

NORTHFIELD TOWNSHIP
Township Board
Joint Meeting with the Planning Commission
Notes
March 22, 2011

CALL TO ORDER

The meeting was called to order at 7:02 p.m. by Supervisor Mozurkewich at 10873 Stoney Pointe Drive, South Lyon—the Marketing Center of Hidden Lake.

PLEDGE/INVOCATION

Supervisor Mozurkewich led those present in the Pledge of Allegiance and Ewald provided a brief prayer.

ROLL CALL

Board of Trustees:

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| Debra Mozurkewich | Present |
| Michele Manning | Present |
| Cynthia Wilson | Present |
| Wayne Dockett | Present |
| Samuel Iaquinto | Present |
| Daniel Rowe | Absent with notice |
| Mark Stanalajczo | Present |

Planning Commission:

| | |
|------------------|---------|
| Janet Chick | Present |
| Marlene Chockley | Present |
| Glen Ewald | Present |
| Sam Iaquinto | Present |
| John Mayleben | Present |
| Larry Roman | Present |
| Tracy Thomas | Present |

Also present:

Planning Consultant Douglas Lewan
Recording Secretary Lisa Lemble
Members of the community

CONSENT AGENDA:

- **Bills**
- **Minutes of March 8, 2011**

Dockett asked that the bills be pulled.

- ▶ **Motion:** Iaquinto moved, Stanalajczo supported, that the minutes of March 8, 2011 be approved as presented. **Motion carried 6—0 on a voice vote.**

ADOPT BALANCE OF AGENDA

Mozurkewich asked that the May Clean be moved to be the second from last Discussion item. Manning asked that the Resignation of Dan Rowe be added following that.

- ▶ **Motion:** Iaquinto moved, Mozurkewich supported, that the balance of the agenda be adopted as amended. **Motion carried 6—0 on a voice vote.**

FIRST CALL TO THE PUBLIC

No comments.

REPORTS/UPDATES

Supervisor. No report.

ZBA, Planning Commission and Downtown Development Authority. Have not met since the last Board meeting.

**PRESENTATION:
Strategies for Success**

Chockley said over the last year the Planning Commission has been working on making the business climate in the Township friendlier. She said the Master Plan Committee has been meeting monthly and considering the input from citizen forums, census data, and other sources in preparing a revised plan. She referred to the problems downtown businesses have run into with zoning regulations and the fact that some of the buildings encroach into the road right-of-way, and she said she asked the Road Commission if they would relinquish right-of-way in those cases. She reported that while they are not willing to do that, they offered to grant Permits to Occupy which could be submitted as a group. She said this would then allow business owners to make improvements to their properties.

In answer to a question from Manning, Iaquinto said this would help in a number of ways, and he gave the example of one business owner who currently wants to install a bay window, but cannot because it would be in the road right-of-way. Chockley said another example would be someone who wants to add a second story to a building. She added that changing the zoning ordinance to eliminate the need for variances in these situations would also decrease costs for business owners.

Dockett asked whether these Permits would be granted forever, even if, for instance, a building burned down. Chockley said that would have to be discussed further, but it would definitely not be desirable to have a break in a line of businesses in that area if one of the buildings needed to be rebuilt.

Chockley noted a Procedural Streamlining Committee has also been formed to allow applications to move through the approval process more smoothly, and the Commission continues to consider options for a medical marijuana ordinance.

Dockett said if Seven Mile Road were built east of Main Street that would be a logical area for future commercial development in addition to North Territorial Road.

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Mozurkewich read a section from the book, *Place Making: Developing Town Centers, Main Streets, and Urban Villages* by Charles Bohl, published by the Urban Land Institute about the evolution of subdivision creation and the meaning of “place.”

Suburbs—as we understand them in the United States—really saw their genesis in the early 1800s. These were places that were deliberately designed to be physically and symbolically separate from the increasingly large, immigrant-filled, polluted, and noisy U.S. cities. The creation of these first suburbs was also driven by transportation: it had to be easy for a businessman, for example, to travel from his suburban home to the city.

