board.

ARTICLE X - AMENDMENTS

SECTION 10.1 - AMENDMENTS:

The bylaws, in whole or in part, may be altered, amended, added to, or repealed by an affirmative vote of two-thirds of the Commission at any regular or special meeting provided that notice of proposed alterations, amendment, or repeal shall be submitted by regular or electronic mail to all members of the Commission at least fifteen (15) days before the regular or special meeting of the Commission at which they are to be considered. Public notice of any proposed alteration, amendment, or repeal shall be posted in general view at Township Hall and on the homepage of the Township website at least 15 days prior to the meeting at which they are to be considered. The notice shall either publish the text of the proposed change or advise the public of when and where the text may be inspected.

ARTICLE XI - PARLIAMENTARY PRACTICE

SECTION 11.1 - PARLIAMENTARY PRACTICE:

For meetings of the Commission and the advisory committees, the rules of parliamentary practice shall be adopted at the Commission's organizational meeting in January and shall govern in all cases in which they are not inconsistent with the provisions of these bylaws and not contrary to any existing laws of the State of Michigan. Copies shall be provided to each Planning Commission member.

ARTICLE XII - CITIZEN PARTICIPATION

SECTION 12.1 - CITIZEN PARTICIPATION

For meetings of the Commission and the advisory committees, any person shall be allowed to address the Commission on items unrelated to the adopted agenda or items scheduled for Commission discussion. Individual citizens shall be allotted three (3) minutes to speak on their own behalf. An individual citizen, recognized as representing an organization or group as their spokes person, shall be allotted five (5) minutes to address the Commission. Commission discussion of any raised issue may result in questions directed back to the individual or representative of an organization or group addressing the Commission. Time limits in this regard shall be at the discretion of the Commission.

ARTICLE XIII - EFFECTIVE DATE

SECTION 13.1 - EFFECTIVE DATE

These bylaws of the Township Planning Commission, Township of Northfield Washtenaw County, Michigan were adopted at a regular meeting of the Planning Commission held on _____. The rules shall have immediate effect.

ARTICLE XIV - EFFECT AND INTERPRETATION OF BYLAWS

SECTION 1.1 - EFFECT AND INTERPRETATION OF BYLAWS

All bylaws and parts thereof which conflict with any of the terms of these bylaws, specifically the bylaws enacted March 19, 2014 are hereby rescinded. The catch line headings which precede each section of these bylaws are for convenience and reference only and shall not be taken into consideration in the construction or interpretation of any of the provisions of these bylaws.

The rules were adopted following a motion by _____ and supported by _____. The following Commissioners voted for adoption of the rules of procedure:

Dated

Chair - Planning Commission

Secretary - Planning Commission

(ATTACHMENT 2)

Northfield Township Planning Commission
NOTICE OF PUBLIC HEARING

The Northfield Township Planning Commission will hold a public hearing at 7:00 P.M. Wednesday April 6, 2016 at the Northfield Township Offices - Second Floor, 8350 Main Street, Whitmore Lake, Michigan 48189. The purpose for the public hearing is to receive comments on proposed amendments to the Northfield Township Zoning Ordinance text, as summarized below.

Addition of Church Uses and Related Changes

The following districts are proposed to be amended:

1. **ARTICLE IX SR-2 - SINGLE FAMILY RESIDENTIAL DISTRICT, Section 36-247** *to add churches and cemeteries as Conditional Uses.*
2. **ARTICLE XII WLD - WHITMORE LAKE DISTRICT, Section 36-340** *to change commercial recreation facilities from a Permitted Use to a Conditional Use.*
3. **ARTICLE XIII LC - LOCAL COMMERCIAL DISTRICT, Section 36-364** *to add churches and cemeteries as Conditional Uses.*
4. **ARTICLE XIV GC - GENERAL COMMERCIAL DISTRICT, Sections 36-390 and 36-391** *to change commercial recreation facilities from a Permitted Use to a Conditional Use, and to add churches and cemeteries as Conditional Uses.*
5. **ARTICLE XV HC - HIGHWAY COMMERCIAL DISTRICT Section 36-415** *to add churches and cemeteries as Conditional Uses.*
6. **ARTICLE XX ES - ENTERPRISE SERVICE DISTRICT, Sections 36-563 and 36-564** *to change commercial recreation facilities from a Permitted Use to a Conditional Use, and to add churches and cemeteries as Conditional Uses.*
7. **ARTICLE XXI PSC - PLANNED SHOPPING CENTER DISTRICT, Section 36-596** *to change bowling alleys, theaters and skating rinks from Permitted Uses to Conditional Uses, and to add churches and cemeteries as Conditional Uses.*
8. **ARTICLE XXII RTM- RESEARCH/ TECHNOLOGY/ MANUFACTURING DISTRICT, Sections 36-637 and 36-638** *to remove theaters, auditoriums, meeting facilities, churches and cemeteries from the district.*

The complete text of the proposed amendments may 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 hearing.

