

# NORTHFIELD TOWNSHIP PLANNING COMMISSION Minutes of Regular Meeting July 19, 2017

## 1. CALL TO ORDER

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

## 2. PLEDGE OF ALLEGIANCE

## 3. ROLL CALL AND DETERMINATION OF QUORUM

Roll call:

Janet Chick	Present
Brad Cousino	Present
Sam Iaquinto	Absent with notice
Cecilia Infante	Present
Larry Roman	Present
Amy Steffens	Present
John Zarzecki	Present

Also present:

Assessing & Building Assistant Mary Bird  
Planning Consultant Patrick Sloan, McKenna Associates  
Planning Consultant Paul Lippens, McKenna Associates  
Recording Secretary Lisa Lemble  
Members of the Community

## 4. ADOPTION OF AGENDA

- ▶ **Motion:** Roman moved, Steffens supported, that the agenda be adopted with the addition of Item 9F, Downtown Planning Group Report  
**Motion carried 6—0 on a voice vote.**

## 5. FIRST CALL TO THE PUBLIC

David Gordon asked about zoning ordinance provisions for land preservation.

## 6. CLARIFICATIONS FROM THE COMMISSION

None.

## 7. CORRESPONDENCE

None.

## 8. PUBLIC HEARING

### 8A. Proposed Zoning Ordinance Amendment: Open and Unroofed Terraces, Patios, and Porches.

- ▶ **Motion:** Roman moved, Chick supported, that the public hearing be opened.  
**Motion carried 6—0 on a roll call vote.**

Sloan explained that this amendment would remove open and unroofed terraces, patios, porches and steps, and awnings from the list of structures exempt from area, placement, and height regulations.

Roman called for comments from the public. There were none.

- ▶ **Motion:** Roman moved, Chick supported, that the public hearing be closed.  
**Motion carried 6—0 on a roll call vote.**

## 9. REPORTS

### 9A. Board of Trustees

Chick reported that the Board approved zoning ordinance amendments recommended by the Planning Commission, made appointments to the ZBA, and approved the Township Manager contract.

### 9B. ZBA

Has not met.

### 9C. Staff Report

Nothing to report.

### 9D. Planning Consultant

Sloan said he will be recommending a clarification to section 36-936 of the zoning ordinance, and announced that Paul Lippens of McKenna Associates will be taking over as McKenna's planning consultant for the Commission.

### 9E. Parks and Recreation

No report.

### 9F. Downtown Planning Group

Infante and Lippens reported on public outreach efforts held on April 24 and June 25 and plans for more such events.

## 10. UNFINISHED BUSINESS

### 10A. Proposed Zoning Ordinance Amendment: Open and Unroofed Terraces, Patios, and Porches.

- ▶ **Motion:** Roman moved, Zarzecki supported, that the proposed language be forwarded to the Board of Trustees for approval.

There was a brief discussion about whether clotheslines should be addressed in this section.

**Motion carried 6—0 on a roll call vote.**

**10B. Proposed Zoning Ordinance Amendment:  
Sign Regulations.**

Postponed.

**11. NEW BUSINESS**

**11A. Discussion of Ann Arbor Dog Training Club:  
CUP/Site Plan Public Ad Approval.**

Sloan said he and the applicant agree that the requested use as a dog training facility is a conditional use and requires a public hearing; however, there is not agreement about the building setback. He said the Club maintains that while they are a "similar" use to a kennel, they do not board or breed dogs, so they are not a kennel and the 200 foot building setback should not apply. Sloan said the application is complete enough to be scheduled for public hearing.

Commissioners said they would prefer that this issue and others (including screening requirements and paving of the gravel parking lot) be worked out before the hearing is scheduled.

**11B. Discussion of Section 36-936(b); Powers and  
Duties of Board of Appeals**

Roman and Sloan explained that an amendment to Section 36-936(b) is recommended to bring it into compliance with Michigan's Zoning Enabling Act regarding the powers of the Zoning Board of Appeals to hear variance requests in specific situations, such as related to Conditional Use Permits. Sloan said an amendment to address this may be brought as part of a group with other minor amendments recommended by Zoning Administrator Vidya Krishnan.

**11C. Zoning Administrator—Quarterly Report.**

Sloan referred to the April-June quarterly report from the Vidya Krishnan, noting that 38 zoning compliance applications were approved and five were denied, and that Krishnan identified some issues that should be

addressed in the zoning ordinance or on the zoning map. Commissioners indicated this is very useful information for them, voiced their support for Krishnan's decisions, and noted that her work has contributed to the fact that the ZBA has not had to meet recently.

**12. MINUTES**

**June 7, 2017, Regular Meeting**

Chick made one minor correction.

- **Motion:** Roman moved, Chick supported, that the minutes of the June 7, 2017, regular meeting be approved as corrected, and to dispense with the reading. **Motion carried 6—0 on a voice vote.**

**13. SECOND CALL TO THE PUBLIC**

Myron Rollison, 175 Barker Road, questioned a recent zoning compliance denial by the Township regarding his property.

**14. COMMENTS FROM THE COMMISSIONERS**

Commissioners thanked Sloan for his work, welcomed Lippens, and noted that the discussion regarding the dog training application was in the interest of making sure the applicant has a complete application.

**15. ANNOUNCEMENT OF NEXT MEETING**

**August 2, 2017**, at 7:00 P.M. at the Public Safety Building was announced as the next regular Commission meeting time and location.

**16. ADJOURNMENT**

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

The meeting was adjourned at 7:58 P.M.

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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 \_\_\_\_\_, 2017.

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Larry Roman, Chair

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John Zarzecki, Secretary

Official minutes of all meetings are available on the Township's website at  
<http://www.twp-northfield.org/government/>

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