

**NORTHFIELD TOWNSHIP
PLANNING COMMISSION
Minutes of Regular Meeting
March 6, 2019**

1. CALL TO ORDER

The meeting was called to order by Chair Roman at 7:05 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
Eamonn Dwyer	Absent with notice
Sam Iaquinto	Present
Cecilia Infante	Absent with notice
Larry Roman	Present
John Zarzecki	Absent

Also present:

Building/Planning/Zoning Coordinator Mary Bird
Planning Consultant Paul Lippens, McKenna Associates
Members of the Community

4. ADOPTION OF AGENDA

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

5. FIRST CALL TO THE PUBLIC

David Gordon, 5558 Hellner Road, made comments about the proposed Master Plan revision, including that it addressed developed far more frequently than preservation, and he urged the public to make comments on the Township website during the public comment period.

6. CLARIFICATIONS FROM THE COMMISSION

Chick recalled that at their last meeting Commissioners noted references to land preservation should be added in some locations.

7. CORRESPONDENCE

None.

8. PUBLIC HEARINGS

None.

9. REPORTS

9A. Board of Trustees

Chick reported that on February 26th the Board reappointed Iaquinto to the Planning Commission, considered a contract with the Huron River Watershed Council, approved a contract with People's Express, approved the sale of 75 Barker Road, approved the 63 day comment period for the Master Plan, approved the zoning requests for 9615 Main and 9230 Main, and approved amendments to the sign ordinance.

9B. ZBA

Cousino reported that on February 19th the ZBA held an organizational meeting.

9C. Staff Report

Nothing to report.

9D. Planning Consultant

Lippens noted a public hearing for the sign ordinance has been scheduled for March 20th.

9E. Parks and Recreation

Iaquinto reported that an Ann Arbor Parks and Recreation member provided information at their last meeting about available grants. He said their next meeting will be March 21st.

9F. Downtown Planning Group

No report.

10. UNFINISHED BUSINESS

10A. Board of Trustees—Term Renewal to 2021 for Sam Iaquinto.

Roman congratulated Iaquinto on his reappointment to the Planning Commission.

10B. Further Discussion of Marihuana Permit Regulations.

Lippens noted a public hearing will be held on March 20th for the zoning ordinance marihuana regulations. Regarding licensing of facilities, he recalled the Commission had decided to change to an administrative permit using the City of Ann Arbor's process as a model and he referred to the draft.

Commissioners made comments and Lippens answered questions, including:

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- The proposed number of permits available is a good compromise based on Commission discussions.
- These licensing and permitting regulations would be adopted as part of the general ordinance, not the zoning ordinance. Only the zoning ordinance language will be the subject of the March 20th public hearing.

11. NEW BUSINESS

11A. Election of Planning Commission Officers.

- ▶ **Motion:** Iaquinto moved, Roman supported, to retain all 2018 ZBA officers in their respective positions for 2019, as follows:

Chair.....Roman
 Vice-Chair.....Chick
 Secretary.....Zarzecki
 ZBA Representative.....Cousino
 Parks & Recreation RepIaquinto
 Downtown Planning RepInfante

Motion carried 4—0 on a voice vote.

11B. Discussion and Recommendation to Board of Trustees Regarding 75 Barker Road.

Roman said this discussion would be held from a Planning perspective. He referred to the Downtown Strategic Action Plan (DSAP) and provided the following dates:

- 9/25/17 DSAP adopted unanimously by the Downtown Development Authority (DDA)
- 10/24/17 Township Board voted to have the Planning Commission make a recommendation to the Board
- 11/15/17 Planning Commission recommended the plan to the Board as a policy document and to incorporate it into the Master Plan
- 11/28/17 Township Board accepted it as a policy document and incorporated it into the Master Plan

Roman said the Township Board’s decision on February 26th does not align with the DSAP proposal for the Township to retain at least part of the site to provide public parking and to be involved in the redevelopment of the as a catalyst for growth in the downtown area.

Iaquinto also expressed support for the DSAP plan. Chick said the Township has lost a lot of money by retaining ownership of the building, and the Board’s decision was to put the property up for sale for six months, and to raze it after that if it is not sold.

Cousino said selling the property would put it back on the tax rolls, although parking is needed; however, it is unclear how realistic redevelopment of the site is.

Barbara Griffith, DDA Chair, said the Driftwood Marina site will never be redeveloped as a restaurant if parking is not available at 75 Barker Road, and it is brownfield site. She said a stake survey needs to be performed to see where the property line is between this site and Polly Market.

Jack Secrist, DDA member, agreed that the future of the downtown starts with providing public parking which is a requirement for other development.

Lippens said he understands the Board’s desire to take action and agreed that the future of the site is unclear, but the sale could be contingent on parking access and he would be happy to work with the Township Manager to look at options.

Roman noted the DDA spent over \$20,000 to get public input and develop the DSAP plan, but the Board did not seem to take it into consideration before making their decision.

- ▶ **Motion:** Roman moved, Iaquinto supported, that the Planning Commission recommends to the Board of Trustees to rescind or reconsider their position on 75 Barker Road until consulting with the Township planner and obtaining an appraisal that adheres to the goals of the Downtown Strategic Action Plan.

Iaquinto said as a downtown business owner 75 Barker Road has been viewed for many years as a key property by other businesses, and eliminating the public parking will send a signal of continuing decline of the area, whereas redeveloping it as a nice parking lot would signal commitment to revitalization. Cousino agreed it would be good to retain Township ownership.

Motion carried 4—0 on a roll call vote.

Roman asked Lippens to review and provide a status update on the overall direction of the Township related to the DSAP. Lippens said he could do that after attending a DDA meeting, reviewing their activities for the past year, and consulting with the Township Manager.

12. MINUTES

- ▶ **Motion:** Roman moved, Iaquinto supported, that the minutes of the February 20, 2019, regular meeting be approved as presented, and to dispense with the reading.
Motion carried 4—0 on a voice vote.

13. SECOND CALL TO THE PUBLIC

Tim, Seville, 7705 Whitmore Lake Road, spoke in opposition to the sale of 75 Barker Road based on serious parking concerns for the downtown area. David Gordon spoke in favor of keeping the building for its historic value, noted there is a space for parking on the North Village site, questioned the considerable regulations proposed for marijuana facilities compared to a liquor store, and asked Commissioners to respond to his emails. Wayne Davison, 8015 Coyle Road, asked a question about marihuana facility regulations.

14. COMMENTS FROM THE COMMISSIONERS

Commissioners' comments included that they are in favor of marijuana regulations being similar to those for liquor stores, and that there are many issues to be

considered regarding the disposition of 75 Barker Road.

15. ANNOUNCEMENT OF NEXT MEETING

March 20, 2019, 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 4—0 on a voice vote.

The meeting was adjourned at 8:11 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 _____, 2019.

Larry Roman, Chair

John Zarzecki, Secretary

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