

**NORTHFIELD TOWNSHIP  
PLANNING COMMISSION  
Minutes of Regular Meeting  
October 15, 2014**

**1. CALL TO ORDER**

The meeting was called to order by Chair Marlene Chockley at 7:04 P.M. at 8350 Main Street.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL  
AND DETERMINATION OF QUORUM**

Roll call:

Janet Chick	Present
Marlene Chockley	Present
Brad Cousino	Present
Kenneth Dignan	Present (arrived at 7:20 P.M.)
Sam Iaquinto	Present (arrived at 7:08 P.M.)
Larry Roman	Present
Mark Stanalajczo	Present <u>Absent with notice</u>

Also present:

Planning Consultant Laura Kreps,  
Carlisle/Wortman Associates  
Recording Secretary Lisa Lemble  
Members of the Community

**4. APPROVAL OF AGENDA**

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

**5. FIRST CALL TO THE PUBLIC**

**Whitmore Lake North Territorial (aka Mixed Use South) Overlay District.** Tamara Bollman, 6404 and 6410 Whitmore Lake Road, said she was present to support plans for the overlay district that will allow additional land uses in the North Territorial/US-23 area.

**Biltmore Master Plan Request.** David Gordon, 5558 Helner Road, asked when studies being done for this project would be available and commented on documents received from the Township via FOIA request.

[Iaquinto arrived at this point].

Gordon said many of the documents pre-date the first public discussion at the Planning Commission and said

it appears that the Township government has been working toward getting the project approved from the first contact with Biltmore. He provided copies of a number of documents to Commissioners. Chockley said neither she nor Lewan has received any additional information about this request, and she does not know when it will next appear on a Planning Commission agenda.

**6. CORRESPONDENCE**

None.

**7. REPORTS**

**7A. Board of Trustees**

Chick reported that since the Planning Commission last met the Board:

- appointed Mark Stanalajczo to the Planning Commission.
- discussed the issue of whether the Commission or the Board should give final approval to Conditional Use Permits, and it will be on the Board's November 11<sup>th</sup> agenda.
- reconsidered its vote on allowing places of worship in the RTM district and approved a zoning ordinance amendment to allow those uses.
- approved a Conditional Use Permit for Nowatzke trailer.

She added that the Board will be interviewing engineers for the Barker Road non-motorized path project and selecting one of them at their next Board meeting.

**7B. ZBA**

No meeting since the last Planning Commission meeting.

**7C. Staff Report**

Nothing to report.

**7D. Planning Consultant**

No report.

**8. PUBLIC HEARINGS**

None.

[Dignan arrived at this point].

## 9. OLD BUSINESS

**9A. Whitmore Lake North Territorial (aka Mixed Use South) Overlay District.** Planning Consultant Laura Kreps said since the Commission's last review only two changes have been made: Building height will be allowed to exceed the limits in the underlying districts with approval by Conditional Use Permit (CUP), and all existing single-family land uses will be exempt from these provisions. Chockley said the complete proposal is very innovative.

Kreps also noted that the zoning map has been modified to show the outline of this area.

- ▶ **Motion:** Iaquinto moved, Dignan supported, that a public hearing be set for the Whitmore Lake North Territorial Overlay District.  
**Motion carried 4—0 on a roll call vote.**

**9B. Article 34.0 Residential/Office.** Chockley explained that the proposal is to eliminate this district and combine the allowed uses with the ES district.

- ▶ **Motion:** Dignan moved, Iaquinto supported, that a public hearing be set for the revisions to Article 34.0 Residential/Office district.  
**Motion carried 4—0 on a roll call vote.**

**9C. Article 42.0 Enterprise Services.** Kreps said she and Lewan worked to incorporate the uses allowed in the Residential/Office district which is being eliminated. She noted that they are recommending front and side yard setbacks that area are somewhere between the regulations of the two districts, reducing the current ES front yard from 85 feet to 35 feet, and reducing side yard setbacks from 20 to 15. She noted that in the RO district the minimum lot requirement was 10,000 sq. ft. (when served by sewer), but they are recommending that the minimum lot size remain the current 20,000 sq. ft. required for ES.

- ▶ **Motion:** Dignan moved, Iaquinto supported, that a public hearing be set for the revisions to Article 42.0 Enterprise Services district with the amendments as described.  
**Motion carried 4—0 on a roll call vote.**

**10D. Article 26.0 Mobile Home Park. 10B.** Kreps said she has been working on this for quite a while, making changes after several communications from the State of Michigan regarding their regulations.

## 10. NEW BUSINESS

None.

## 11. MINUTES

**September 3, 2014, Regular Meeting**  
Chockley noted one correction.

- ▶ **Motion:** Iaquinto moved, Chick supported, that the minutes of the September 3, 2014, regular meeting be approved as corrected, and to dispense with the reading. **Motion carried 4—0 on a voice vote.**

## 12. POLICY REVIEW & DISCUSSION

Chockley noted there has been interest expressed in the "tiny homes" movement, and that will be on a future agenda for discussion.

## 13. COMMENTS FROM THE COMMISSIONERS

**Northfield Estates.** Dignan said he counted 187 empty lots and five uninhabitable homes in the mobile home park which has a total of about 620 lots. He said at least two of those homes look to have been ransacked and the other three are overgrown, and he expressed concern that these may be public safety hazards.

Township Manager Fink said the Township has an Unsafe Buildings ordinance that can be used in these situations, and he said he will send the code enforcement officer to look at the two homes in question this week to determine if enforcement action should be taken. He added that the Township approaches enforcement as cooperatively as possible with property owners, issuing tickets only when necessary. He noted that code enforcement requests can be made on-line or by calling the Township.

**Football.** Iaquinto said the last Whitmore Lake High School home varsity game is this week and he encouraged the public to attend.

## 14. SECOND CALL TO THE PUBLIC

**Nowatzke Conditional Use Permit.** Dale Brewer requested enforcement of zoning violations on this site before the final site plan for the conditional use permit on the site is considered.

**Biltmore.** David Gordon provided additional documents to the Commission about the number of lots being considered for the this development, consideration being given to a Township-wide water system, and an indication from Meijer that a development of that size would not be large enough to induce them to proceed with their proposed development at US-23 and North Territorial.

**15. ANNOUNCEMENT OF NEXT MEETING**

**November 5, 2014**, at 7:00 P.M. at the Public Safety Building was announced as the next regular Commission meeting time and location. Chockley said there will be public hearings on several ordinance amendments and a proposal for a cell phone tower at Sutton Road and Five Mile Road.

Fink noted the Commission will also be asked to approve the zoning portion of the Township's codified code.

**16. ADJOURNMENT**

- ▶ **Motion:** Iaquinto moved, Dignan supported, that the meeting be adjourned.  
**Motion carried 4—0 on a voice vote.**

The meeting was adjourned at 7:50 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 November 5, 2014.

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Marlene Chockley, Chair

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Kenneth Dignan, Secretary

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