In compliance with the Americans with Disabilities Act, accommodations can be made available with a 7-day advance notice. Individuals with disabilities requiring auxiliary aids or services should contact the Northfield Township Office at (734) 449-2880, ext. 17.

Angela Westover, Clerk
Northfield Township

Newspaper: legalads@mlive.com

Date of Publication: 3/20/16

MEMO

TO: Northfield Township Planning Commission
FROM: Sally Hodges, AICP, Senior Vice President
SUBJECT: Proposed Zoning Ordinance Amendments re. Churches
DATE: March 17, 2016

The proposed amendments and text for consideration at the public hearing are presented below. After taking public comment and considering any changes you wish to make, the appropriate action would be for the Commission to recommend approval of the amendments to the Township Board.

- 1. Amend ARTICLE IX SR-2 - SINGLE FAMILY RESIDENTIAL DISTRICT, Section 36-247. Conditional uses to add churches and cemeteries as conditional uses.**

Add the following new subsections to Section 36-247. Conditional uses:

- (7) A church, synagogue, cathedral, mosque, temple or other building used for public worship.
- (8) A cemetery.

- 2. Amend ARTICLE XII WLD - WHITMORE LAKE DISTRICT, Section 36-340. Uses permitted to change commercial recreation facilities from a use permitted to a use subject to conditional use approval.**

Make the following changes in the Permitted Uses table in Section 36-340, subsection (b):

	WLD-D	WLD-W	WLD-NV
Commercial recreation facilities, including indoor theaters, bowling alleys, skating rinks, racket clubs	P C	P C	P C

- 3. Amend ARTICLE XIII LC - LOCAL COMMERCIAL DISTRICT, Section 36-364. Conditional Uses to add churches and cemeteries as conditional uses.**

Add the following new subsections to Section 36-364. Conditional uses:

- (10) A church, synagogue, cathedral, mosque, temple or other building used for public worship,
- (11) A cemetery.

- 4. Amend ARTICLE XIV GC - GENERAL COMMERCIAL DISTRICT to change commercial recreation facilities from a permitted use to a conditional use, and to add churches and cemeteries as conditional uses.**

Remove the following subsection (4) from Section 36-390. Permitted uses, and renumber the subsequent subsections accordingly:

~~(4) Commercial recreation facilities including indoor theaters, bowling alleys, skating rinks, racket clubs.~~

Add the following new subsections to Section 36-391. Conditional uses.

- (22) Commercial recreation facilities including indoor theaters, bowling alleys, skating rinks, racket clubs.
- (23) A church, synagogue, cathedral, mosque, temple or other building used for public worship.
- (24) A cemetery.

- 5. Amend ARTICLE XV HC - HIGHWAY COMMERCIAL DISTRICT Section 36-415. Conditional uses to allow churches and cemeteries as conditional uses.**

Add the following new subsections to Section 36-415. Conditional uses.

- (9) A church, synagogue, cathedral, mosque, temple or other building used for public worship.
- (10) A cemetery.

- 6. Amend ARTICLE XX ES - ENTERPRISE SERVICE DISTRICT to change commercial recreation facilities from a permitted use to a conditional use, and to add churches and cemeteries as conditional uses.**

Remove the following subsection (2) from Section 36-563. Permitted uses, and renumber the subsequent subsections accordingly.

~~(2) Commercial recreation facilities, including indoor theaters, bowling alleys, skating rinks, racket clubs.~~

Add the following new subsections to Section 36-564. Conditional uses.

- (5) Commercial recreation facilities, including indoor theaters, bowling alleys, skating rinks, racket clubs.
- (6) A church, synagogue, cathedral, mosque, temple or other building used for public worship,
- (7) A cemetery.

- 7. Amend ARTICLE XXI PSC - PLANNED SHOPPING CENTER DISTRICT to change bowling alleys, theaters and skating rinks from permitted uses to conditional uses, and to add churches and cemeteries as conditional uses.**

Revise Section 36-596 Permitted uses, subsection (12) to remove bowling alleys, theaters and skating rinks.

- (12) Other services, such as automobile service stations, ~~bowling alleys, theaters, and skating rinks.~~

Create a new Section 36-596.A. Conditional uses, to read as follows:

Sec. 36-596.A. 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) Theaters.
- (2) A church, synagogue, cathedral, mosque, temple or other building used for public worship.
- (3) A cemetery.