By the early 20th century, when railroads and trolleys were widespread and reliable, virtually every major U.S. city had its suburbs. It was during this period that several classic new communities emerged, such as Chestnut Hill and the Main Line, outside Philadelphia; Scarsdale, outside New York; Chevy Chase, outside Washington, D.C.; the great North Shore suburbs, like Lake Forest, outside Chicago; and even Beverly Hills, a master-planned community whose first lots went on the market in 1906. These early prototypical suburbs were not entirely bedroom communities. They were more like villages, clustered around train stations and boasting little main streets with neighborhood-serving shops, a few apartments, a church, a post office, and a library: real places.

With the rise of the automobile in the 1920s and 1930s, these early suburbs—and dozens of newer ones—really reached their heyday. In most instances, they continued to cluster around train or trolley stations and village centers. But they started to get bigger, because people could now drive their cars to the train station.

The post-World War II suburban boom was also transportation-driven, but now it was strictly automobiles and freeways, not rail, that pushed suburban development. These new communities, like Long Island’s Levittown or Los Angeles’s San Fernando Valley, were different from the suburbs of the 1920s and 1930s in one other key factor: they didn’t have a main street or a village center unless they happened to engulf an older community. They weren’t *places*. They were simply street after street of single-family homes, with an occasional school thrown in. But there were no true public realms, no civic centers, no main streets.

Some people claim that the regional shopping malls that grew up on the outskirts of these suburbs were simply the new version of a public realm. I disagree. A public realm is about community, not simply about consumerism. A public realm is an outdoor space in the heart of a community with a variety of uses. It is infused with civic pride and the lofty dreams of the community. A regional mall, by itself, is not.

Most post-World War II suburbs were bedroom communities. They were great places to raise families, offering good housing at a reasonable cost. But they weren’t true places. This, of course, is the crux of our suburban dilemma today. How do you define “a place”?

Douglas Lewan, Township Planner, said the Planning Commission has been working on strategies for the downtown area for some time. He distributed copies of the *Downtown Whitmore Lake Strategic 20/20 Vision Plan* and made a presentation, *Downtown Whitmore Lake: Strategies for Success*.

Lewan said the Commission asked three questions:

- **What?** What is the Issue?
- **So What?** Does anyone care? How can the issue be addressed?
- **Now What?** Walk the Talk. Where do we go from here?

He said members of the community have been talking about downtown for a long time, and it is time for action.

- The **What** is an underutilized Downtown not serving as the destination that it could be.
- The **So What:** Yes we care. This is the subject of many ideas to move forward. Northfield Township cares about its downtown.
- **Now What?** Implementation of ideas. Changes the Township can take a leadership role in.

He said there is a lot of potential:

- It is a beautiful community with an asset almost no other community has—Whitmore Lake. This is a significant natural resource.
- There is an historic downtown.
- There is a concentration of population around the lake.
- There are US-23 freeway interchanges, including two that serve the downtown area.
- Roadblocks to success have been identified by residents and business owners as:
 - Lack of viable business mix in the downtown.
 - Concerns with the image and identity of the downtown.
 - Lack of community gathering place. There are some activities and festivals, but a lack of focus of space.
 - There are car and pedestrian circulation deficiencies, including lack of parking and non-motorized connections. Even if there are events to gather people, there is not enough parking for all of them.
 - Existing zoning regulations make it difficult for existing buildings to expand and may keep others from locating in the Township.

Lewan showed some photographs of the downtown area demonstrating some problems:

- lack of maintenance (e.g. leaves not cleared from sidewalks),
- lack of safe pedestrian access to downtown which is both dangerous and does not give people a non-motorized alternative to getting to the downtown area.

Dockett said the Township has too many rules and regulations, but other nearby small communities are doing well. He noted that the Township Board recently agreed to lower the cost of a variance request, and more of that needs to be done. He said businesses that want to locate here need to be asked what the Township can do to help them realize their plans.

Mayleben said the School Board has great concerns about the lack of sidewalks leading to schools, and getting sidewalks installed would definitely ease a lot of minds.

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Lewan said in visioning sessions with members of the community the Commission heard:

- Create an attractive, clean and inviting downtown with clean streets and storefronts, a streetscape plan and pedestrian amenities, welcoming downtown entryways, and development of a unique wayfinding system. He said all of these are relatively inexpensive. In answer to a question from Dockett, Lewan said a “wayfinding system” is simply good signage to help visitors—both cars and pedestrians—find their way around and get to the places they want to go.

Mayleben said high school students do a “rake and run” community service project, and they could be involved in solving that problem of getting leaves off downtown streets. Chick said getting all residents of the community involved is possible.

