

12/18/2019 Planning Commission meeting packet

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12/18/2019 Planning Commission meeting packet

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**NORTHFIELD TOWNSHIP PLANNING COMMISSION
NOTICE OF REGULAR MEETING
December 18, 2019 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. ADOPTION OF AGENDA**
- 5. CALL TO THE PUBLIC**
- 6. CLARIFICATIONS FROM COMMISSION**
- 7. CORRESPONDENCE:**
- 8. PUBLIC HEARINGS:**
 - A.** Case #JPC190012 Recommend to Approve, Approve with Conditions or Deny, the request of Jabeen Bukhari (Maji Group), 43 Margaret St., Whitmore Lake, MI 48189 for a Conditional Use to develop the existing structure on the parcel as a duplex. Duplexes are permitted as a conditional land use in the SR-2 District per Article IX, Section 36-247 (1) of the zoning ordinance. The parcel is B-02-05-328-006 and zoned SR-2 Single Family Residential District.
- 9. REPORTS OF COMMITTEES**
 - A. Board of Trustees**
 - B. ZBA**
 - C. Staff**
 - D. Planning Consultant**
 - E. Parks and Recreation**
 - F. Downtown Planning Group**
- 10. UNFINISHED BUSINESS**
- 11. NEW BUSINESS:**
 - A.** Case #JPC190012 Recommend to Approve, Approve with Conditions or Deny, the request of Jabeen Bukhari (Maji Group), 43 Margaret St., Whitmore Lake, MI 48189 for a Conditional Use to develop the existing structure on the parcel as a duplex. Duplexes are permitted as a conditional land use in the SR-2 District per Article IX, Section 36-247 (1) of the zoning ordinance. The parcel is B-02-05-328-006 and zoned SR-2 Single Family Residential District.

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.

8350 Main Street, Whitmore Lake, MI 48189-0576

Telephone: (734) 449-5000

Fax: (734) 449 -0123

Website:

www.twp.northfield.mi.us

- B.** Case #JPC190012 Recommend to Approve, Approve with Conditions or Deny, the request of Jabeen Bukhari (Maji Group), 43 Margaret St., Whitmore Lake, MI 48189 for Site Plan Approval to develop the existing structure on the parcel as a duplex. Duplexes are permitted as a conditional land use in the SR-2 District per Article IX, Section 36-247 (1) of the zoning ordinance. The parcel is B-02-05-328-006 and zoned SR-2 Single Family Residential District.
- C.** Recommend to Approve the 2019 Annual Report of Activities by the Planning Commission
- D.** Recommend to Adopt 2020 Calendar

12. APPROVAL OF PRECEDING MINUTES: December 4, 2019 Regular Meeting

13. FINAL CALL TO THE PUBLIC

14. COMMENTS FROM THE COMMISSIONERS

15. ANNOUNCEMENT: Next Regular Meeting – January 8, 2020 (tentatively)

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.

8350 Main Street, Whitmore Lake, MI 48189-0576

Telephone: (734) 449-5000

Fax: (734) 449 –0123

Website:

www.twp.northfield.mi.us

NORTHFIELD TOWNSHIP PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

The Northfield Township Planning Commission will hold a public hearing at the request of Case #JPC190012 Maji Group, LLC, 43 Margaret St, Whitmore Lake, MI 48189, parcel number B-02-05-328-006 for a Conditional Use to develop the existing structure on the parcel as a duplex. Duplexes are permitted as a conditional land use in the SR-2 District per Article IX, Section 36-247 (1) of the zoning ordinance. The parcel is zoned SR-2 Single Family Residential District.

The public hearing will be held on **Wednesday, December 18, 2019** at 7:00 p.m. on the second floor for the Northfield Township Public Safety Building, 8350 Main Street, Whitmore Lake, MI 48189. The application is on file at the Northfield Township Building/Zoning Department, 8350 Main Street, Whitmore Lake, MI 48189, and may be reviewed Monday through Friday, 8:00 a.m. to 4:30 p.m. Written comments may be submitted to the Building/Zoning Department at the Township Hall (8350 Main St.) before 12:00 p.m. on the day of the meeting.