- 8. Amend ARTICLE XXII RTM- RESEARCH/ TECHNOLOGY/ MANUFACTURING DISTRICT to remove theaters, auditoriums, meeting facilities, churches and cemeteries.**

Revise Section 36-637.(2). Permitted accessory uses, subsection c. to remove theaters, auditoriums, and meeting facilities and keep the remainder of the subsection as follows:

- c. Commercial, office, and service uses which are located, designed, and intended to support and complement permitted principal uses which are located in an RTM district, such as the following: banks and other financial institutions; restaurants; transient lodging facilities; day care facilities; barber and beauty shops; pharmacies; sales of newspaper magazines, and books; office supply sales; medical and dental offices; ~~theaters, auditoriums and meeting facilities;~~ dry cleaning (pick-up and delivery only); product display facilities; power plants; water treatment plants; automobile service stations and car washing facilities; gift and flower sales; data processing and computing centers; computer and office machine service and repair establishments; printing and copying services.

Such uses shall either be located in a building containing the permitted principal uses which will be served, or in service centers consisting of one or more buildings, designed with common drives, parking and loading areas, and landscaping. Such service centers shall be located within the district as to clearly serve only the permitted principal uses within the district and not the surrounding area and communities.

Remove the following subsection (2) from Section 36-638. Conditional uses.

- ~~(2) — A church, synagogue, cathedral, mosque, temple or other building used for public worship, or a cemetery.~~

Mary Bird

From: mary robinson <m.jarvis.robinson@gmail.com>
Sent: Wednesday, March 16, 2016 6:25 PM
To: Kenneth Dignan
Cc: Mary Bird; Howard Fink; Sally Hodges
Subject: Re: Tonight's meeting
Attachments: Overdevelopment in Lyon Twp.docx

Hi! I truly appreciate your time in reading my letter (I will post it again below) from last month. In it I mentioned that I was fearful of Northfield township turning into another Lyon Twp. Interestingly enough there has been a lot of discussion on the facebook forums lately by Lyon residents upset about possible changes to their development plan in order to accomodate developer's wishes. I have copied and pasted them into the attached document. I truly hope that Northfield Twps Planning Commission represents the wishes of their residents and neighbors rather than developers who do not live in our community. Please, please don't let us turn into another Canton, Novi, or now, Lyon Township!

Thanks again for reading my heartfelt letter! Again, I am unable to attend tonight's meeting due to work obligations.

Sincerely,
Mary Robinson
8276 Earhart Rd

The letter I wrote for last month's meeting:

Dear members of the Northfield Township Planning Commission,

I was dismayed to hear that the Biltmore agenda with their scheme to change Northfield Township's master plan has returned. Allowing Biltmore a foot in the door would only open a Pandora's box to other developers eager to slap up as many houses as they can in our wonderful township. Just like us, many friends and neighbors, have moved here to raise our children and animals because of the peaceful and country setting of this area. This will rapidly change if developers have their way - please refer to Lyon township as an example. As far as the eye can see are houses crammed next to each other instead of the former gently rolling hills. Congestion on the roads is common. Accidents happen frequently along 10 Mile Road.

Please represent your constituents and do NOT let Northfield Township go this direction!! Please nip developer greed in the bud, starting with Biltmore's schemes!

I wish I could be there tonight to speak to you in person. However I just found out about Biltmore on the agenda and was unable to change my work schedule. As a librarian I have to work some evenings. I truly hope this letter will carry as much weight as if I were there in person.

Thank you so much for reading these heartfelt words. I have loved living here for the past 30 years (love it so much, I bought my childhood home :) and would hate to see it changed for the worse, as I know you would agree.

Sincerely,
Mary Jarvis Robinson
8276 Earhart Rd

On Wed, Mar 2, 2016 at 2:10 PM, Kenneth Dignan <dignank@twp.northfield.mi.us> wrote:

Thank you for your comments & feedback. I will convey your e-mail to the entire planning commission and include it as correspondence for the next Planning Commission Meeting.

Sincerely

Ken Dignan

Chairman, Northfield Township Planning Commission

www.whitmorelake.org

Thanks,

Ken Dignan

Chairman, Northfield Township Planning Commission

(734) 546-7803 - Mobile/Text

www.whitmorelake.org

On Wed, Mar 2, 2016 at 2:02 PM, mary robinson <m.jarvis.robinson@gmail.com> wrote:

Dear members of the Northfield Township Planning Commission,

I was dismayed to hear that the Biltmore agenda with their scheme to change Northfield Township's master plan has returned. Allowing Biltmore a foot in the door would only open a Pandora's box to other developers eager to slap up as many houses as they can in our wonderful township. Just like us, many friends and neighbors, have moved here to raise our children and animals because of the peaceful and country setting of this area. This will rapidly change if developers have their way - please refer to Lyon township as an example. As far as the eye can see are houses crammed next to each other instead of the former gently rolling hills. Congestion on the roads is common. Accidents happen frequently along 10 Mile Road.

