

**NORTHFIELD TOWNSHIP PLANNING COMMISSION
NOTICE OF REGULAR MEETING
October 2, 2013 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 JPC130006** – D & G Nature’s Way, represented by George Jackson, is requesting approval of a conditional use permit to operate the business at 9380 Earhart Rd, South Lyon, MI 48178. If approved, the permit would allow expansion of the business on the property under Article 12.0. Agriculture District, Section 12.03(P), Conditional Uses. The parcel ID is B-02-01-300-018 and is zoned AR – Agriculture District.
9. **OLD BUSINESS**
 - A. **Article 62.0 – Sign Ordinance**

Postpone or recommend to the Board of Trustees the adoption of the sign ordinance revisions
 - B. **Article 2.0 – Definitions**

A revision to the definitions section recommended by the township attorney in response to the sign ordinance revision
10. **NEW BUSINESS**
 - A. **Case JPC130006** – Postpone, deny, or recommend approval to the Board of Trustees the conditional use permit of D & G Nature’s Way, 9380 Earhart Rd, South Lyon MI 48178, represented by George Jackson. Parcel ID is B-02-01-300-018 and is zoned AR – Agriculture District.
11. **MINUTES: September 18, 2013 Regular Meeting**
12. **POLICY REVIEW AND DISCUSSION**

Development of a New Zoning District for the US 23 – North Territorial Interchange
13. **COMMENTS FROM THE COMMISSIONERS**
14. **CALL TO THE PUBLIC**
15. **ANNOUNCEMENT: Next Regular Meeting – October 16, 2013**
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.

September 6, 2013

Northfield Township
Building & Zoning Department
8350 Main Street, Suite A
Whitmore Lake, Michigan 48189

Regarding: D&G Nature's Way Lawn Care
Conditional Use Review #1
OHM Job Number: 0151-13-1050

We have reviewed the material, received by this office on August 8, 2013, for the above-referenced project based upon Township guidelines and engineering standards. A general summary of the site, followed by our review comments and recommendations, are noted below.

GENERAL

The applicant is proposing to construct a 5,500 square foot building addition to the existing pole barn. This includes a 1,156 square foot office within the building addition. In addition, the applicant is proposing to expand the gravel parking lot and paved apron within the site and additional storm water management facilities to handle drainage.

UTILITIES

The site is currently served by private septic system and a private water supply well. An additional well and septic field are being proposed to serve the building addition. The Washtenaw County Health Department must approve and permit the proposed private well and septic system.

PAVING/ACCESS/TRAFFIC

Access to the site will remain along Earhart Road. Currently there are two commercial drive approaches. The existing gravel area is currently used for parking (8 spaces) and we understand the applicant intends to maintain this use. The applicant proposes to expand the gravel parking area and asphalt apron including seven (7) additional parking spaces with one being van accessible. Access to the main office building must meet all applicable ADA requirements regarding van accessible parking spaces and dedicated access ways into the building.

DRAINAGE/GRADING

The applicant is proposing storm water management facilities on-site including a retention/infiltration basin near the south side of the proposed building to accommodate runoff. Infiltration rates and preliminary calculations indicate that the basin is sized appropriately. It should be noted that design and construction of the retention/infiltration basin must adhere to the standards of the Washtenaw County Water Resources Commissioner (WCWRC).



PERMITS

Copies of all permits and/or letters of waiver, obtained to date, shall be forwarded to this office. The current status of all necessary permits should be included on the cover sheet. We note that this project will require the following permits:

- WCWRC for soil erosion and sedimentation control.
- WCHD for well and septic.
- Northfield Township Building Department.

RECOMMENDATIONS

As submitted, the conditional use appears to be in substantial compliance with the Township requirements and we recommend the Planning Commission consider approval of the conditional use plan. We offer the following comments for your consideration:

1. North arrow shall be added to the topographical survey plan.
2. Include dimensions for the proposed asphalt apron.
3. The sewer service line appears to be drawn in as a watermain according to legend on plans and should be corrected.
4. Well callout on the south face of the property line appears to be erroneous and should be removed.

If you have any questions regarding this review or any of the comments presented, feel free to contact us at (734) 522-6711.

Sincerely,

OHM ADVISORS

Jacob Rushlow, P.E.
Client Representative

cc: Howard Fink, Township Manager (via e-mail)
William Wagner, Public Safety Director (via e-mail)
Marlene Chockley, Planning Commission Chair (via e-mail)
Doug Lewan, Carlisle/Wortman Associates, Inc. (via e-mail)
Kurt Weiland, Building Official (via e-mail)
George Jackson, D&G Nature's Way Lawn Care, P.O. BOX 88 South Lyon, MI 48178
Kathy Keinath, PE, Perimeter Engineering (via e-mail)
File

ARTICLE 62.0
SIGN REGULATIONS

Section 62.01 Purpose

The purpose of this Article is to regulate all exterior signs placed for exterior observance so as to protect property values, to protect the character of the various neighborhoods in Northfield Township, to protect health and safety, and to protect the public welfare.

The principal features are the restriction of advertising to the use of the premises on which the sign is located and the restriction of the total sign area permissible per site. Any sign placed on land or on a building for the purposes of identification or for advertising a use conducted therein or thereon shall be deemed to be accessory and incidental to such land, building, or use. It is intended that the display of signs will be appropriate to the land, building, or use to which they are appurtenant and be adequate, but not excessive, for the intended purpose of identification or advertisement. With respect to signs advertising business uses, it is specifically intended, among other things, to avoid excessive competition and clutter among sign displays in their demand for public attention. It is further intended that all signs within one complex or center be coordinated with the architecture in such a manner that the overall appearance is harmonious in color, form, and proportion.

It is also intended by this Article that all temporary signs erected for directional purposes, for public information or to call attention to special events shall be confined to those that are of general public interest and that such signs shall be limited to the giving of information.

~~All other signs, commonly referred to as outdoor advertising, billboards, or poster panels which advertise products or businesses not connected with the site or building on which they are located, are deemed by this Article to constitute a principal use of the lot. Any widespread display of outdoor advertising is deemed to be inappropriate to the character and sound development of the Township and it is intended that such advertising be confined to undeveloped industrial property.~~

Section 62.02 General Sign Regulations

The following general sign regulations apply to all zoning districts within Northfield Township.

- A. Traffic Control. No sign shall be erected or replaced at any location where, by reason of position, size, shape, color, or illumination, it may interfere with, obstruct the view of, or be confused with, any authorized traffic sign, signal, or device so as to interfere with, mislead, or confuse traffic.
- B. Sign Character and Setbacks. All signs shall be designed, constructed, and maintained so as to be appropriate in appearance with the existing or intended character of their vicinity so as not to change the essential character of such area. ~~Signs, including signs painted onto building walls, shall conform to all yard and height requirements of the district in which located unless otherwise provided in this Article~~ All ground signs shall maintain a minimum fifteen (15) foot setback from all road rights-of-way and shall be located no closer than fifteen (15) feet from the edge of the principal entrance driveway and all property lines.
- C. Permit Required. Unless exempt under the provisions of this ordinance, a permit for any sign, whether freestanding or mounted on or applied to a building, including signs painted on building walls or other structures, or for any change in copy, shall be obtained from the Township Zoning Administrator before such sign may be erected, replaced, or relocated. Strings of pennants or flags attached to or part of a sign, or independently displayed for purposes of advertising, unless permitted elsewhere within these provisions shall be prohibited.
- D. Sign Height.
1. No freestanding sign shall exceed a height of fifteen (15) feet.
 2. Computation of Height. The height of a sign shall be computed as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign. Normal grade shall be construed to be the lower of: a) existing grade prior to construction; or b) the newly established grade after construction, exclusive of any filling, berming, mounding, or excavating solely for the purpose of locating the sign.
 3. In cases where the normal grade cannot reasonably be determined, sign height shall be computed on the assumption that the elevation of the normal grade at the base of the sign is equal to the elevation of the nearest point of the crown of a public street or the grade of the land at

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the principal entrance to the principal structure on the lot, whichever is lower.