This notice is 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 Offices at 743-449-2880 seven days in advance.

Kathy Manley – Northfield Township Clerk

Publish: Sunday, December 1, 2019

Newspaper: Ann Arbor News

NORTHFIELD TOWNSHIP MICHIGAN

8350 Main Street • Whitmore Lake, Michigan 48189-0576

Telephone: (734) 449-2880 • Building Dept. (734) 449-5000 • Fax: (734) 449-0123 • Web Site: www.twp-northfield.org

CONDITIONAL USE APPLICATION FORM

PROJECT NAME:	
PROJECT ADDRESS: 43 Margaret Street, Whitmore Lake, MI-48189	
PARCEL ID(S): 02-05-328-006	DEVELOPMENT NAME:
Applicant Information:	Owner Information:
Name: Jabeen Bukhari (MAJI Group LLC)	Name: Same
Address: 3017 Walnut Ridge Drive, Ann Arbor MI 48103	Address:
Phone: 989-745-5190	Phone:
Email: Jmedico@hotmail.com	Email:
If application is made by anyone other than the owner in fee, it shall be accompanied by a duly verified affidavit of the owner or agent thereof that the application and the proposed work or operation is authorized by the owner in fee. If the owner or lessee is a corporate body, the full name and address of the responsible officers shall also be provided.	
Proof of Ownership Attached: ☒ Warranty Deed	Non-Owner Affidavit Attached: ☐
If applicant is not the owner, describe applicants interest in the property:	
PROPERTY DESCRIPTION	
Description of Proposed Use: Duplex Residential units.	
Conditional Use is Sought Under what section of the Northfield Township Zoning Ordinance: Duplex	
Zoning Classification(s):	
AR LR MR MHP SR1 ☒ R2 LC HC GC LI GI RTM ES PUD PSC RC RO WLD-___ W.L./N.T. Overlay OTHER:___	
AN APPLICATION FOR CONDITIONAL USE MUST CONTAIN THE FOLLOWING INFORMATION:	
☒ Proof of Ownership	
☒ Legal Description	
☒ Scaled and accurate survey drawings, with existing buildings, drives, and improvements.	
☒ A site plan, meeting the requirements of a preliminary site plan, as set forth in Section 64.03, herein.	
AUTHORIZED SIGNATURE	
I have read the attached provisions of the Northfield Zoning Ordinance in regards to Article 63.0, Conditional Use and understand a public hearing will be established within sixty-five (65) days of the filing date.	
Jabeen Bukhari	11/19/19.
Applicant(s) Signature	Date
Comments: This property currently has 2 units with 2 entrances, furnaces electrical meters, sewers. There will be no change in the footprint. A detached double garage is present for at least 2 cars. Ample car parking is present in the back. There will be allocated 2 car parking spaces will be present. Trash can area will be located near both units.	

DETERMINATION

The Northfield Township Planning Commission has reviewed the particular circumstances of the above proposed use relative to Section 63.0 Conditional Uses; and **Approved / Disapproved** same on _____, 20_____.

Conditions imposed on the conditional use of the above described property are as follows: _____

BREACH OF SUCH CONDITIONS SHALL AUTOMATICALLY INVALIDATE THIS PERMIT.

Chair, Planning Commission

Date

Secretary, Planning Commission

Date

APPLICANT DETERMINATION AGREEMENT

I/We _____ applicant(s) for this Conditional Use permit hereby agree to comply with the above imposed conditions as specified by the Northfield Township Ordinance and the Planning Commission of Northfield Township.