Please represent your constituents and do NOT let Northfield Township go this direction!! Please nip developer greed in the bud, starting with Biltmore's schemes!

I wish I could be there tonight to speak to you in person. However I just found out about Biltmore on the agenda and was unable to change my work schedule. As a librarian I have to work some evenings. I truly hope this letter will carry as much weight as if I were there in person.

Thank you so much for reading these heartfelt words. I have loved living here for the past 30 years (love it so much, I bought my childhood home :) and would hate to see it changed for the worse, as I know you would agree.

Sincerely,

Mary Jarvis Robinson

8276 Earhart Rd

Mary Bird

From: mary robinson <m.jarvis.robinson@gmail.com>
Sent: Wednesday, March 16, 2016 6:25 PM
To: Kenneth Dignan
Cc: Mary Bird; Howard Fink; Sally Hodges
Subject: Re: Tonight's meeting
Attachments: Overdevelopment in Lyon Twp.docx

Hi! I truly appreciate your time in reading my letter (I will post it again below) from last month. In it I mentioned that I was fearful of Northfield township turning into another Lyon Twp. Interestingly enough there has been a lot of discussion on the facebook forums lately by Lyon residents upset about possible changes to their development plan in order to accomodate developer's wishes. I have copied and pasted them into the attached document. I truly hope that Northfield Twps Planning Commission represents the wishes of their residents and neighbors rather than developers who do not live in our community. Please, please don't let us turn into another Canton, Novi, or now, Lyon Township!

Thanks again for reading my heartfelt letter! Again, I am unable to attend tonight's meeting due to work obligations.

Sincerely,
Mary Robinson
8276 Earhart Rd

The letter I wrote for last month's meeting:

Dear members of the Northfield Township Planning Commission,

I was dismayed to hear that the Biltmore agenda with their scheme to change Northfield Township's master plan has returned. Allowing Biltmore a foot in the door would only open a Pandora's box to other developers eager to slap up as many houses as they can in our wonderful township. Just like us, many friends and neighbors, have moved here to raise our children and animals because of the peaceful and country setting of this area. This will rapidly change if developers have their way - please refer to Lyon township as an example. As far as the eye can see are houses crammed next to each other instead of the former gently rolling hills. Congestion on the roads is common. Accidents happen frequently along 10 Mile Road.

Please represent your constituents and do NOT let Northfield Township go this direction!! Please nip developer greed in the bud, starting with Biltmore's schemes!

I wish I could be there tonight to speak to you in person. However I just found out about Biltmore on the agenda and was unable to change my work schedule. As a librarian I have to work some evenings. I truly hope this letter will carry as much weight as if I were there in person.

Thank you so much for reading these heartfelt words. I have loved living here for the past 30 years (love it so much, I bought my childhood home :) and would hate to see it changed for the worse, as I know you would agree.

Sincerely,
Mary Jarvis Robinson
8276 Earhart Rd

On Wed, Mar 2, 2016 at 2:10 PM, Kenneth Dignan <dignank@twp.northfield.mi.us> wrote:

Thank you for your comments & feedback. I will convey your e-mail to the entire planning commission and include it as correspondence for the next Planning Commission Meeting.

Sincerely

Ken Dignan

Chairman, Northfield Township Planning Commission

www.whitmorelake.org

Thanks,

Ken Dignan

Chairman, Northfield Township Planning Commission

(734) 546-7803 - Mobile/Text

www.whitmorelake.org

On Wed, Mar 2, 2016 at 2:02 PM, mary robinson <m.jarvis.robinson@gmail.com> wrote:

Dear members of the Northfield Township Planning Commission,

I was dismayed to hear that the Biltmore agenda with their scheme to change Northfield Township's master plan has returned. Allowing Biltmore a foot in the door would only open a Pandora's box to other developers eager to slap up as many houses as they can in our wonderful township. Just like us, many friends and neighbors, have moved here to raise our children and animals because of the peaceful and country setting of this area. This will rapidly change if developers have their way - please refer to Lyon township as an example. As far as the eye can see are houses crammed next to each other instead of the former gently rolling hills. Congestion on the roads is common. Accidents happen frequently along 10 Mile Road.

Please represent your constituents and do NOT let Northfield Township go this direction!! Please nip developer greed in the bud, starting with Biltmore's schemes!

I wish I could be there tonight to speak to you in person. However I just found out about Biltmore on the agenda and was unable to change my work schedule. As a librarian I have to work some evenings. I truly hope this letter will carry as much weight as if I were there in person.

Thank you so much for reading these heartfelt words. I have loved living here for the past 30 years (love it so much, I bought my childhood home :) and would hate to see it changed for the worse, as I know you would agree.