Section 62.03 Signs Permitted In All Zoning Districts

Subject to the other conditions of this Ordinance, the following signs shall be permitted anywhere within Northfield Township:

- A. One sign shall be permitted for all building contractors, one (1) for all professional design firms and one (1) for all lending institutions on sites under construction, each sign not to exceed six (6) square feet overall, with not more than a total of three (3) such signs permitted on one site. The above signs may be combined into a single sign not to exceed 32 square feet in area. The sign shall be confined to the site of the construction, construction shed, or construction trailer and shall be removed within fourteen (14) days of the issuance of a certificate of occupancy.

- B. One temporary real estate “for sale” sign located on the property and not exceeding six (6) square feet in area shall be permitted for each lot. If the lot or parcel has multiple frontagefrontages, one (1) additional sign not exceeding six (6) square feet in area shall be permitted on the property on each street frontage. Under no circumstances shall more than two (2) such signs be permitted on a lot. Such sign(s) shall be removed within seven (7) days following the sale.

- C. Street banners advertising a public entertainment or event, if such banners are approved by the Township Board and in locations designated by the Township Board, may be displayed fourteen (14) days prior to and seven (7) days after the public entertainment or event.

- D. Name, directional and informational signs and emblems of service clubs, places of worship, civic organizations, and quasi-public uses shall be permitted on private property and set back in accordance with the requirements of the zoning district in which located these standards. Each sign shall not be more than three (3) square feet in area. The top of such sign shall not exceed eight (8) feet above grade. In the event that more than one sign is to be placed at one location, all civic organizations and service clubs signs must be consolidated and confined within a single frame, and all signs for places of worship shall be consolidated and confined within a single frame which may be separate from that for civic organizations and service clubs.

Section 62.04 Signs Permitted In Recreation/Conservation and Agricultural Districts

- A. One (1) incidental sign advertising the type of farm products grown on the farmstead premises is permitted. Such sign shall not exceed thirty-two (32) square feet in area.
- B. One (1) sign for each public street frontage identifying a park, or school building, other authorized use, or a lawful non-conforming use, each sign not to exceed eighteen (18) square feet in area.

Section 62.05 Signs Permitted In Residential Districts

- A. One (1) sign for each public street frontage advertising a recorded subdivision or development, each sign not to exceed eighteen (18) square feet in area. Such sign shall be removed within one (1) year after the sale of ninety (90%) percent of all lots or units within said subdivision or development.
- B. One (1) sign on each street frontage of a new multiple-family development advertising the new dwelling units for rent, not to exceed eighteen (18) square feet in area. Such sign shall be removed within sixty (60) days of the initial rental of ninety (90%) percent of the dwelling units within the development or within the first phase, whichever is applicable.
- C. One (1) sign for each public street frontage identifying a multiple-family building, subdivision, or development, not having commercial connotations, each sign not to exceed eighteen (18) square feet in area.
- D. One (1) sign advertising "For Rent" or "Vacancy" may be placed on each frontage of a rental residential development provided that such sign shall not exceed three (3) square feet in area and is incorporated into the identification sign permitted in Section 62.05C, preceding.
- E. One (1) sign for each public street frontage identifying a school, church, public building, other authorized use or lawful non-conforming use, each sign not to exceed eighteen (18) square feet in area.

Section 62.06 Signs Permitted In Business and Industrial Districts

- A. A sign, except ~~outdoor advertising signs~~billboards, which shall be regulated as set forth in Section 62.07 herein, in ES, LC, GC, HC, RO, WLD-~~DDD~~, WLD-NV,

WLD-W, and RTM districts, is permitted only where it identifies an enterprise occupying the same lot upon which the sign is located and shall conform to the following regulations:

1. An identification sign, limited to one (1) sign per building, may be affixed to a wall of the building. If the building contains more than one (1) enterprise, as in a shopping center, each enterprise located therein may have one (1) such sign. Total sign area for wall signs shall not exceed two (2) square feet for each foot of length of the wall to which it is affixed. Wall signs shall not project more than one (1) foot from the wall face, as measured to the farthest face of the sign except as noted below.
2. Where more than one (1) sign is permitted on a wall face, the minimum horizontal distance between such signs shall be two (2) feet.
3. One (1) free-standing identification sign may be erected for an individual lot, or group of lots developed as one (1) lot, when not provided for by Sections 62.06A-4 and A-5, following, and shall not exceed thirty-six (36) square feet in area for offices and eighty (80) square feet in area for other uses. If the lot fronts on more than one (1) street, the total permitted sign area may be divided among two (2) or more such signs, provided, however, that the maximum permitted sign area shall not be exceeded.
4. One (1) free-standing identification sign may be erected for a research park or office center, or combined research park/office center. Such sign shall not exceed thirty-six (36) square feet in area- and shall contain only the name of the park or office center. If the lot fronts on two (2) or more collector or arterial streets, one (1) such sign may be permitted for each such frontage.
5. One (1) free-standing identification sign stating the name of a shopping center or commercial development, and four (4) major tenants therein, may be erected for a shopping center or other integrated group of store or commercial buildings. Sign design, color, and font must be coordinated and complimentary. The sign area shall not exceed one (1) square foot per front foot of building, or buildings, for which it is erected; however, such sign shall not exceed two hundred (200) square feet in area. If the lot fronts on two (2) or more collector or arterial streets, one (1) such sign may be permitted for each such frontage.

6. Identification signs for rear or side entrances shall be permitted, at the rate of one (1) such sign for each entrance, provided that the area of each such sign shall not exceed four (4) square feet. The area shall not be included in the area limitations set forth elsewhere in this Section.
7. Wall signs shall not extend above the top edge of walls.
- ~~8. Signs may be placed on the vertical faces of a marquee in place of a wall sign. One (1) identification sign per establishment, not exceeding four (4) square feet in area, may be placed on the underside of a marquee provided it does not project below the lower edge of a marquee more than twenty four (24) inches, but the bottom of a sign placed on a marquee shall be no less than eight (8) feet above the sidewalk or grade at any point. No part of the sign shall project above the top of the vertical faces of a marquee.~~
- ~~8. One (1) projecting sign may be permitted for each first floor business within the WLD district. The projecting sign may be a maximum of eight (8) square feet in area (each side) and shall be included in the total amount of wall signs permitted for the subject building. Changeable copy shall not be permitted as part of projecting signs. Projecting signs must provide a clear distance of eight (8) feet from the sidewalk or private drive or parking lot to the bottom edge of the sign. Projecting signs may extend over abutting sidewalk, but shall not extend over public or private roadways or parking areas. Signs which extend into the road right-of-way shall require approval by the Washtenaw County Road Commission. The leading edge of a projecting sign shall not extend more than four (4) feet from the face of the building that it is attached to.~~
9. Portable sidewalk signs may be permitted in the LC – Local Commercial, the GC – General Commercial Districts, the WLD-~~DD~~, WLD-NV, and the WLD-W subject to the following:
 - a. The maximum area of a portable sidewalk sign is seven (7) square feet per side with no dimension greater than three and one-half (3-1/2) feet. One (1) portable sidewalk sign shall be permitted per business. In the instance where a business owns over one hundred and sixty (160) feet in frontage on a public roadway one (1) additional portable sidewalk sign may be permitted. In no case shall more than two (2) portable sidewalk signs be permitted per

business. Portable sidewalk signs shall have a maximum of two (2) sides.