Lewan showed a photograph of Main Street, then the same photo overlaid with lamp posts, sidewalks, and street trees. He noted that these improvements—although they have some cost—make significant improvements in the look of the area.

- Capitalize on the location of Whitmore Lake by seeking lakefront property for a community gathering place, investigating other potential lake access points for recreation, and developing walking/biking trails.

Lewan showed a photo of an open space along the lake which had been computer-altered to show the chain link fence removed and a gazebo added as an example of what could be done to create a small lakefront focal point.

- Improve car/pedestrian circulation by adding crosswalks and improving connections for pedestrians, adding parking areas as feasible and needed, and looking into options for burying overhead utilities.

Regarding parking, Mayleben noted that new businesses open in downtown Ann Arbor without considering the need for parking. Lewan said public parking is provided there. He noted that in Northfield Township currently, a business in the downtown area would have to provide a certain amount of parking or get a variance, which is a difficult requirement. He said many communities address this by making such areas parking-exempt zones while providing a certain amount of public parking. Mozurkewich said parking areas do not have to be provided right on Main Street. Lewan agreed, but noted that safe pedestrian access to the businesses from the public parking areas needs to be provided.

Lewan said most communities that having parking-exempt areas hear from businesses that there is not enough public parking, but that has been shown to usually be a matter of perception, not reality.

Lewan showed an example of a pedestrian island in the middle of a street where walkers can stop safely between lanes of traffic while crossing. Mozurkewich said “traffic calming” structures like that can help slow traffic down, such as where traffic is exiting

freeways. Manning said a structure like this is needed at East Shore and Main. Lewan said such structures also set the tone indicating that there are people walking in the area.

Lewan showed a diagram showing what a “complete street” looks like—the roadway flanked by a 5’ bicycle lane, a 6-7’ planting strip, a 5’ sidewalk.

- Encourage a desirable mix of businesses by developing incentives for new businesses in the downtown area (e.g. business incubator, marketing plan, abatement opportunities such as reducing required parking or lessening other requirements) and providing consistent ordinance enforcement.

Mozurkewich said people do not like it when ordinance enforcement is complaint driven because they do not like to be seen as instigators. Lewan said uniform, systematic enforcement is actually more defensible and fairer.

Lewan showed a photo of a downtown with a great mix of uses in businesses sited right on the street. He said the Township has to find a way to not only accommodate that, but to encourage it. He said most places that have the pleasing look shown in the photo must have developed before the current types of zoning requirements for setbacks and use restrictions. He noted that outdoor seating can be done in small places and appear welcoming.

He showed a photo of a parking area made more attractive with a simple line of boxwood shrubs.

WHERE DO WE GO? Lewan said potential ways to change the zoning ordinance include:

- Adopting non-conforming zoning regulations. This has already been done to allow downtown businesses to more easily make improvements, repairs, additions.
- Revising the Village Commercial District. This district was created a number of years ago, but no property actually has this zoning. A problem with it is that it still requires setbacks and parking. It may be possible to overhaul this district.
- Developing a form-based code for the downtown. This system is much more interested in how something looks than what the uses are—office, residential, commercial. Some Planning Commissioners have gone to some form-based code training.

Lewan explained that form-based code is a general term for a zoning ordinance that utilizes regulations which emphasize where a building is located, how big it is, and how it addresses the public realm.. In exchange for a more predictable physical outcome, use restrictions are often lifted. Maximum and minimum limits are often applied to development in these areas. Buildings and sites are required to meet certain standards to ensure they support and complement the goals and existing assets of the area they regulate.

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He said the goal is to identify which features people like about downtown areas and incorporate them into a form-based code.

He said form-based codes often regulate required build-to lines, parking requirements and location, and site design elements (landscaping, etc.). He said this is a unique tool for existing areas, and it must include ways to dis-incentivize suburban-style building and site features. He said people are now much more interested in good architecture than they used to be, and that should be emphasized.

Lewan showed samples of site plans using form-based code which site buildings at or very near the property line, with parking—if allowed or required—only in side or rear yards, with landscape buffering where appropriate.

He said there are three major areas of concern in the downtown area:

- The traditional downtown: community core in need of support and enhancement.
- The waterfront: an underutilized area with potential for transformation.
- The North Village: the Van Curler property, which is the biggest open space in the downtown.