Sincerely,

Mary Jarvis Robinson

8276 Earhart Rd



South Lyon Herald

4 hrs

Like Page

Lyon trustees push back on proposed developments.
<http://www.hometownlife.com/.../two-developers-lay-.../81807230/>



Housing projects planned on Eight Mile and 10 Mile

Two Lyon housing projects to begin construction this year—one geared toward empty nesters

HOMETOWNLIFE.COM

Like

Comment

Share



6



Katherine Ivers-Corriveau Are they any plans to build condos in area?

Like · Reply · 4 hrs



Chris Barth Yay! Let's tear up more vacant acreage and wood lots to build MORE houses in an area that the infrastructure already cannot support!

I'm not a tree-hugger by any means...but one day people will miss the natural wooded lots and be disgusted by the row... See More

Like · Reply · 19 · 4 hrs · Edited



Darlene Nancarrow Armstrong They won't reject them because South Lyon is becoming greedy just like every other town more houses more property taxes more money in the coffer to spend.



Darlene Nancarrow Armstrong They won't reject them because South Lyon is becoming greedy just like every other town more houses more property taxes more money in the coffer to spend.

Like · Reply · 2 · 3 hrs



Chris Barth If they care about their residents, they will listen. Otherwise, residents will start to move out which will have an inverse effect.

Like · Reply · 1 · 3 hrs

→ View more replies



Bonnie Campbell The building in SL and Lyon Township is totally out of hand! It needs to stop! Enough already! Our roads and schools can't handle it!

Like · Reply · 8 · 4 hrs



Stephen Renton Emsley So here is what really happened. The project presented by Pinnacle Homes on 10 mile is tiny homes on tiny lots at **DOUBLE** the density they would be allowed under the current zoning. (Site of the Driving Range) ✕

The **ONLY** push back on either of the developments talked about that night was from Sean O'Neil and Steve Adams. In the end, the only no vote cast was from Oneil.

At one point in the meeting our Supervisor spent 15 minutes arguing why one developer shouldn't have to follow an ordinance required for passage of his plan. An ordinance I have video of the Twp. Atty and Planner **GUARANTEEING** me they would be forced to follow.

I will try to get the video up tonight of the meeting the article references. Including these two developments there are at least 650 homes planned for areas you don't even see being touched yet. **ALL** are abusing an ordinance called "Planned Developments" that gives the Board 100% total control to override zoning and smash tiny lots where ever they feel its OK. The ordinance gives them total control. You can't even appeal it to the Zoning Board of Appeals... Convenient.

We are launching a site with all this info and more before the next election. www.votelyon.org If you like the FB page or follow the twitter feed now info, videos, plans, voting records, etc. will all be presented very very soon.

Like · Reply · 5 · 4 hrs · Edited



Tami Sims Welcome to Canton!

Like · Reply · 9 · 4 hrs



Stephen Renton Emsley **NAILED IT.** a 90s residential boom town that everyone is now leaving. They could choose the Novi/Northville path of sustainability but they **REFUSE**. IF you grew up in the area and remeber Canton's boom Lyon Twp is on an **EXACT** parallel path... temporary trailers for classrooms and all.

Like · Reply · 2 · 4 hrs



Chris Barth From what I've seen, Novi/Northville aren't immune either, as Novi bulldozed plenty of wooded lots for development that sat vacant during the 10 years I lived there.

Like · Reply · 1 · 4 hrs



Chris Barth I moved to the area for a more rural feel. I have only lived here since last June, and already I am losing that feel.

Like · Reply · 3 · 4 hrs



Karen Randall I can't roll my eyes hard enough. ☹️

Like · Reply · 1 · 3 hrs



Eric Dameworth Oh hell no!!!! There goes the positive learning environment. Wonder how they plan to district those kids now.

Like · Reply · 4 · 3 hrs



Stephen Renton Emsley About 500 new homes, on sites that you see untouched today, are going up in the area of Lyon Township that is Northville Schools. 300+ on top of what you see doing up today to SL schools. I've spoken to both districts and the planning is strikingly different. Northville is prepared. Plante and Moran does great projections for them. SL is way less prepared and will be using stop gaps like art carts, portables, redistricting, etc.

Like · Reply · 3 hrs · Edited



Cindy Green Groene The district used Plante Moran for forecasting when they did the last redistricting and then chose to ignore Plante Morans. advice on the best plan for redistricting.

Like · Reply · 1 · 1 hr



Stephen Renton Emsley Brilliant. That was left out of the conversation.

Like · Reply · 1 hr · Edited



Write a reply...