Applicant

Date

Applicant

Date

RECEIVED

NOV 21 2019

NORTHFIELD TOWNSHIP

PAID

NOV 21 2019

NORTHFIELD TOWNSHIP
TREASURER

Receipt# 19-20959 6484585
08/29/2019 Washtenaw Co. Michigan
Real Estate Transfer Tax
Tax Stamp # 450465
County Tax: \$121.00 State Tax: \$825.00



6484585 L: 5317 P: 842 D
Total Pages: 2 08/30/2019 09:42 AM
Lawrence Kestenbaum
Washtenaw County, Michigan



WARRANTY DEED

282552 TAA

KNOW ALL PERSONS BY THESE PRESENTS: That Lauren Kenny whose address is 43 Margaret St. Northfield Township, MI 48189 Convey(s) and Warrant(s) to MAJI Group LLC whose address is 3017 Walnut Ridge Dr., Ann Arbor, MI 48103 the following described premises situated in the Township of Northfield, County of Washtenaw, and State of Michigan to-wit:

So much of the Northwest 1/4 of the Southwest 1/4 of Section 5, Town 1 South, Range 6 East, as would be bounded by a line commencing ten rods South of and 403.0 feet East and the West 1/4 post of said Section 5, and running thence South 7 rods; thence East 50.0 feet; thence North 7 rods; thence West 50.0 feet to the Place of Beginning, Northfield Township, Washtenaw County, Michigan.

Commonly known as: 43 Margaret St., Whitmore Lake, MI 48189
Tax Parcel # 81-B -02-05-328-006

for the consideration of: One Hundred Ten Thousand and 00/100 Dollars (\$110,000.00)

subject to easement, use, building, and other restrictions of record, if any.

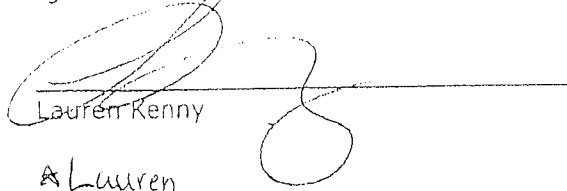
Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than 132,000.00, 120% of short sale price, until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

This property may be located within the vicinity of farmland or farm operations. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan right to farm act.

The grantor grants to the grantee the right to make 0 division(s) under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

Dated: August 26, 2019

Signed and Sealed:


Lauren Kenny

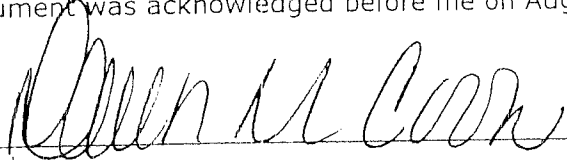
A Lauren
(s) Kenny

(Warranty Deed (page 2) dated: August 26, 2019
between Lauren Kenny, Seller(s) and MAJI Group LLC, Purchaser(s).)

STATE OF MICHIGAN

COUNTY OF Washtenaw

The foregoing instrument was acknowledged before me on August 26, 2019, by Lauren Kenny.

Notary Signature: 

Notary Name Printed:

Notary County, Michigan

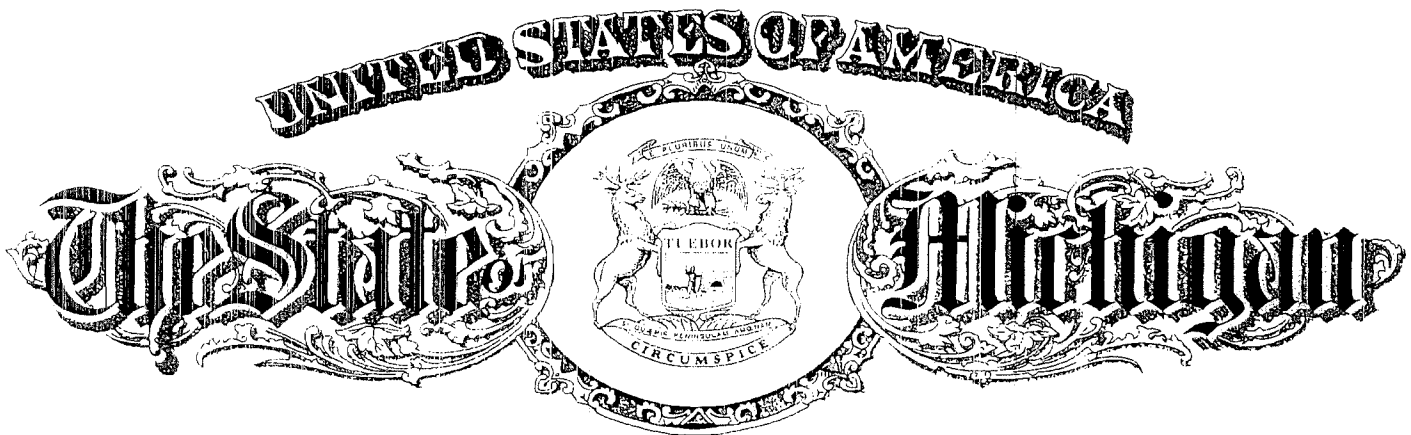
Acting in County

My commission expires:

DAWN M. COOK
Notary Public, State of Michigan
County of Oakland
My Commission Expires 10-08-2024
Acting in the County of *Washtenaw*

File No. 282552TAA

Drafted by:	Return to:
William F. Ager, III P33742 2750 S. State Street Ann Arbor, MI 48104	MAJI Group LLC 3017 Walnut Ridge Dr. Ann Arbor, MI 48103
County Treasurer's Certificate	City Treasurer's Certificate



Department of Licensing and Regulatory Affairs
Lansing, Michigan

This is to Certify That
MAJI GROUP LLC

was validly authorized on October 2 , 2018, as a Michigan DOMESTIC LIMITED LIABILITY COMPANY,
and said limited liability company is validly in existence under the laws of this state and has satisfied its
annual filing obligations.

This certificate is issued pursuant to the provisions of 1993 PA 23 to attest to the fact that the company is
in good standing in Michigan as of this date.

This certificate is in due form, made by me as the proper officer, and is entitled to have full faith and credit
given it in every court and office within the United States.



In testimony whereof, I have hereunto set my hand,
in the City of Lansing, this 5th day of August , 2019.

A handwritten signature in black ink, appearing to read "Julia Dale".

Julia Dale, Director

Corporations, Securities & Commercial Licensing Bureau

Sent by electronic transmission

Certificate Number: 19084619010

Verify this certificate at: UDL to eCertificate Verification Search <http://www.michigan.gov/corpverifycertificate>.

LARA Corporations Online Filing System

Department of Licensing and Regulatory Affairs

ID Number: 802241721

[Request certificate](#)[New search](#)

Summary for: MAJI GROUP LLC

The name of the DOMESTIC LIMITED LIABILITY COMPANY: MAJI GROUP LLC

Entity type: DOMESTIC LIMITED LIABILITY COMPANY

Identification Number: 802241721

Date of Organization in Michigan: 10/02/2018

Purpose: All Purpose Clause

Term: Perpetual

The name and address of the Resident Agent:

Resident Agent Name: JABEEEN BUKHARI

Street Address: 3017 WALNUT RIDGE DRIVE

Apt/Suite/Other:

City: ANN ARBOR

State: MI

Zip Code: 48103

Registered Office Mailing address:

P O. Box or Street Address:

Apt/Suite/Other:

City:

State:

Zip Code:

Act Formed Under: 023-1993 Michigan Limited Liability Company Act

Acts Subject To: 023-1993 Michigan Limited Liability Company Act

Managed By:

Members

View filings for this business entity:

ALL FILINGS

ANNUAL REPORT/ANNUAL STATEMENTS

CERTIFICATE OF CORRECTION

CERTIFICATE OF CHANGE OF REGISTERED OFFICE AND/OR RESIDENT AGENT

RESIGNATION OF RESIDENT AGENT

CERTIFICATE OF ASSUMED NAME

[View filings](#)



MCKENNA

December 10, 2019

Planning Commission
Northfield Township
8350 Main Street
Whitmore Lake, MI 48189-0576

**Subject: Northfield Township, Duplex at 43 Margaret Street, MI
Conditional Use Review #1; Plans dated November 21, 2019 and received by McKenna on
November 25, 2019**

Dear Planning Commissioners:

We have reviewed the proposed application for conditional use approval submitted by Jabeen Bukhari to change the property into a duplex. The description of the development on the property include internal changes, upgrading/painting, and ½ bath addition. The proposed duplex will be on a parcel located at 43 Margaret Street, (Parcel ID#B-02-05-328-006).