Lewan said:

- Build on what's there. Free up use to empower redevelopment and create form regulations to make the best stuff the most conforming.
- Build in economic windfalls by expanding density and use provisions, such as allowing second floor residential.
- Regulate streetscape and site features to make it beautiful. Part of the tradeoff for allowing varied uses might be requiring streetscape improvements.

On the waterfront:

- Consider options for the "waterfront area." It does not always have to be residential; other uses can be considered.
- Include provisions looking for enhanced sidewalks or boardwalks, better access, and better open space opportunities. If changes in use or structures are allowed, there should be a trade-off for some public spaces.
- Less strict on traditional downtown form and density...reuse of homes for commercial uses can be allowed.
- Enhanced focus on common elements, pedestrian circulation, and public access would result in an improved condition.
- Put a premium on lot aggregation and clustering of new development opening views of the lake.
- This is a mild form-based district in that the main concerns are site design, not building forms. The goal is to open up the lake to the public.

North Village:

- This should be rezoned as a form-based code district, but not as specifically as the other two areas because it has no existing development of even streets on which to build. Because there is so much land, creating codes that would stifle development options would be undesirable. In answer to a question from Dockett, Lewan said the zoning of the property could be changed without asking the owners, but it would be best to talk to them.
- Create a set of codified standards, much like a PUD process.
- Permit a wide variety of uses, but also a wide variety of design approaches
- May also simply serve as an area for the Downtown District to grow.

Early LaFave said a form-based development district would be received by developers better over PUD.

Now What?

- Provide waterfront and water-based amenities such as a playground, fishing pier, beach. A playground would attract young families. A fishing pier can be inexpensive.
- Involve civic and community groups such as Kiwanis, Chamber of Commerce, Parks & Recreation Commission, etc.

Becoming a destination:

- Seek MDOT Transportation Enhancement funds
- Seek State recreation grants
- Seek funding/support from Washtenaw County through Complete Streets demonstration project, connecting community....

Lewan said there are a variety of funding sources than can be pursued. He said most of the Planning Commission is on board with starting to develop code-based zoning for the downtown, and the Commission would like to know if the Board would support this. Manning and Iaquinto said they would be all for it. Dockett said he is opposed to changing anyone's zoning without their permission because they pay a lot of taxes.

Stanalajczo said he is not sure how this will fit into what the Township has to work with. As an example, he said in Charleston, South Carolina the whole city looks like what Lewan has described, but they already have the broad sidewalks and buildings Lewan described. Lewan said that will have to be discussed. Wilson and Mozurkewich agreed they are in support of this.

Iaquinto said this would eliminate half of the ordinances that are holding back the development people say they want to see. Mayleben said he is in favor of this as well, and addressing Dockett's concerns said the form-based zoning for the Van Curler property would be less restrictive than the current zoning. He said if the owners wanted to develop the property as a shopping center, they could do so, but this new zoning would give them more options. He said, however, he believes the Township has a legal obligation to inform the owner. Dockett said his

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zoning has been changed twice since 1970 without his knowledge.

Ewald said he is having a hard time seeing how this will work with what is already in place. Roman said he is in favor of this because it is the most workable with what is in place in the downtown area right now. Chick said she feels this zoning will open up options for existing businesses and she cannot think of another way to allow what everyone wants to happen in the downtown. Thomas said he is also excited about this. He said the existing ordinance is cumbersome, restrictive, and confusing, and does not come close to laying out a blueprint for a workable downtown. He said concentrating on appearance rather than uses is the only way to allow the downtown to evolve into what is desirable. Chockley said this will take decades, but this work has to start sometime. She said a house on the lake could be a cute B&B, bike trails could make the downtown a stopping place on a trip between other destinations, etc. She said she thinks people will latch onto this vision and she is excited about it.

Mozurkewich said all the people around the table are the current City Fathers, and while they may not be able to see everything that is possible for the area, they can say it begins now and what is desired will eventually happen. She said that is better than simply allowing what will happen to happen on its own. She said rezoning will not force anyone out or change their tax structure, but will allow the downtown to evolve into what the community wants.

Mozurkewich thanked Lewan for all his work on this project starting with the community forums through all of the work done with the Planning Commission since then.