- b. The sign shall be located on the building side of the sidewalk where applicable, and placed in such a manner that a pedestrian travel area width of five (5) feet is maintained between the sign and any street elements, including the back of curb.
- c. The sign shall not interfere with the view, access to, or use of the subject and adjacent property. There shall be no obstruction of ingress and egress to any building caused by the sign.
- d. A sign permit from Northfield Township is not required for any portable sidewalk sign displayed.
- e. Sidewalk signs shall be moved inside of the business after business hours.

10. Window and door signs shall be permitted and shall not be included in total sign area computation set forth in subsection (A)(1), above, if said signs do not occupy more than twenty-five percent (25%) of the total window area of the floor level on which displayed for any one (1) building. If window signs occupy more than twenty-five percent (25%) of said window area for any one (1) building, they shall be treated as exterior wall signs and shall conform to the standards of this section.

B. In LI and GI districts, a sign, except ~~outdoor advertising signs~~ billboards, which shall be regulated as set forth in Section 62.07, herein, is permitted only where it identifies a business occupying the lot upon which the sign is located. Such signs shall conform to the following regulations:

1. An identification sign, limited to one (1) sign per building, may be affixed to a wall of the building. If the building contains more than one (1) enterprise, each enterprise may have one (1) such sign, similarly affixed. Total sign area shall not exceed one (1) square foot for each foot in length of the wall to which it is affixed. A wall sign shall not project more than one (1) foot from the face of the wall, measured to the farthest face of the sign.
2. One (1) free-standing identification sign may be erected for an industrial park, district, or subdivision, or for an individual lot or group of lots.

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The area of such sign shall not exceed eighty (80) square feet. If the lot fronts on two (2) or more collector or arterial streets, one (1) sign may be permitted on each such frontage.

3. Identification signs for rear or side entrances shall be permitted, at the rate of one (1) for each entrance, provided that the area of each such sign shall not exceed four (4) square feet. The area shall not be included in the area limitations set forth elsewhere in this Section.
4. Wall signs shall not extend above the top edge of walls.

Section 62.07 — Outdoor Advertising Signs

~~Outdoor advertising signs (Billboards) shall only be permitted in the industrial zone and:~~

~~C. Banners, pennants, searchlights, balloons, or other gas-filled or fan powered figures shall be permitted at the opening of a new business or for a special event or sale in a business or industrial district the WLD, LC, GC, HC, RO, LI, GI, ES, PSC, RTM, and non-residential PUD's for a period not to exceed fourteen (14) consecutive days in any 30 day period. Each of these types of signs shall require a separate permit. Six (6) of these types of signs (occasions) shall be permitted in any one (1) calendar year per zoning lot. Such signs shall not obstruct pedestrian or vehicular view and shall not interfere in any way with traffic flow.~~

~~Banners shall have a maximum area of 32 s.f. Balloons and gas filled or fan powered figures shall not exceed the maximum height restrictions for the district in which they are located. The setback standards of Section 62.02.B must be met for these types of signs.~~

Section 62.07 Billboards (Outdoor Advertising Sign)

~~Billboards shall be permitted in the HC – Highway Commercial District, LI – Limited Industrial District, RTM – Research/Technology/Manufacturing District, and the GI – General Industrial District, and shall be considered a principal use of the lot. In addition, Billboards must meet the following regulations:~~

~~A. Spacing: Billboards shall be spaced so that not more than three (3) billboards structures may be located per linear mile of street or highway regardless of the fact that such billboards may be located on different sides of the subject street or highway. The linear mile measurement shall not be limited to the boundaries of Northfield Township where the particular street or highway extends beyond such boundaries.~~

~~B. Linear Street and Highway Allotment: Multi faced billboard structures like back to back, tandem, tri sided, V shaped and stacked signs shall be considered separate billboards whose surface areas shall be considered separately toward the total linear street or highway allotment of billboards.~~

~~C. Display Areas: Any side of a bill board shall not have a surface display area exceeding three hundred (300) square feet. In the case of billboard structures~~

~~with tandem or stacked billboard faces, the combined surface display area of all sign faces may not exceed this square footage limitation.~~

~~D.~~ B. Display Areas: Billboards that face U.S.-23 within and appropriate zoning district shall have a maximum surface display area of six hundred seventy-two (672) square feet, known as a bulletin billboard. Billboards that face all other streets within the Township within an appropriate zoning district shall have a maximum surface display area of two hundred eighty-eight (288) square feet, known as a poster billboard. The maximum size limitations shall apply to each side of a sign structure. Signs may be placed back to back or in V-type construction. Stacked signs and side by side shall not be permitted. If both sides of a V-type sign are visible from any one location it shall be considered a single sign for the purposes of calculating maximum sign area.

C. Height: The billboard shall not exceed ~~thirty (30)~~ feet above the average grade of:

1. ~~The~~the ground on which the billboard sits; or
2. ~~The~~the grade of the abutting roadway, whichever is higher.

~~ED.~~ Placement- Roof: Shall not be on top of, cantilevered, or otherwise suspended above the roof of any building.

~~F. Proximity to Residential Structures and Uses: Shall not~~ E. Setbacks: No billboard shall be located closer than fifty (50) feet to a non-right-of-way property line and must maintain a minimum of fifteen (15) feet from any right-of-way on the property pursuant to Section 62.02(B). ~~No billboard shall project over public property. Billboard signs shall be no closer than twenty-five (25) feet to any other non-residential structure on or off the same premises upon which the billboard is located. Billboards shall not be located within three-hundred (300) feet of a residential zone and/or existing residence. No digital or LED billboard shall be located within one thousand (1000) feet of an existing residence.~~

~~G. Lighting: Billboards shall not be illuminated.~~

HF. Illumination: Digital or LED billboards are allowed if the digital or electronic changeable copy portion of the billboard and the billboard meet all the following additional standards:

1. The billboard shall possess automatic dimming capabilities so that the maximum luminescence level is not more than 0.3 foot-candles over the ambient light levels measured at the following distance in relation to billboard size:
 - a. 150 feet for sign faces less than or equal to 300 square feet;
 - b. 200 feet for sign faces greater than 300 square feet but less than or equal to 378 square feet;
 - c. 250 feet for sign faces greater than 378 square feet but less than 672 square feet; and
 - d. 350 feet for sign faces equal to 672 square feet.
2. Any illumination shall be concentrated on the surface of the sign and is so located to avoid glare or reflection onto any portion of the street or highway, the path of on-coming vehicles, or any adjacent properties.
3. No billboard shall have flashing, strobing, intermittent, moving, rotating, or oscillating lights or images.
4. No digital or LED billboard shall be located within 4,000 feet of another digital or LED billboard or within 3,000 feet of a non-digital or non-LED billboard.
5. The rate of change between two (2) static messages shall be one (1) second or less.
6. There shall be a minimum of no less than seven (7) seconds between copy changes.
7. The owner(s) of a digital or LED billboard must reasonably coordinate with relevant public agencies to allow for the display of real-time emergency information such as Amber Alerts or natural disaster directives.
8. The digital or LED billboard will not distract, endanger, or disorient motorists.

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G. Construction: Billboards shall be self-supported, pole-mounted structures constructed in such a fashion that it will withstand all wind and vibration forces that can normally be expected to occur in the vicinity. A billboard must be maintained so as to assure proper alignment of structure, continued structural soundness and continued readability of message.

~~I. Proximity to the Road Right of Way: Billboards shall be no closer to any right-of-way line than the front line of the nearest building within three hundred (300) feet.~~

Section 62.08 Signs for Automobile Service Stations

Signs for automobile service stations shall be regulated as set forth in Section 62.06A, herein. In addition, the following regulations shall apply:

- A. The permitted wall sign or legend may be attached either to a wall of the building or to the canopy of a fuel pump island.
- B. One (1) permanent sign for the purpose of advertising gasoline prices and similar announcements, when mounted on a free-standing structure or on the structure of another permitted sign, may be installed along each street frontage, provided that clear views of street traffic by motorists or pedestrians are not obstructed in any way. Such sign(s) shall not exceed six (6) square feet in area. All temporary signs for such purposes and all banners, streamers, flags (other than state or national flags) and similar advertising objects shall be prohibited.