The site is zoned as Single Family Residential (SR-2). Duplexes are permitted in (SR-2) as a conditional use. In the Single Family Residential District, (Section 36-247)(1)) duplexes are permitted subject to obtaining a conditional use permit. Based on records received from the applicant the conversion of the single-family unit to a duplex was began by the previous owner and never completed. Many of the modification to the site are occurring within the building and the only external modification is the addition of two parking spaces. Our review of the site plan is in a separate letter.

Site Photo: 43 Margaret Street (Source: Google Maps 2019; site boundary is an approximate)



DETROIT
28 West Adams Street
Suite 1000
Detroit, Michigan 48226

○ 313.888.9882
F 248.596.0930
MCKA.COM

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CONDITIONAL USE COMMENTS

Conditional use approval of the two-family home is subject to the general discretionary standards in Section 36-838 (General Conditional Use Approval Requirements) of the Zoning Ordinance, which is applicable to all conditional uses. Our comments are provided below. For conditional use approval to be granted, the Planning Commission and Township Board must find that the proposed use satisfies the following general criteria:

- 1. *Will be harmonious with and in accordance with the general objectives, intent and purpose of this chapter.*** The application includes a description of the use. Duplexes are permitted as a conditional use in the SR-2 district. The stated purpose of this district is to have a uses that are single-family dwellings on small sized lots. Land within this district is found primarily within the proximity of Whitmore Lake and Horseshoe Lake. There is no intent to rezone any additional lands of the township into this zoning district than are currently recognized by this district on the zoning map. The regulations of this district are designed to establish adequate minimum standards for further development or redevelopment of these areas, and to maintain a predominantly suburban character in those areas which are served by central sanitary sewer. In addition to dwellings permitted in this zoning district, certain residential and public uses are permitted which have been strictly regulated to make them compatible with the principal use of the district. The sites surrounding this parcel are also SR-2 and contain single family homes. To the south of the site is the WLD-DD district which is appropriate based on the intent of the district. The proposal is for a conversion of a single-family home into a duplex. The external change includes the addition of two parking spaces. The district calls for single family dwellings on small lot sizes. The district also calls for a suburban style. No exterior changes are proposed which maintains the suburban style of the site. The lot is a smaller lot which fits the intent of the district. While there will be two single family homes on the small site it is a minor deviation from the intent of the district. Therefore, the proposed use is harmonious with and in accordance with the general objectives, intent, and purpose of this chapter.
- 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.*** There are no proposed building elevations included with the site plan. The landscaping is existing and modifications include internal changes, upgrading/painting, and ½ bath addition. Based on the application there appears to be no external modifications with design. The changes included deal with the operation of the site. The modification described by the applicant indicate the use will be single family homes.

To fulfill this standard, there are two (2) items that must be addressed by the applicant that are present in the application:

Dimensional requirements. Section 36-248 of the Zoning Ordinance are the regulations and standards of the zoning districts. Two standards dealing with lot width and area have been called out on the application. There is a minimum lot area for single family lots served by the central sanitary sewer system. The lot area is required to be 12,500 square feet and the lot is approximately 5,827.25 square feet. The minimum width for two family homes severed by the sanitary sewer is 120 feet. The width of the property is only 50 ft. Two variances are required to address these existing nonconformities.

Additionally, setbacks existing on the site are not met by the structures. Below is a list of all the district standards that are not met:

- Front yard setback
- Both side yards setbacks
- Setback for building accessory structure

We find the setback non-conformities to be existing conditions that are not worsened by the proposal. We note that any new structures or additions must comply with setback requirements.



