

**NORTHFIELD TOWNSHIP PLANNING COMMISSION
NOTICE OF REGULAR MEETING
May 4, 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. **Case #JPC160001** – Recommend to approve, approve with conditions, or deny the request of Northfield Township, 2727 East North Territorial Road, Whitmore Lake, MI 48189 (Township Fire Station #2) for a Conditional Use Permit to allow a Wireless Communication Facility (Cellular Telephone Tower) for New Par dba Verizon Wireless. Verizon Wireless proposes to construct a new 120' Monopole (with 7' maximum lighting rod on top). The parcel number is B-02-27-100-003 and is zoned AR – Agriculture.
 - B. **RTM District** – Recommend proposed amendments to Article II Definitions and Article XXII RTM, Research/Technology/Manufacturing District of the Northfield Township Zoning Ordinance Text.
9. OLD BUSINESS
 - A. **RTM District** – Recommend proposed amendments to Article II Definitions and Article XXII RTM, Research/Technology/Manufacturing District of the Northfield Township Zoning Ordinance Text (attachment 1)
 - B. Discussion on Goals & Objectives for 2016
10. NEW BUSINESS
 - A. **Case #JPC160001** – Recommend to approve, approve with conditions, or deny the request of Northfield Township, 2727 East North Territorial Road, Whitmore Lake, MI 48189 (Township Fire Station #2) for a Conditional Use Permit to allow a Wireless Communication Facility (Cellular Telephone Tower) for New Par dba Verizon Wireless. Verizon Wireless proposes to construct a new 120' Monopole (with 7' maximum lighting rod on top). The parcel number is B-02-27-100-003 and is zoned AR – Agriculture (attachment 2)
 - B. **Case #JPC160002** – Approve, approve with conditions, or deny the request of ACS, Inc. 955 E. North Territorial Rd., for a new construction 37,590 sq. ft. building, 1 story, with 24 ft. mezzanine. The parcel number is B-02-20-100-020 and is zoned RTM-Research/Technology/Manufacturing District (attachment 3)
11. MINUTES: April 20, 2016 Regular Meeting
12. POLICY REVIEW AND DISCUSSION
13. CALL TO THE PUBLIC
14. COMMENTS FROM THE COMMISSIONERS
15. ANNOUNCEMENT: Next Regular Meeting – May 18, 2016
16. ADJOURNMENT

This notice is posted in compliance with PA 267 Of 1976 as amended (open meetings act) MCLA 41.7 2A (2) (3) and the Americans with Disabilities Act. (ADA) Individuals with disabilities requiring auxiliary aids or services should contact the Northfield Township Office, (734) 449-5000 seven days in advance.