Section 62.09 Electronic Message Signs

Electronic Message Signs (EMS) shall be permitted within all non-residential zoning districts, as either a free-standing or wall-mounted sign subject to the sign regulations for each zoning district pursuant to Section 62.06 and subject to the following additional regulations:

- A. An Electronic Message Sign (EMS) shall only be permitted as part of a static sign and shall be limited to fifty (50%) of the total sign area of the static sign.
- B. Frequency of message change shall be no more than once every thirty (30) seconds.
- C. The rate of change between two (2) static messages shall be one (1) second or less.

- D. Scrolling words or images are prohibited;
- E. EMS owners shall permit Township, state, and federal governments to post messages in the event of an emergency; and
- F. The electronic message sign may not display light of such intensity or brilliance to cause glare, impair the vision of an ordinary driver, or constitute a nuisance. Maximum sign luminance shall not exceed 0.3 footcandles above ambient light measurement based upon the size of the sign (in square feet) and distance measured perpendicular to the sign face in accordance with the following table:

Maximum Light Levels of Electronic Signs

<u>Maximum Allowed Ambient Light Level</u>	<u>Area of Sign (sq. ft.)</u>	<u>Measurement of Distance (ft.)*</u>
<u>0.3 footcandles</u>	<u>10</u>	<u>32</u>
<u>0.3 footcandles</u>	<u>15</u>	<u>39</u>
<u>0.3 footcandles</u>	<u>20</u>	<u>45</u>
<u>0.3 footcandles</u>	<u>25</u>	<u>50</u>
<u>0.3 footcandles</u>	<u>30</u>	<u>55</u>
<u>0.3 footcandles</u>	<u>35</u>	<u>59</u>
<u>0.3 footcandles</u>	<u>40</u>	<u>63</u>
<u>0.3 footcandles</u>	<u>45</u>	<u>67</u>
<u>0.3 footcandles</u>	<u>50</u>	<u>71</u>
<u>0.3 footcandles</u>	<u>55</u>	<u>74</u>
<u>0.3 footcandles</u>	<u>60</u>	<u>77</u>

Source: Model Code, Illuminating Engineering Society of North America

* Measured in feet, perpendicular to the face of the sign.

- G. Prior to the issuance of a sign permit, the applicant shall provide written certification from the sign manufacturer that the light intensity has been factory-programmed not to exceed the above listed light levels.
- H. In no case shall EMS luminance exceed 0.1 footcandles above ambient light along any adjacent property line that is zoned or used for residential purposes.

Section 62.10 Exemptions

The following types of signs are exempted from all the provisions of this Ordinance except for construction and safety regulations, the setback provisions of Section 62.02.B, and the following standards:

- A. Signs of a non-commercial nature and in the public interest, erected by, or on the order of, a public officer in the performance of his public duty, such as directional signs, regulatory signs, and informational signs.
- B. Temporary signs announcing any public, charitable, educational, or religious event or function, located entirely within the premises of that institution and set back not less than ~~ten~~ fifteen (15) feet from the property line. Maximum sign area shall be twenty-four (24) square feet. Such signs shall be allowed no more than fourteen (14) days prior to the event or function and must be removed within seven (7) days after the event or function. If building mounted, these signs shall be flat wall signs and shall not project above the roof line. If ground mounted, the top shall be no more than six (6) feet above ground level.
- C. Names of buildings, dates of erection, monument citations, commemorative tablets and the like, when carved into stone, concrete, or similar material or made of other permanent type construction and made an integral part of the structure.
- D. Signs directing traffic movement onto a property or within a property, not exceeding eight (8) square feet in area for each sign. Horizontal directional signs on and flush with paved areas are exempt from these standards.
- E. Temporary real estate directional signs, not exceeding three (3) square feet in area and four (4) in number, showing a directional arrow and placed back of the property line, shall be permitted on approach routes to an "open house" and shall be displayed only during daylight hours. The tops of such signs shall not exceed three (3) feet in height.
- F. Political campaign signs announcing candidates seeking public political office and other data pertinent thereto.
- G. National, state, municipal, and university flags.
- H. "No trespassing," "no hunting," and similar signs prohibiting invasion of private property, provided the area of such sign shall not exceed two (2) square feet.

Section 62.1011 Prohibited Signs

The following signs are prohibited anywhere within Northfield Township:

- A. Signs which imitate an official traffic sign or signal, which contain the words “stop,” “go,” “slow,” “caution,” “danger,” “warning,” or similar words except as provided in Section 62.~~09D10D~~, herein.
- B. Signs which are of a size, location, content, coloring, or manner of illumination which may be confused with or construed as a traffic control device or which hide from view any traffic or street sign or signal or which obstruct the view in any direction at a street or road intersection.
- C. Signs which contain or consist of pennants, ribbons, streamers, spinners, strings of light bulbs, or other similar devices.
- D. Signs which are placed on a street or other public right-of-way, unless otherwise permitted by these regulations.
- E. Signs which are pasted or attached to utility poles, trees, or other signs, except as provided in Section 62.~~09H10H~~.
- F. Signs which move in any manner or have a major moving part or give an illusion of motion unless otherwise permitted by these regulations.
- G. Signs which swing or otherwise noticeably move as a result of wind pressure because of the manner of suspension or attachment.

H. All temporary signs, unless authorized elsewhere within this Ordinance.

Section 62.~~11~~12 Permit and Fees

- A. Application for a permit to erect or replace a sign, or to change copy thereon, shall be made by the owner of the property on which the sign is to be located, or his authorized agent; to the Township Zoning Administrator, by submitting the required forms, fees, exhibits, and information. Fees for sign permits shall be determined by resolution of the Township Board and no part of such fee shall be returnable to the applicant. No fee shall be required of any governmental body or agency.
- B. The application shall contain the following information:
1. The applicant's name and address in full, and a complete description of relationship to the property owner.
 2. The signature of the property owner concurring in submittal of said application.
 3. An accurate survey drawing of the property showing location of all buildings and structures and their uses, and location of the proposed sign.
 4. A complete description and scale drawings of the sign, including all dimensions and the area in square feet.
- C. All signs shall be inspected by the Township Zoning Administrator for conformance to this Ordinance prior to placement on the site. Foundations shall be inspected by the Building Inspector on the site prior to pouring of the concrete for the sign support structure.
- D. Any sign involving electrical components shall be wired by a licensed electrician in accordance with the Northfield Township Electrical Code and the electrical components used shall bear an Underwriters Laboratories, Inc., seal of inspection.
- E. A sign permit shall become null and void if the work for which the permit was issued has not been completed within a period of six (6) months after the date of the permit. A permit may be renewed prior to expiration and no additional fee shall be collected for the renewal.

- F. Painting, repainting, cleaning, and other normal maintenance and repair of a sign or a sign structure, unless a structural or copy change is made, shall not require a sign permit.
- G. All signs shall comply with the requirements of the building code of Northfield Township.

Section 62.1213 Illumination

- A. The light from any illuminated sign or from any light source, including the interior of a building, shall be so shaded, shielded, or directed that the light intensity or brightness shall not adversely affect surrounding or facing premises nor adversely affect safe vision of operators of vehicles moving on public or private roads, highways, or parking areas. Light shall not shine or reflect onto or into residential structures.
- B. No sign shall have blinding, flashing, or fluttering lights or other illuminating devices which have a changing light intensity, brightness, or color, or which are so constructed and operated as to create an appearance or illusion of writing or printing, except that movement showing the date, the time, and the temperature exclusively may be permitted. Illumination for electronic message signs (EMS) shall be regulated pursuant to Section 62.09(F) of the Zoning Ordinance. Illumination for LED billboards shall be regulated pursuant to Section 62.07(F) of the Zoning Ordinance. Nothing contained in this Ordinance shall, however, be construed as preventing the use of lights or decorations related to religious and patriotic festivities. ~~Beacon lights or search lights shall not be permitted as a sign for advertising purposes.~~
- C. No exposed reflective type bulbs and no strobe lights or incandescent lamps shall be used on the exterior surface of any sign so as to expose the face of the bulb, light, or lamp to any public street or adjacent property.