3. ***Will be compatible with the natural environment and existing and future uses in the vicinity.*** The site is bordered by single family units on all sides except for the southern side which is a vacant parcel zoned Whitmore Lake Downtown. The proposed use fits with intended future land use. The master plan was recently updated and states that this area is mostly urbanized but is near a large body of water. A two-family home is stated as desirable land use for this district. The master plan considers the natural environment and list a duplex as a desired future land use. The duplex will be compatible with the natural environment and existing future uses in the vicinity.
4. ***Will be compatible with the Township land use development plan.*** The site has a Future Land Use designation of VC– Cottage Retail, and the Zoning Plan of the Master Plan supports the current SR-2 zoning of the site. The intent of the SR-2 district is and ought to be single-family dwellings on small sized lots. Land within this district is found primarily within the proximity of Whitmore Lake. There is no intent to rezone any additional lands of the Township into this zoning district than are currently recognized by this district on the zoning map. The regulations of this district are designed to establish adequate minimum standards for further development or redevelopment of these areas, and to maintain a predominantly suburban character in those areas which are served by central sanitary sewer. In addition to dwellings permitted in this zoning district, certain residential and public uses are permitted which have been strictly regulated to make them compatible with the principal use of the district. The site is proposed to remain zoned as SR-2, which is appropriate for any potential future use that may be located on the site, including the uses listed in the Master Plan. A two-family home is also compatible with the future land use of the site. Thus, the site is compatible with the Master Plan. The duplex will be compatible with most adjacent single-family land uses.
5. ***Will be or can be served adequately by essential public facilities and services.*** Primary access to the site Margaret Street. This is close to US-23 a County Primary road. The site is also a block over from Barker Road which is a minor collector road. The site is currently served by the Townships central sewers system. Therefore, the site is accessible and can be served by the Township's facilities and public services. The applicant has also indicated that the well on the site is abandoned. The site will be a converted into a duplex and one additional family will not add strain on the Township services. This site can be served adequately by essential public facilities and services. We defer to the Township Police and Fire Department for additional comments regarding the anticipated demand for their services.
6. ***Will not be hazardous or disturbing to existing or future neighboring uses.*** The zoning of adjacent lots includes SR-2 use to the north, east, and west. To the south the lot is Zoned WLD-DD and it is also vacant. This use is very similar to single family uses and matches the other uses around it.
7. ***Will not create excessive additional requirements at public cost for public facilities and services.*** The creation of a two-family home is not expected to create any excessive additional requirements at public cost for public facilities and services.



RECOMMENDATION

At this time, we recommend approval of the Conditional Use subject to the following:

1. All variances required by the Zoning Board of Appeals are granted.
2. The site plan application is approved.

We look forward to reviewing these findings with you. If you have any questions about this report, please contact us.

Respectfully submitted,

MCKENNA

Paul Lippens, AICP

Director of Transportation and Urban Design

(3)

Application # _____

NORTHFIELD TOWNSHIP

SITE PLAN REVIEW APPLICATION

PROJECT NAME:

PROJECT ADDRESS: 43 Margaret Street, Whitmore Lake, 48189

Applicant Information:

Owner Information: Same

Name: Jabeen Bukhari (MAJI Group)

Name:

Address: 3017 Walnut Ridge Drive

Address: Ann Arbor, MI-48103

Phone: 989-745-5190

Phone:

Email: Jmedice@hotmail.com

Email:

If the applicant is not the property owner, then a statement from the owner **MUST** be attached authorizing the application.

Proof of ownership OR Statement if applicant is not owner is attached.