DISCUSSIONS

1. Letter from DDA Concerning 75 Barker Road Parking Lot

Barbara Griffith-Watkins referred to the letter to the Township Board from the Downtown Development Authority (DDA) concerning ideas for improving the parking lot at 75 Barker Road. She said this grew out of a desire to help local businesses.

She said as long as the Township does not plan on selling the property, the DDA is willing to devote a considerable amount of its funds to improve the parking area. She said this will provide attractive parking within very close walking distance of many businesses, and noted that this is coming at a time when the non-motorized walkway on Barker Road is being built.

Dockett said he will not support this because the Board has not decided what to do with the property. Griffith-Watkins said the property has been referred to as blighted. Dockett said the condition of that lot is as good as any parking area in the downtown. Iaquinto questioned what that says about the Township's standards. He said the time has come for the Township leaders to set the bar higher. He said if the community leaders do not invest in Township property they cannot expect other members of the community to grab onto the idea of improving the

downtown. Mozurkewich agreed that the Township should be the standard bearer and set the bar higher.

Earl LaFave, DDA member and owner of the Hidden Lake development, said it is refreshing to be working with a group that is looking to be more progressive. He said all journeys start with one step, and he sees this location as being the ideal spot to start working toward the vision that is being discussed. He said this has been done in Howell, Northville, Plymouth, and other area communities. He said this property could be greatly enhanced with very little cost.

Regarding the building itself, he said since the time last year when he had his architects assess it, he has realized that this could be an indoor marketplace without modernizing it. He said this has been done in other places very successfully, and he believes this building could be a huge asset to the community with individual vendors operating in rented space inside. He said improving the parking lot and using it for the farmer's market starts to create a focal point for the downtown. He said as a developer he salivates whenever he thinks of the potential of downtown Whitmore Lake— all the pieces of the puzzle are there, and they just have to be put together. He said a common gathering space is the key, and that is available to the Township in this property. He said it is easily accessible, central, and located on one of the main entrances to the Township from the expressway. He said the water, history, and buildings are there, but a catalyst is needed.

Stanalajczo said the communities LaFave cited are not comparable to Northfield Township because they have a tax base that Northfield Township does not. He said State revenue sharing will likely be cut and he is concerned about spending any money when the Township may have to ask Township employees to take a cut in benefits. LaFave said what the DDA is proposing would be paid for from its funds, not from the Township's general fund. Stanalajczo said the Board has not even decided what to do with this property, and that must be decided first.

Mayleben said LaFave's mention of an indoor market made him think of North Market in Columbus, Ohio and Pike Place in Seattle. He said he imagines that a refreshed parking lot would add to the value of the building whether it is sold, leased, or used for a public purpose. Dockett read a March Annarbor.com story about LaFave being delinquent in taxes on his property at 435 W. Eight Mile Road. LaFave said he has been working for two years with the former owner to clean up of that property, and the County has been aware of that and been working with him on it.

Iaquinto said last year the Board discussed extensively what to do with the Barker Road property, and it heard from area business owners that selling the property would amount to giving up the only possibility for public parking in the downtown area. He said the building can easily be reused in the future, and the Board has made a commitment to the community to keep the property. He noted that the DDA collects funds from commercial properties, including his own, and the only way to increase the collection of those funds is for the downtown properties to be improved.

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Mozurkewich asked what strings would be attached to the DDA funding for this parking improvement. Griffith-Watkins said this would have to be discussed with the Board. She said it was her understanding that the property would stay in the Township's hands, at least in part because of the parking it provides. She said the DDA has hired a Market Master for the farmer's market for the coming season and they would like to see a nice looking parking area. Mozurkewich said it is the Township's responsibility to maintain its property.

Stanalajczo said when the Township voted to keep this property it was with the idea that Northfield Human Services (NHS) would be restoring and using it. He said that fell apart two months ago, so the Board still has to decide what to do with the building. Mozurkewich said the NHS plan was not the only one; other options were discussed, including the Township renovating the property, perhaps partially using grant money. She said successful communities start with a plan, even when they do not have the money to do everything they want to do right away.

Iaquinto said development has been stagnant in the community since he moved to it in 1983 and that has been very disappointing. He said it would be shortsighted of the Board not to make plans for what is best for the community. He said when the property was donated to the Township it was with the stipulation that it remain in Township hands. Mozurkewich said that was never written into the deed, but the Township is financially solvent and it would not be in the best interest of the taxpayers to sell Township property in a down market.