Section 62.1314 Computation of Surface Area

- A. The surface area of a sign shall be computed as including the entire area within a regular geometric form or combination of such forms comprising all of the display area of the sign and including all of the elements of the matter displayed. Frames and structural members not bearing copy or display material shall not be included in computation of surface area. Where a sign has two (2) or more faces, the area of all faces shall be included in determining

the area of the sign, except that where two (2) such faces are placed back to back, parallel to one (1) another, and no more than twenty-four (24) inches apart, the area of the sign shall be the area of one (1) face.

Section 62.1415 Removal

- A. The Zoning Administrator shall order the removal of any sign erected or maintained in violation of this Ordinance. Thirty (30) days notice in writing shall be given to the owner of such sign or of the building, structure, or premises on which such sign is located, to remove the sign or to bring it into compliance with the Ordinance. Upon failure to remove the sign or to comply with this notice, the Township shall remove the sign. The Township shall also remove the sign immediately and without notice if it reasonably appears that the condition of the sign is such as to present an immediate threat to the safety of the public. Any cost of removal incurred by the Township shall be assessed to the owner of the property on which such sign is located and may be collected in the manner of ordinary debt or in the manner of taxes and such charge shall be a lien on the property.
- B. A sign shall be removed by the owner or lessees of the premises upon which the sign is located when the business which it advertises is no longer conducted on the premises. If the owner or lessee fails to remove the sign, the Township shall remove it in accordance with Section 62.14A15A, herein. These removal provisions shall not apply where a subsequent owner or lessee conducts the same type of business and agrees to maintain the signs as provided in this Ordinance or changes the copy on the signs to advertise the type of business being conducted on the premises, and provided the signs comply with the other provisions of this Ordinance.

Section 62.1516 Non-Conforming Signs

Copy may be changed on non-conforming signs, provided that the sign area is not increased, and provided that no structural changes are made in the sign. All non-conforming signs are subject to the provisions included in Section 65.0 Non-Conformities, of this Zoning Ordinance.

Section 62.1617 Responsibilities ~~For~~ Signs

The following regulations apply to all signs, except those signs permitted in Sections 62.03, 62.04, 62.05A, 62.05B, and 62.05D.

July 10, 2013

September 25, 2013

Attorney Revisions

- A. The advertiser is hereby made responsible for copy, structure, lighting, and all other parts of a sign.
- B. Signs shall be constructed and erected only by individuals or companies licensed in the State of Michigan for such purpose.
- C. All signs requiring permits shall display, in a conspicuous place, evidence of the permit and containing such data as might be required by the Zoning Administrator, including the name of the individual or company erecting the sign.
- D. Each individual or company erecting signs within Northfield Township shall annually provide the Zoning Administrator with a certificate of public liability insurance. A permit for erecting a sign shall not be issued unless such certificate is on file with the Zoning Administrator.
- E. All signs and components thereof shall be kept in good repair and in a safe, clean, neat, and attractive appearance.

Section 62.1718 Registry

The Zoning Administrator shall maintain an up-to-date registry of each sign erected in Northfield Township after the effective date of this Ordinance. The registry shall contain the following information: location of the sign, name and address of the property owner, advertiser, and individual or company erecting a sign and height, dimensions, and face area, and date of placement on the site.

Draft Date:
September 26, 2013

As requested by the Township Attorney we propose to add the following definitions to Article 2.0
Definitions:

Billboard: See definition for Outdoor Advertising Sign.

Electronic message sign (EMS): An electrically activated changeable sign whose variable message capability can be electronically programmed.

Ground sign: Any sign supported by structures or supports that are placed on, or anchored in, the ground and that are independent from any building or other structure. See also, Free Standing Sign.

Wall sign: Any sign attached parallel to a wall, painted on the wall surface of, or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall or building, and which displays only one sign surface.



CARLISLE

WORTMAN
associates, inc.

605 S. Main Street, Ste. 1
Ann Arbor, MI 48104

(734) 662-2200
(734) 662-1935 Fax

Date: August 20, 2013

Conditional Land Use For Northfield Township, Michigan

GENERAL INFORMATION

Applicant: D+G Nature's Way Lawn Care
P.O. Box 88
South Lyon, MI 48178

Project Name: D+G Nature's Way Lawn Care Building Addition

Plan Date: August 2, 2013

Location: 9380 Earhart Road (B-02-01-300-018)

Zoning: AR, Agriculture

Action Requested: Conditional Use Review

Required Information: As presented herein.

PROJECT AND SITE DESCRIPTION

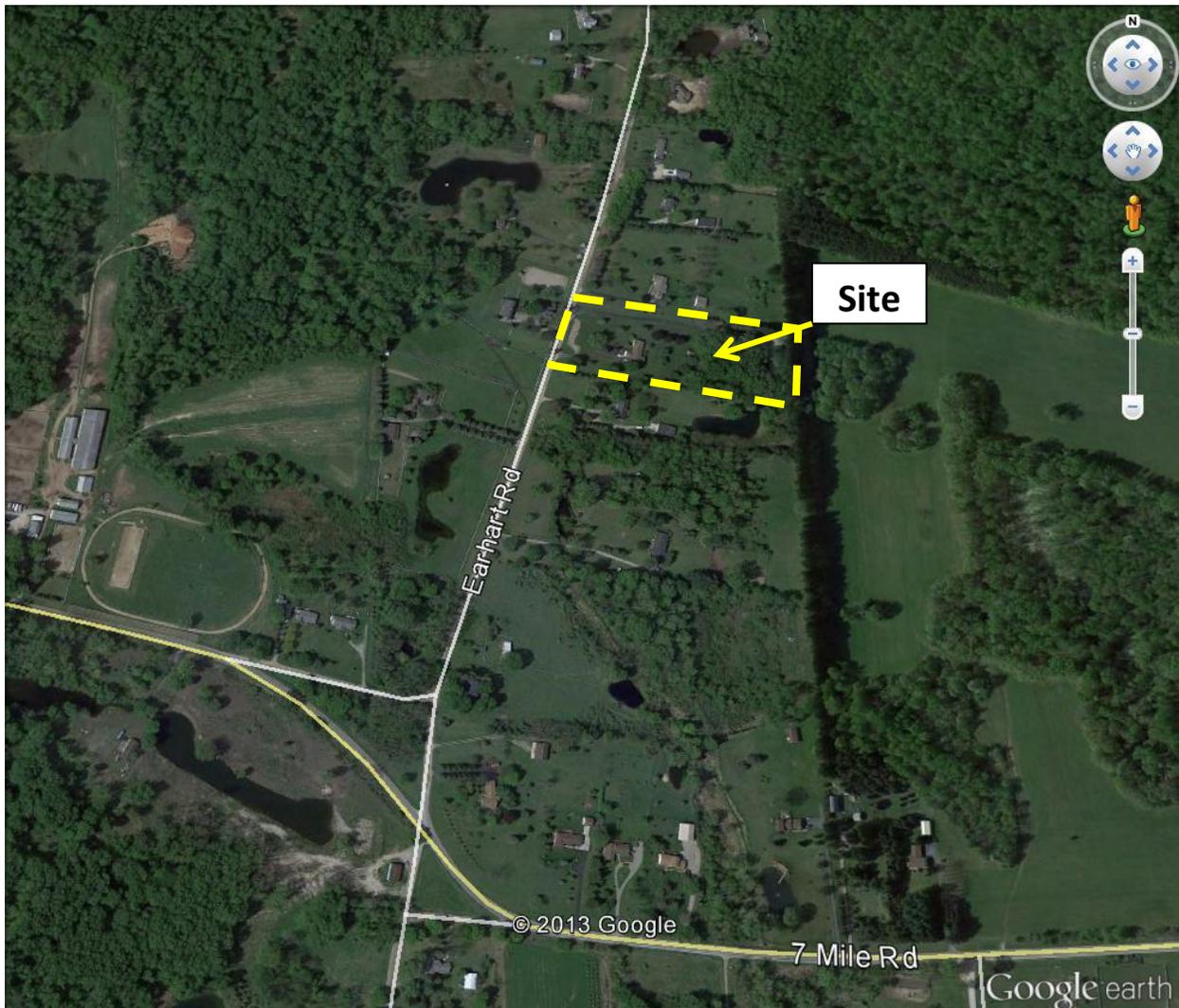
The applicant is proposing to construct a 5,500 square foot building addition west of the existing pole barn structure located at 9380 Earhart Road between 7 and 8 Mile Roads. Operations include a landscaping business with no retail sales at the site. The business is a seasonal operation from March through November. The owner intends to relocate the existing office space from the existing residential building to the proposed addition. The office area will be approximately 1,125 square feet (of the proposed building addition) designed to accommodate four (4) employees. Two (2) employees will be full-time and two (2) employees