Chris Barth It still boggles my mind why people in SL/LT want to develop more and become more like the other suburbs (Novi, Northville), when probably part (or whole) of the reason why people moved to SL/LT in the first place was because they were decidedly NOT Novi/Northville and all of the development. Here's a news flash...some people actually WANT a more rural area that isn't a 1+ hour drive from where they probably work.

Unlike · Reply · 6 · 3 hrs



Robin Fortino No more small town feel.

Like · Reply · 2 hrs



Write a reply...



Sarah Crosby The growth in Lyon twp (especially) off 10 mile is crazy. I think the taxpayers need to show up at some meetings with some level heads and protest all the upcoming land they want to develop. How long till voting time?

Like · Reply · 1 · 3 hrs · Edited



Stephen Renton Emsley The #1 objection people need to bring to the table is "Hold them to the underlying zoning. NO planned developments". They have canned arguments for just about everything else from traffic to schools to property devaluation.



Stephen Renton Emsley The #1 objection people need to bring to the table is "Hold them to the underlying zoning. NO planned developments". They have canned arguments for just about everything else from traffic to schools to property devaluation.

Like · Reply · 2 · 3 hrs



Write a reply...



Stephen Renton Emsley The people don't want it. The Supervisor, Treasurer and a few other board members approve everything. The planner is 100% full throttle growth too.

Like · Reply · 1 · 3 hrs



Stephen Renton Emsley In the end the land owners DO have the right to develop the land to the existing zoning. The Twp has an AWFUL lot of tools to control it and drive it in a way that is best for the citizens. they aren't doing that. They are doing the opposite.

Like · Reply · 2 · 3 hrs



Darlene Nancarrow Armstrong I lived in Novi for 18 years and as probably everyone knows its a nightmare to drive in but it does not surprise me at all that towns like S/L want to saturate us with housing it boils down to more tax revenue so they have more tax dollars to spend.

Like · Reply · 3 hrs



Cindy Green Groene Exactly

Like · Reply · 1 hr



Write a reply...



Stephen Renton Emsley But that's the gaff. Residential development nets the Twoship basically nothing in tax revenue and some of these developments are a net negative. Tax rev really comes from industrial and commercial. There is more going on as to why these developers are being handed our Township on a silver platter.

Like · Reply · 1 · 3 hrs



Patrick Maguire So 48 single family homes would produce less tax revenue than what Mulligans presently pays?

Like · Reply · 3 hrs



Stephen Renton Emsley Yes. The NET revenue is likely zero and possibly negative.

Like · Reply · 3 hrs



[View more replies](#)



Write a reply...



Bonnie Campbell I've attended SL Planning Commission meetings and they talk a good game, but in the end developers get their way. The citizens voice concerns and attempt to point out why the proposed homes are not appropriate for the proposed area (family homes directly behind and



Bonnie Campbell I've attended SL Planning Commission meetings and they talk a good game, but in the end developers get their way. The citizens voice concerns and attempt to point out why the proposed homes are not appropriate for the proposed area (family homes directly behind and surrounded by senior housing), and are met with non answers and condescending responses.

Like · Reply · 1 · 3 hrs · Edited



Stephen Renton Emsley Wait for the video edits out of the Lyon Twp. Board if you want to see everything from condescension to Board members straight up "selling" the developments to the crowd.

Like · Reply · 4 · 3 hrs



Robin Fortino Oh my goodness they need to stop already. Obviously they don't care about what happens to the area or the schools they just want money, Money Talks, greedy!!

Like · Reply · 3 · 2 hrs



Darlene Nancarrow Armstrong More houses more schools, police, bigger fire department there goes your nice quaint small town

Like · Reply · 2 hrs



Write a reply...



Andrew Hughes Here we go another Canton!!! The roads can't handle the traffic we have now what is going to happen next is Ford Road every where!!!

Like · Reply · 4 · 2 hrs



Michele Reece Great! Just what we DON'T need!!

Like · Reply · 2 · 2 hrs



Michelle Dreger-Tomei Now Kroger wants to put in a gas station with a separate entrance off of 10 mile. Living near that area I can tell you I am not in favor of this. With a speed limit of 50 mph, limited sight distance and additional homes being built in the area, I feel this is very unsafe and unnecessary. Please voice your opinion as well to the township if you are also concerned about this proposal.

Like · Reply · 2 hrs



Darlene Nancarrow Armstrong I'm telling you its going to look like Canton and Novi and once it really gets going you will not be able to stop this over building.

Like · Reply · 1 hr



Write a reply...



Joe Rzyzi common sense says the growth is getting out of hand. I wish more people on the Lyon Township Board would wise up and vote down these requests. Hats off to Sean O'Neil for being the lone no vote. It takes a lot of guts to go against the Establishment and vote your conscience. This November there is an election. I encourage Lyon Twp. residents to remember these votes and Sean.