Mayleben said he always likes to understand the range of choices when making a decision, and the choices for this property range from bulldozing the property to selling it to renovating it. He said a refreshed, nice-looking parking lot helps in any of these options, and the DDA is saying they will pay for it.

- ▶ **Motion:** Mozurkewich moved, Iaquinto supported, that this Board engage in negotiations with the Downtown Development Authority to proceed forward with rehabilitation of the 75 Barker Road parking lot.

Dockett said the Board has to first decide what to do with the property. Iaquinto said he agrees with Mayleben's analysis that this improvement will only enhance the property.

Motion carried 5—1 on a voice vote, Dockett opposed.

2. Dog Park Grant

Thomas said the Parks and Recreation Commission started meeting about a year ago with the directive of rewriting the Parks and Recreation Plan which expires in 2013. He said while working on that they also agreed to try to move forward on some small projects that might be realized. He said Commission member Randy Rush has done a lot of work on the dog park idea.

Thomas reviewed highlights of the plan:

- This would be a fenced enclosure where dogs could run off-leash.
- The is approximately 4 acres
- The Whitmore Lake School District has agreed to lease the land to the Township for \$1/year.
- There are very few improvement costs, and donations of time, resources, and money are being pursued.
- Maintenance by volunteers and perhaps partly by the school district is anticipated.
- The only significant cost would be for a bridge over the County drain between the parking lot and the dog run area, and this would have to be large enough to support mowing equipment.
- Mozurkewich identified a source of State grant funds. The submission deadline is May 1st.
- A site plan is required for the application, and Carlisle Wortman has indicated they could prepare this a discounted cost, not to exceed \$1,000.
- Approval of the grant application would need to be on the Board's April 12th agenda.

Mozurkewich distributed aerial photos of the area, and said when she visited the site this weekend with Commission member Stacy Specht they observed people walking their dogs there.

In answer to questions from Dockett, Thomas said they currently have no money for this project, they do not know what the bridge or the fencing will cost, and they are asking the Board to approve funding of up to \$1,000 for a site plan to allow the grant application to be made. Mozurkewich said if the grant is not received, a scaled-back plan can be developed, but if the creek can be spanned there are a lot of additional uses—including trails and a park—that could be developed in that larger area. Mayleben said all of that is in line with ideas the school district has had about possible uses of the property.

In answer to a question from Mayleben, Thomas said if the grant is not received the Parks and Recreation Commission will come back to the Board with a different plan In answer to a question from Michael Magna, 1045 St. Andrews Court, Thomas said the existing Parks and Recreation Plan does not specifically call for a dog park, but the existing language of the plan would allow for the grant application. Magda said he thinks the plan will have to be amended, and he cautioned that the Michigan Department of Natural Resources and Environment (MNDRE) will be concerned with the possible effects of dog waste on the adjacent creek and that might be expensive for the Township to deal with. Mozurkewich said the Township would obviously have to comply with MDNRE requirements, and she appreciates that information and perspective.

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- ▶ **Motion:** Mozurkewich moved, Iaquinto supported, that the Township approve \$1,000 in funding for preparation of a site plan by Carlisle Wortman for a dog park, and that the Board support the Parks and Recreation Commission in their grant application for the project.
Motion carried 6—0 on a voice vote

**3.
Complete Streets Ordinance**

Mozurkewich noted that the Federal, State, and County governments have adopted Complete Streets requirements, and the Washtenaw Area Transportation Study (WATS) is going to use Northfield Township as a model for a plan to be used by rural communities. She said there will be no cost to the Township for this.

4. May Cleanup

Iaquinto said there are a number of properties in the community that need to be cleaned up. He said he spoke with the Township's zoning administrator, Kurt Weiland, about this, and he has agreed that he can identify properties that need attention and provide the owners with information about the low cost options that are part of the May Cleanup program. He said that is a more positive way to approach these problem sites.

- ▶ **Motion:** Iaquinto moved, Stanalajczo supported, that the May Cleanup be held on May 7, 2011.
Motion carried 6—0 on a voice vote.

It was agreed to set the hours from 8:00 A.M. to 1:00 P.M.