will be part-time; 10-12 seasonal field employees will also work out of the business, but will not require office space.

There is currently paved access to the storage building and the owner proposes to expand the gravel parking area and construct a stormwater management system to collect and store runoff from the proposed improvements. A new well and a new septic system are also proposed.

Landscape businesses (provided all requirements of Section 12.03 P. are met) are listed as a conditional use in the AR zoning district.

Figure 1. – Aerial Photograph



CONDITIONAL USE CONSIDERATIONS

NEIGHBORING ZONING AND LAND USE

Land uses adjacent to the existing landscape business include vacant (agricultural and wooded) and residential properties.

The zoning of the subject site and the surrounding area is AR, Agriculture.

Items to be Addressed: None.

MASTER PLAN

The subject parcel and adjacent properties are classified as AG, Agricultural on the Future Land Use Map.

The intent of the AG future land use category is: *to protect existing agricultural uses, maintain rural character, minimize population density, and preserve open spaces.* The AG future land use category coincides with the AR, Agriculture zoning district, which lists landscape businesses as a conditional use.

The proposed landscape business expansion is compatible with the Township Master Plan.

Items to be Addressed: None.

NATURAL RESOURCES

The proposed site is currently built and contains a gravel surface / asphalt apron in the location where the proposed building addition will be constructed. It appears no natural resources will be compromised in the construction of the proposed addition; however, the applicant should verify whether any trees will be removed to accommodate the building expansion during site plan review.

Items to be Addressed: *Verify whether any trees will be removed to accommodate the building expansion during site plan review.*

TRAFFIC IMPACT

The addition of the proposed 5,500 square foot storage /office addition will minimal traffic as the applicant has indicated that only employees will access the property. Customers will not be visiting the site.

Items to be Addressed: None.

ESSENTIAL FACILITIES AND SERVICES

The application notes that an expansion of the existing stormwater management system, a new well and a new septic system are proposed. All essential services and facilities will be reviewed during site plan review.

Items to be Addressed: *Review of all essential services and facilities will be undertaken during site plan review.*

LANDSCAPE BUSINESS DEVELOPMENT REQUIREMENTS

Section 12.03 P. lists the following development requirements for landscape businesses.

1. The following yard and setback requirements shall apply:
 - a. Lot Area – Not less than ten (10) acres in area.
 - b. Lot Width – Not less than three hundred (300) feet in width.
 - c. Front Yard Setback – Eighty-five (85) feet.
 - d. Side Yard Setback – Each side yard setback shall not be less than fifty (50) feet, except in the case of a corner lot, where the side yard on the road or street side shall not be less than sixty (60) feet.
 - e. Rear Setback – Not less than fifty (50) feet.

The subject parcel currently maintains 4.51 acres of land having a lot width of 252 feet. This is an existing non-conforming situation as the business has existed at this location for many years. We note that the required setbacks (noted above) have been met. The proposed building addition does not increase the non-conformity of the subject site.

2. A permanent vegetative buffer with a minimum width of twenty (20) feet shall be established around the periphery of the landscaping operation. Such vegetative buffer shall be completed before the date of issuance of a certificate of occupancy and shall thereafter be maintained with permanent plant materials. See Section 60.09 – Greenbelt Buffer for planting materials.

The site plan (and aerial photograph) demonstrates existing wooded areas surround the existing facility at a minimum width of 20 feet (northeast corner of parking area).

Items to be addressed: *None.*

CONDITIONAL USE STANDARDS

Article 63 outlines the procedures and requirements for the review of conditional use applications. Specifically, the Planning Commission *shall review the particular circumstances and facts of each proposed use in terms of the following standards and required findings, and with respect to any additional standards set forth in Article 60 and shall find and record adequate data, information and evidence showing that such a use on the proposed site, lot or parcel:*

1. *Will be harmonious with and in accordance with the general objectives, intent and purposes of this Ordinance.*

The landscape business currently exists, and construction of the 5,500 square foot storage/office building addition to the west of the existing pole barn will not change the current function or the existing use or property. The landscape business will continue to be harmonious with and in accordance with the general objectives, intent and purposes of the Ordinance as presented herein.

2. *Will be designed, constructed, operated, maintained and managed so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity.*

The proposed building addition is to be constructed west of the existing pole barn structure and will not alter the existing or intended character of the general vicinity.

3. *Will be compatible with the natural environment and existing and future land uses in the vicinity.*

While the applicant should verify, we believe no natural features will be impacted by the proposed building addition. Further, the landscape business use is compatible with the current and future land uses in the general vicinity.

4. *Will be compatible with the Northfield Township Land Use Development Plan.*

As noted previously, the existing landscape business use is compatible with the newly adopted Northfield Township Master Plan.

5. *Will be served adequately by essential public facilities and services, such as highways, streets, police, and fire protection, drainage structures, refuse disposal or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service.*

Review of all essential services and facilities will be undertaken during site plan review.

6. *Will not be hazardous or disturbing to existing or future neighboring uses; and*

The applicant will need to describe the types of materials that are to be stored on the premises to demonstrate that storage of hazardous or disturbing materials will not be conducted on-site.

7. *Will not create excessive additional requirements at public cost for public facilities and services.*

The proposed building addition will not require additional public services beyond the current landscape business usage.

Items to be Addressed: *Provide information related to the types of materials to be stored on-site.*

RECOMMENDATIONS

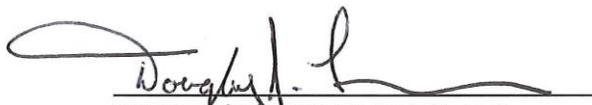
Based upon the information provided, we find that the proposed building addition meets the conditional use requirements of the Northfield Charter Township Zoning Ordinance, and recommend Planning Commission approval. Our recommendation is conditioned on the following:

Conditional Use:

1. Demonstrate that hazardous or disturbing materials will not be stored on-site.
2. Apply for full site plan review.

Site Plan Review:

1. Verify whether any trees will be removed to accommodate the building expansion during site plan review.
2. Review of all essential services and facilities.