☒ Proof of ownership

If applicant is not the owner, describe applicant's interest in the property

PROPERTY DESCRIPTION

Legal Description: ☒ Attached ☐ On Site Plan

Warranty Deed

Parcel ID(s): 02-05-328-006

Description of Proposed Use:

Duplex Residential Dwelling

Total Acreage of Site:

5,827.25 Square Feet

Total Floor Area:

Existing:

Proposed: No changes

Height of Structure(s) (in stories & feet):

2 Stories

Sanitary Facilities: ☒ Sewer ☐ SepticWater: ☐ Municipal ☒ Private Well

Zoning Classification(s):

☐ RC ☐ AR ☐ LR ☐ SR1 ☒ SR2 ☐ MR ☐ VC ☐ LC ☐ GC ☐ ES ☐ HC ☐ GI ☐ LI ☐ Other _____

SITE PLAN REVIEW OPTIONS

Administrative Site Plan Review:

- ☐ Expansion or reduction of an existing, conforming structure less than 2,000 sq. ft. / 5% of floor area
- ☐ Additional parking, loading / unloading spaces and landscape improvements

Site Plan Review:

- ☐ New Construction
- ☐ Building Addition

No change in site plan

Development Plan Review:

- ☐ Planned Unit Development
- ☐ Planned Residential Development
- ☐ Site Condominium Plan

Amendment to Approved Site Plan or Development Plan:

- ☐ Site Plan
- ☐ Development Plan

Site or Development Plan Review in conjunction with: ☐ Rezoning Request ☐ Special Land Use Request

Application # _____

AUTHORIZED SIGNATURE

I hereby state that all of the above statements and all of the accompanying information are true and correct.

Applicant's Signature: Tabeen Bukhari Date: 11/21/19

FOR OFFICE USE ONLY

Application Received Date: _____

Planning Commission Received Date: _____

Planning Commission Action: ☐ Approved Date: _____ ☐ Denied Date: _____

Expiration Date: _____

Fee Received: ☐ Cash ☐ Check # _____

RECEIVED

NOV 21 2019

NORTHFIELD TOWNSHIP

PAID

NOV 21 2019

NORTHFIELD TOWNSHIP
TREASURER

Receipt# 19-20959 6484585
08/29/2019 Washtenaw Co, Michigan
Real Estate Transfer Tax
Tax Stamp # 450465
County Tax: \$121.00 State Tax: \$825.00



6484585 L: 5317 P: 842 D
Total Pages: 2 08/30/2019 09:42 AM
Lawrence Kestenbaum
Washtenaw County, Michigan



WARRANTY DEED

282552 TAA

KNOW ALL PERSONS BY THESE PRESENTS: That Lauren Kenny
whose address is 43 Margaret St. Northfield Township, MI 48189
Convey(s) and Warrant(s) to MAJI Group LLC
whose address is 3017 Walnut Ridge Dr., Ann Arbor, MI 48103
the following described premises situated in the Township of Northfield, County of Washtenaw, and
State of Michigan to-wit:

→ So much of the Northwest 1/4 of the Southwest 1/4 of Section 5, Town 1 South, Range 6
East, as would be bounded by a line commencing ten rods South of and 403.0 feet East and
the West 1/4 post of said Section 5, and running thence South 7 rods; thence East 50.0
feet; thence North 7 rods; thence West 50.0 feet to the Place of Beginning, Northfield
Township, Washtenaw County, Michigan.

Commonly known as: 43 Margaret St., Whitmore Lake, MI 48189
Tax Parcel # 81-B -02-05-328-006

for the consideration of: One Hundred Ten Thousand and 00/100 Dollars (\$110,000.00)

subject to easement, use, building, and other restrictions of record, if any.

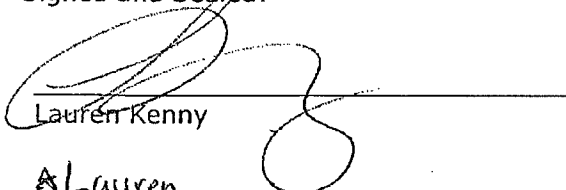
Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than 132,000.00, 120% of short sale price, until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

This property may be located within the vicinity of farmland or farm operations. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan right to farm act.