Joe Rzyzi common sense says the growth is getting out of hand. I wish more people on the Lyon Township Board would wise up and vote down these requests. Hats off to Sean O'Neil for being the lone no vote. It takes a lot of guts to go against the Establishment and vote your conscience. This November there is an election. I encourage Lyon Twp. residents to remember these votes and Sean.

Like · Reply · 2 · 1 hr



Stephen Renton Emsley And remember who votes yes on vitrtuall every planned development.

Superivsor Young
Treasurer Carcone
Trustee Hicks

Automatic yes votes. Then they only need one vote to approve.

Trustee O'Neil votes yes on a lot of these but usually asks the real questions and tries to drive somewhat of a harder bargain. He's not rude and seems to listen to the public.

Trustee Adams most frequently no votes planned development. Like O'Neil, not rude and listens.

I will compile cash and Dolan's votes tonight.

Like · Reply · 1 hr · Edited



Joe Rzyzi Stephen, you mention above a FB page? Is this already released, I did not see a link. Personally, I am sick of the traffic and constant rubber stamping of developments. The safety aspect and lack of infrastructure alone is cause for concern.

Like · Reply · 3 · 1 hr



Bonnie Campbell Amen!

Like · Reply · 1 hr



Write a reply...



Stephen Renton Emsley I wasn't supposed to put these out yet, they are placeholders... lots of video to edit and such but content will be rolling soon:

Facebook: <https://www.facebook.com/votelyon/>

Twitter: <https://twitter.com/VoteLyon>

URL: www.votelyon.org

Like · Reply · 1 hr · Edited

URL: www.voteilyon.org

Like · Reply · 1 hr · Edited



Mark Milligan Just another reason we moved to Salem 13 years ago. South Lyon is growing at a ridiculous rate. Don't believe me? Drive up Pontiac trail when school lets out. 10 mile is a mess. I love the one comment "Welcome to Canton". If that's what you want, you're getting it. Just please don't come into our peaceful town and try the same. X

Like · Reply · 2 - 53 mins · Edited



Stephen Renton Emsley The 8 mile corridor is months from being built out... Hopefully Salem holds their ground. Napier to Currie basically. Then connect the dots from there.

Like · Reply · 1 - 46 mins · Edited



Stephen Renton Emsley I recommend the 2/22 planning commission meeting if you want to get a feel of how things go. You can scan through until the fine looking young lady hits the podium (my lovely wife).

Listen to how we communicate with them and how they talk to us... For the record, the commissioner that questions my engineering knowledge was dead wrong. The treasurer implying in should have known 4 pieces of property would be cobbled together and they would approve .2 acre lots was so far out of line I still laugh.

I have the last year of planning commission and board meetings on audio or video. Will be presenting edited versions soon.

[HTTP://WWW.YouTube.com/rothfest/](http://WWW.YouTube.com/rothfest/)

Http

Like · Reply · 30 mins · Edited



Richard Jasper Remember its not SL that is developing its Lyon. Hats off to Sean O'Neil.

Like · Reply · 17 mins

(ATTACHMENT 3)

Dignan	Chick	Stanalaiczko	Chockley	Iaquinto	Roman	Cousino	Planning Commission Future Goals and Objectives - 2016			
							Please prioritize the following items from 1-11 with (1) being the items of MOST IMPORTANCE and (11) being of the LEAST IMPORTANCE. Please use each number only one time.			
							Rank	Objective	Comments	Origin
1	6	5	1	2	1	3	2.7	Discussion of Business Oriented Zonings	Identify if these zoning reflect the reality of Northfield Township, are there reflection of the township possible and if not what can be done to better reflect the realities of our community. (ask for Planner/Staff Recommendation)	Entire Commission
2	5	8	2	1	2	4	3.4	Discussion of Main Street concepts and an evaluation of business opportunities and challenges in the downtown area.		Commissioner Chockley & Chairman Dignan
3	1	10	4	8	1	2	4.1	Agricultural Survey - Study of the economic impact of agriculture in the township	Audit of working farms in the township, animals & crops that are source of income for their owners. What they produce or raise. The number of hobby farms that produce for their owners consumption or use. How many acres in the township are actively being farmed not for hobby purposes.	Vice-Chair Chick & Commissioner Chockley
5	4	4	5	4	5	7	4.9	Land use analysis of our current zoning and master plan to determine what a potential build out might look like		Commissioner Chockley
6	2	2	11	3	11	1	5.1	Density of the Agricultural District	Consider the impact of changing 5 acre vs. 2.5 acre zoning in some areas where it would be feasible.	Commissioner Iaquinto & Vice-Chair Chick
4	9	6	3	6	4	8	5.7	PDR/TDR Viability in Northfield Township	(ask for Planner/Staff Recommendation)	Commissioner Chockley, Chairman Dignan, Planner/Staff
8	10	1	8	7	3	5	6.0	Streamlining CUP/Site Plan Process	(ask for Planner/Staff Recommendation)	2015 Priorities
7	3	9	6	5	7	11	6.9	Township Trail Plan including neighboring Trail Heads	Work in conjunction with Parks & Rec. Discuss Process, Action & Funding options for connecting both bike & hiking trails.	Chairman Dignan & Vice-Chair Chick
9	7	3	9	9	9	6	7.4	Landscaping Ordinance	Review & Revisions	Vice-Chair Chick & Commissioner Chockley
10	8	7	9	10	6	9	8.4	Public Lands Zoning	(ask for Planner/Staff Recommendation)	Chairman Dignan
11	11	11	10	11	8	10	10.3	Scenic Vista's Inventory/Identification		Vice-Chair Chick