CARLISLE/WORTMAN ASSOC., INC.
Douglas J. Lewan, PCP, AICP
Principal



CARLISLE/WORTMAN ASSOC., INC.
Laura K. Kreps, AICP

#271-02-1303

Cc: D + G Nature's Way Lawn Care – P.O. Box 88, South Lyon, MI 48178
Perimeter Engineering, LLC – 11245 Boyce Road, Chelsea, MI 48118

To: Northfield Township Planning Commission Members

From: Marlene Chockley, Northfield Township Planning Commission Chair

RE: Policy Discussion of a New Zoning District at the US 23-North Territorial Interchange

Date: September 26, 2013

Dear Commissioners,

As you know, several residents and businesses have begun the process for a special assessment district for sewer service along Whitmore Lake Road near North Territorial. Some have expressed an interest in rezoning their properties thereby increasing the resale value to ease the cost of the assessment. They may be coming to us for rezoning in the near future and it would be beneficial for us to discuss more concretely the vision for the US 23 – North Territorial Interchange.

Our master plan calls for mixed use in that area, but our existing zoning options don't fully reflect our development intention or the huge potential for that area.

When faced with promoting mixed uses in downtown Whitmore Lake, we developed the Whitmore Lake Districts. Doug Lewan indicated that a similar endeavor for the US 23 – North Territorial Interchange may increase the potential for some innovative development.

This interchange stands to become a very important economic driver for the township and could greatly benefit our citizens, the schools, our businesses, and the township if the right mix of uses could evolve there.

The development and promotion of a new zoning district at US 23 and North Territorial would signal a new beginning and openness to partnerships and investment in the economic well-being of Northfield Township.

Let's do it.



CARLISLE

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MEMORANDUM

TO: Northfield Township Planning Commission
FROM: Douglas J. Lewan, Community Planner
DATE: September 26, 2013
RE: Sewer Service Area Expansion

As you are aware the Township is currently reviewing a proposed Special Assessment District (SAD) for the expansion sanitary sewer along Whitmore Lake Road. The district is proposed to be extended to reach twenty-four (24) additional parcels located on Whitmore Lake Road south of North Territorial Road. As a part of this request we've been asked to begin discussions with the Planning Commission on the expansion as well as the potential for increased development potential for the parcels involved.

Several factors must be taken into consideration when discussing the sewer expansion and resulting development potential of the area. These factors include:

- Site Location and Existing Zoning/Land Use
- Sewer Service Expansion Policy
- Future Land Use

To assist in your review of the proposed expansion, I have provided a brief analysis of said factors.

Site Location:

The twenty-four (24) parcels are located along Whitmore Lake Road south of North Territorial Road, directly to the west of US-23. The area is in close proximity to the US-23 – North Territorial Interchange. **Figure 1** depicts the sewer expansion area proposed by the petition.

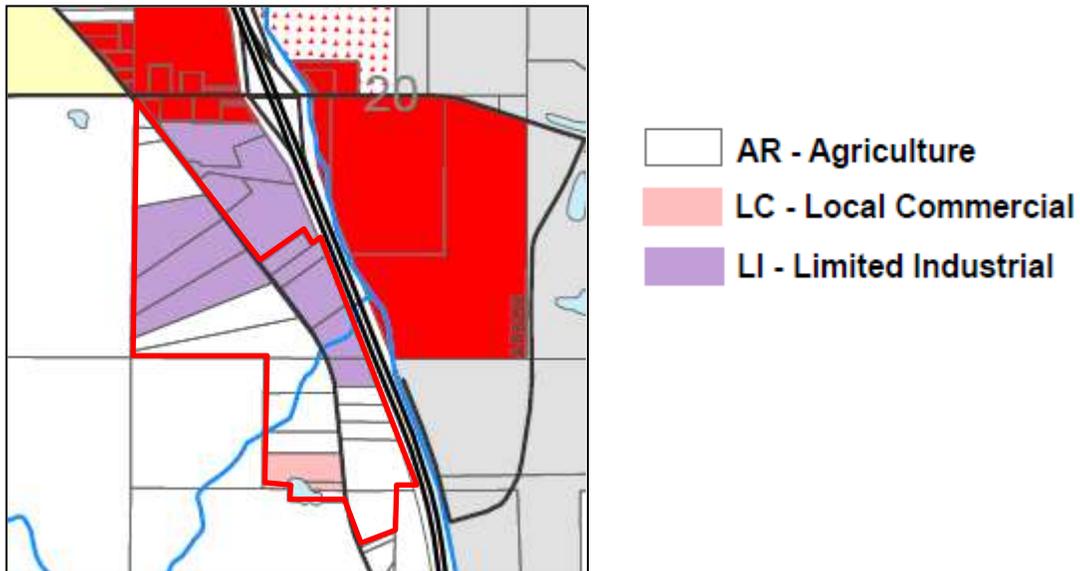
Figure 1
Proposed Northfield Sewer Service Expansion Area: Parcel and Aerial Map



Existing Zoning and Land Use:

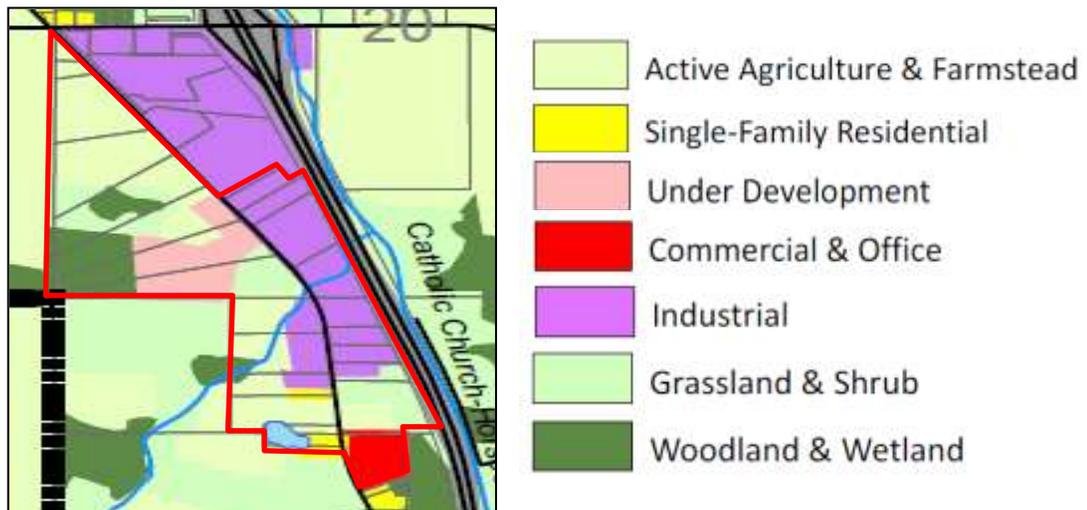
The proposed sewer expansion area is currently zoned for three types of land use: LI, Limited Industrial, AR, Agriculture, and LC, Local Commercial. A majority of the parcels are zoned for Limited Industrial and Agriculture, but several parcels in the south-west portion of the area are zoned for Local Commercial. **Figure 2** depicts the area's current zoning map.

Figure 2
Existing Zoning



The existing land use within the area consists primarily of active agriculture and farmstead and light industrial uses. Several parcels are currently single-family residential, and the southern-most parcel is currently utilized as commercial & office. Several small portions are currently grassland, woodland and wetland. **Figure 3** depicts the existing land use within the proposed service expansion area.