**5.
Resignation of Dan Rowe**

Manning distributed copies of a letter of resignation from the Board of Trustees by Dan Rowe, dated March 22, 2011, as follows:

It is with deep regret that I must submit my resignation from the position of Northfield Township Trustee effective March 22, 2011.

I have accepted a full time employment opportunity which will not allow me to fulfill the requirements of my elected position as Trustee. I had hoped that I could work out my schedule so that I could continue to serve but unfortunately that is not the case.

I want to sincerely thank all of the citizens of Northfield Township for allowing me the opportunity to serve on the township board and putting your trust in me to represent you, the residents of Northfield Township.

I would also like to thank all of the Northfield Township Board members for their support and assistance since my election and wish them the very best in the future with the tough decisions that I know lay ahead.

Sincerely,
Dan Rowe
Trustee, Northfield Township

- ▶ **Motion:** Manning moved, Wilson supported, to accept the resignation of Daniel J. Rowe, with deep regret, effective March 22, 2011.

Motion carried 6—0 on a voice vote

- ▶ **Motion:** Stanalajczo moved, Dockett supported, to appoint Mike Magda of 1045 St. Andrew Court to fill out the term on the Northfield Township Board of Trustees vacated by Dan Rowe.

Mozurkewich noted that Rowe's letter of resignation was submitted only today so no one in the community has been made aware of this vacancy to allow them to express interest in the position. She asked Magda how he knew to be here at this meeting. Magda said he knows Rowe and knew he was leaving. She asked if he had support from other Board members. Magda said he has talked to some of them.

Stanalajczo requested a roll call vote.

Motion carried 6—0 on a roll call vote.

BILLS

In answer to questions from Dockett, Manning explained that two expenses were for placement of an ad for the Assessor's position and for printing of the assessment notice. In answer to another question from Dockett, Mozurkewich said she only recently learned that the Assessor is resigning.

- ▶ **Motion:** Mozurkewich moved, Iaquinto supported, that the bills be accepted as presented.
Motion carried 6—0 on a voice vote.

DELINQUENT PERSONAL PROPERTY TAXES

Mozurkewich said this would be discussed at a future meeting.

SECOND CALL TO THE PUBLIC

Thank you. Earl LaFave thanked everyone for coming to the meeting at his development. He said he considers it to be an example of place-making, and he invited everyone to come back to visit. Everyone present thanked LaFave for hosting the meeting.

BOARD MEMBER COMMENTS

Joint Meeting/Planning Issues. Ewald and Roman said they appreciated being part of this joint meeting.

Chick said people have asked her how the Township got into the position it is in, and she thinks that happened because in the past when opportunities have been presented people have looked for reasons not to do it rather than ways to do it.

Chockley said she is very pleased to have the other Commissioners to work with because they are all of one

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Notes of Regular Meeting
10873 Stoney Pointe Drive, South Lyon
March 22, 2011**

mind on moving forward with improvements. Iaquinto said it is great serving with this Planning Commission because of their commitment to improving the community

Wilson said it is good to meet again jointly with the Commission. Manning said she is really impressed with; the work the Planning Commission is doing and the form-based planning concept is excellent .She thanked Lewan for his excellent presentation. Mozurkewich said she has not felt this level of excitement about developments in the community in a long time. She thanked the Board and the Planning Commission for their support of improving the community.

Thank yous. Stanalajczo thanked Rowe for his service to the community. He said Rowe has been a great mentor to him.

Stanalajczo, Manning, and Mozurkewich thanked Lewan for his presentation.

Stanalajczo asked everyone to keep in mind the men and women who are serving in uniform protecting the country.

Stanalajczo thanked Jim Nelson for videotaping the meeting.

Election. Dockett noted that on the May 3rd ballot, in addition to the Police Department millage, there will also be an intermediate school district millage request. Mayleben said as a member of the school board, he believes Whitmore Lake receives more money from this special education millage than it puts into it. He noted that it is distributed on a pro rata basis for every student who needs it gets their fair share.

Welcome. Mozurkewich welcomed Magda and said she is excited to have him aboard.

ADJOURNMENT

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

The meeting adjourned at 10:07 PM.

Submitted by Lisa Lemble.

These notes are an expanded version of the official meeting minutes adopted by the Board of Trustees. Minutes and notes for all meetings are available on the Township's website at http://twp.northfield.mi.us/boards/twp_board