**NORTHFIELD TOWNSHIP
PLANNING COMMISSION
Minutes of Regular Meeting
March 16, 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	Absent with notice
Marlene Chockley	Present
Brad Cousino	Absent with notice
Kenneth Dignan	Present
Sam Iaquinto	Present
Larry Roman	Present
Mark Stanalajczo	Present (arrived at 7:04 P.M.)

Also present:

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

4. APPROVAL OF AGENDA

Dignan asked that 12A be removed from the agenda.

- **Motion:** Roman moved, Iaquinto supported, that the agenda be adopted as amended.
Motion carried 4—0 on a voice vote.

[Stanalajczo arrived at this point].

5. FIRST CALL TO THE PUBLIC

Community Survey. David Gordon, 5558 Hellner Road, objected to this survey being done because it is in response to a developer request to change the Master Plan, it is an unnecessary expense, and the Township has not paid attention to the results of past surveys.

6. CORRESPONDENCE

None.

7. REPORTS

7A. Board of Trustees

No report.

7B. ZBA

The ZBA will meet next week.

7C. Staff Report

Advertising regarding by-laws will be done shortly.

7D. Planning Consultant

Nothing to report.

8. PUBLIC HEARINGS

None.

9. OLD BUSINESS

9A. Citizen Survey: Cobalt Survey Presentation.

William SaintAmour of Cobalt Community Research referred to the survey draft distributed earlier in the day. Commissioners reviewed past work done on the survey, what the purpose is, and whether to continue work on it at this point or to wait until some future point in the Master Plan revision process. They also asked SaintAmour questions about developing survey questions and the survey overall. Hodges said it is important for the public to know what benefit they will receive from participating in the survey to preserve public trust in the Commission's work. There was general agreement that the six-page draft was too long and that the Commission would not pursue developing it further at this point.

- **Motion:** Iaquinto moved, Stanalajczo supported, that the Planning Commission recommends to the Township Board of Northfield Township to extend the contract with Cobalt Community Research for one year and freeze the price structure.
Motion carried 5—0 on a roll call vote.

9B. Proposed Zoning Ordinance Amendments: Churches.

Dignan and Iaquinto recused themselves from this discussion due to a conflict of interest. Hodges noted that a quorum still exists so discussion and voting can

**Northfield Township Planning Commission
Minutes of Regular Meeting
Public Safety Building; 8350 Main Street
March 16, 2016**

take place among the three remaining members present.

Hodges said the only action she is asking the Commission to take at this meeting is to schedule a public hearing. The Commission briefly discussed the proposed changes, in particular whether assembly uses, including churches, should be allowed by right or by conditional use in the RTM district.

- **Motion:** Stanalajczo moved, Roman supported, that a public hearing for the purpose of amending the sections in the letter dated March 9, 2016, from the Township planning consultant with the amended sections and wordings as presented. **Motion carried 3—0—2 on a voice vote.**

10. NEW BUSINESS

None.

11. MINUTES

December 2 and December 16, 2015, Regular Meetings. Dignan said per State statute minutes are approved automatically if not acted upon at the next meeting.

March 2, 2016, Regular Meeting

- **Motion:** Iaquinto moved, Dignan supported, that the minutes of the March 2, 2016, regular meeting be

approved as corrected, and to dispense with the reading. **Motion carried 5—0 on a voice vote.**

12. POLICY REVIEW AND DISCUSSION

A. Continuing Discussion on Goals and Objectives for 2016. Removed from the agenda.

13. SECOND CALL TO THE PUBLIC

No comments.

14. COMMENTS FROM THE COMMISSIONERS

Roman said the current survey draft should have been included in the Commission packet for this meeting to allow everyone to be prepared for the discussion.

15. ANNOUNCEMENT OF NEXT MEETING

April 6, 2015, 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 7:52 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/>