Figure 3
Existing Land Use



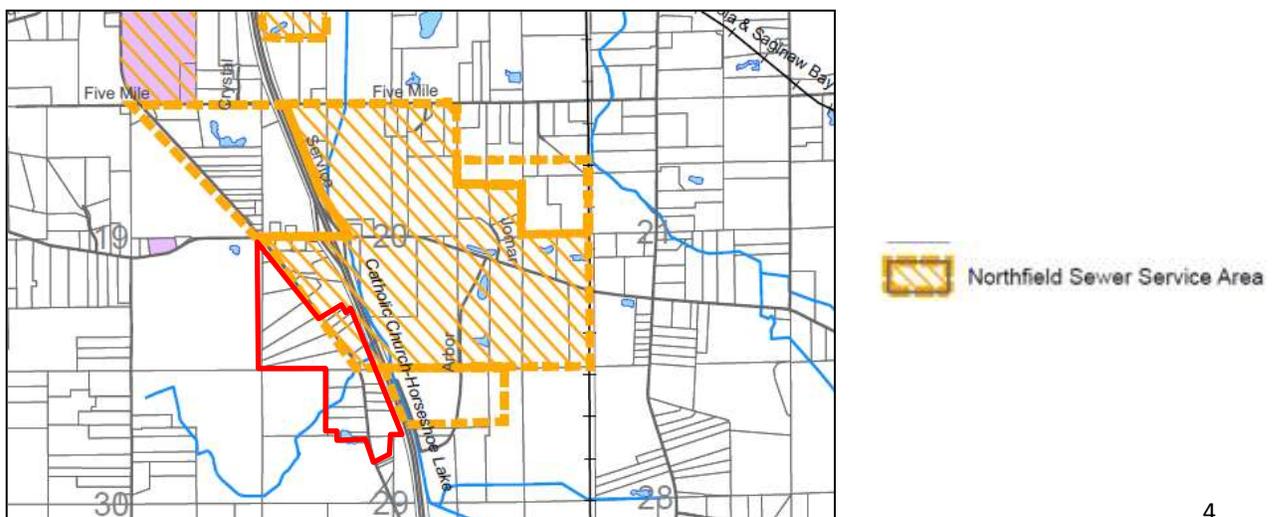
Sewer Service Expansion Policy:

Northfield Township’s Sanitary Sewer Service Expansion Policy, approved by the Township Board in 2012, sets forth criteria for extending the public sewer mains to serve new residential, commercial and industrial developments within Northfield Township. The criteria for sewer expansion are as follows:

1. *The area seeking inclusion within the district is contiguous to the current Northfield Sewer Service Area [...]. The “leapfrogging” of Township areas to provide municipal services which create an island of services within the Township shall be prohibited.*
2. *The extension of such facilities would serve a purpose consistent with the Northfield Township Master Plan [...]. Municipal sewer service shall not be extended into areas planned for AG, Agriculture, LDR, Low Density Residential, or RC, Recreation/Conservation.*
3. *The applicant has provided studies demonstrating the estimated sewer demand of the proposed extension area(s) to be included within an expanded service area, the current system capacity, and the proposed capacity to be encumbered by the proposed expansion.*
4. *The applicant/property owner will be responsible for all costs to extend the municipal sewer system to provide service to their property including design, easements, construction, and all review costs of the Township Engineer, Planner, and/or Township staff.*
5. *If the Board of Trustees finds that the absence of such facilities would result in a threat to public health or safety, sewer service may be extended beyond those areas noted above [...].*

Figure 2 depicts the current Northfield Sewer Service Area, as described in criteria #1 above, in relation to the proposed expansion area.

Figure 4
Existing Northfield Sewer Service Area and Proposed Expansion

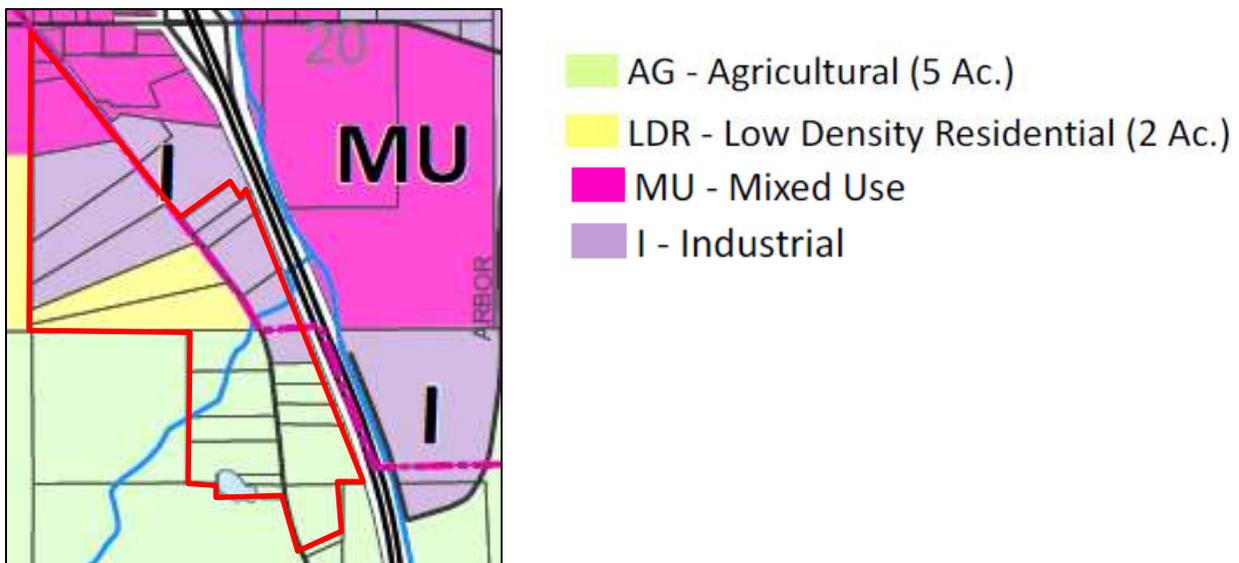


The proposed service area expansion area is contiguous to the existing Sewer Service Area, thus meeting criteria #1.

Future Land Use:

The 2012 Northfield Township Master Plan calls for several future land uses within the subject area. The Future Land Use map, depicted in **Figure 5** below, primarily calls for Agriculture and Industrial uses with a moderate portion of Mixed Use and Low-Density Residential.

Figure 5
Future Land Use



Criteria #2 of the Sewer Service Expansion Policy states, *municipal sewer service shall not be extended into areas planned for AG, Agriculture, LDR, Low Density Residential, or RC, Recreation/Conservation.* As noted above, the 2012 Master Plan calls for both agricultural and low-density residential within the subject area, thus not in conformance with criteria #2. Despite this, the subject area's proximity to the US-23 – North Territorial Interchange gives the area great potential to become a Mixed-Use District similar to that in concept of the Whitmore Lake Districts. Although the Master Plan currently calls for a moderate amount of low-density uses, the potential for this area to become an economic driver for this part of the Township is an important factor. It should also be pointed out that there is currently a wide variety of land uses within this area. A mixed use approach extending further south along Whitmore Lake Road would initially make sense and should be discussed.

Discussion:

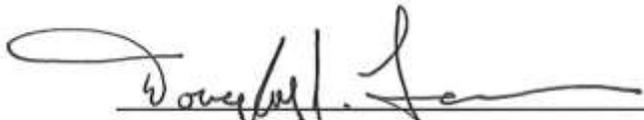
The Northfield Sewer Service Area can serve as a catalyst for economic development within the Township. Thus, dialogue concerning the expansion of utilities such as sanitary sewer must contain discussions of the Township's future land use goals for the area. Low-density and agricultural areas do not necessarily require public sewer service. Areas planned for higher-density uses, on the other hand, may benefit greatly from the expansion of public sewer.

While the 2012 Master Plan calls for several low-density uses within the proposed expansion area, such as Low-Density Residential and Agriculture, the US-23 – North Territorial area has the potential to develop into a successful mixed-use area.

The analysis above is provided as a starting point for discussion on the possible rezoning of these areas as they relate to the proposed Special Assessment District (SAD) for sewer expansion. Proposed uses as well as impacts to adjacent properties should be discussed by the Planning Commission as a part of this exercise.

I look forward to discussing this with you on Wednesday evening; please contact me if you should have any questions prior to the meeting.

Sincerely,



CARLISLE/WORTMAN ASSOC., INC.
Douglas J. Lewan, PCP, AICP
Principal