The grantor grants to the grantee the right to make 0 division(s) under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

Dated: August 26, 2019

Signed and Sealed:


Lauren Kenny

*Lauren
(c) Kenny

Washtenaw County Treasurer
Tax Certificate NO: 124519 KM

LARA Corporations Online Filing System

Department of Licensing and Regulatory Affairs

ID Number: 802241721

[Request certificate](#)[New search](#)

Summary for: MAJI GROUP LLC

The name of the DOMESTIC LIMITED LIABILITY COMPANY: MAJI GROUP LLC

Entity type: DOMESTIC LIMITED LIABILITY COMPANY

Identification Number: 802241721

Date of Organization in Michigan: 10/02/2018

Purpose: All Purpose Clause

Term: Perpetual

The name and address of the Resident Agent:

Resident Agent Name: JABEEN BUKHARI

Street Address: 3017 WALNUT RIDGE DRIVE

Apt/Suite/Other:

City: ANN ARBOR

State: MI

Zip Code: 48103

Registered Office Mailing address:

P.O. Box or Street Address:

Apt/Suite/Other:

City:

State:

Zip Code:

Act Formed Under: 023-1993 Michigan Limited Liability Company Act

Acts Subject To: 023-1993 Michigan Limited Liability Company Act

Managed By:

Members

View filings for this business entity:

ALL FILINGS

ANNUAL REPORT/ANNUAL STATEMENTS

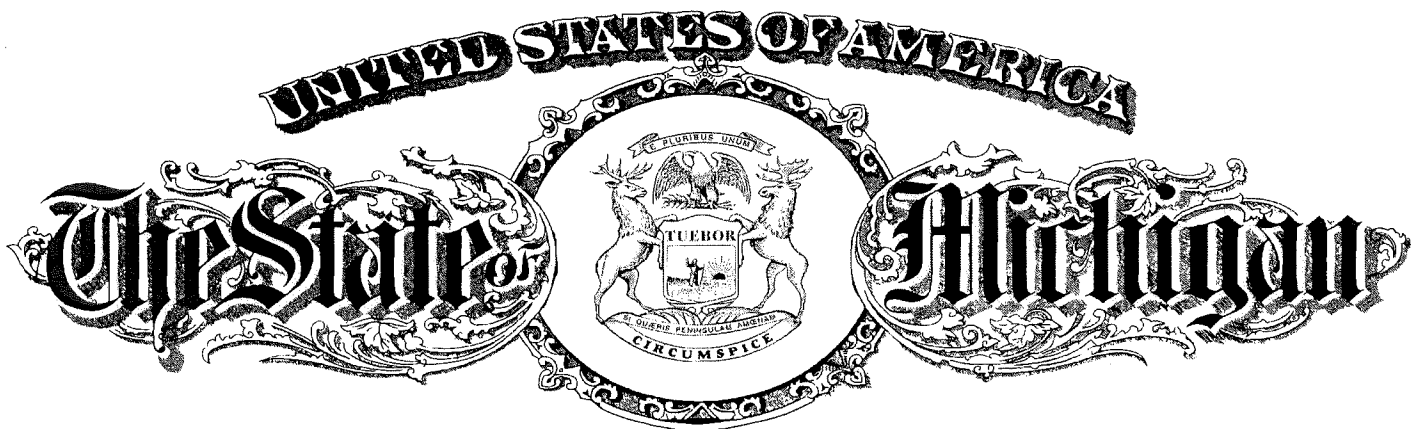
CERTIFICATE OF CORRECTION

CERTIFICATE OF CHANGE OF REGISTERED OFFICE AND/OR RESIDENT AGENT

RESIGNATION OF RESIDENT AGENT

CERTIFICATE OF ASSUMED NAME

[View filings](#)



Department of Licensing and Regulatory Affairs
Lansing, Michigan

This is to Certify That
MAJI GROUP LLC

was validly authorized on October 2 , 2018, as a Michigan DOMESTIC LIMITED LIABILITY COMPANY.
and said limited liability company is validly in existence under the laws of this state and has satisfied its
annual filing obligations.

This certificate is issued pursuant to the provisions of 1993 PA 23 to attest to the fact that the company is
in good standing in Michigan as of this date.

This certificate is in due form, made by me as the proper officer, and is entitled to have full faith and credit
given it in every court and office within the United States.



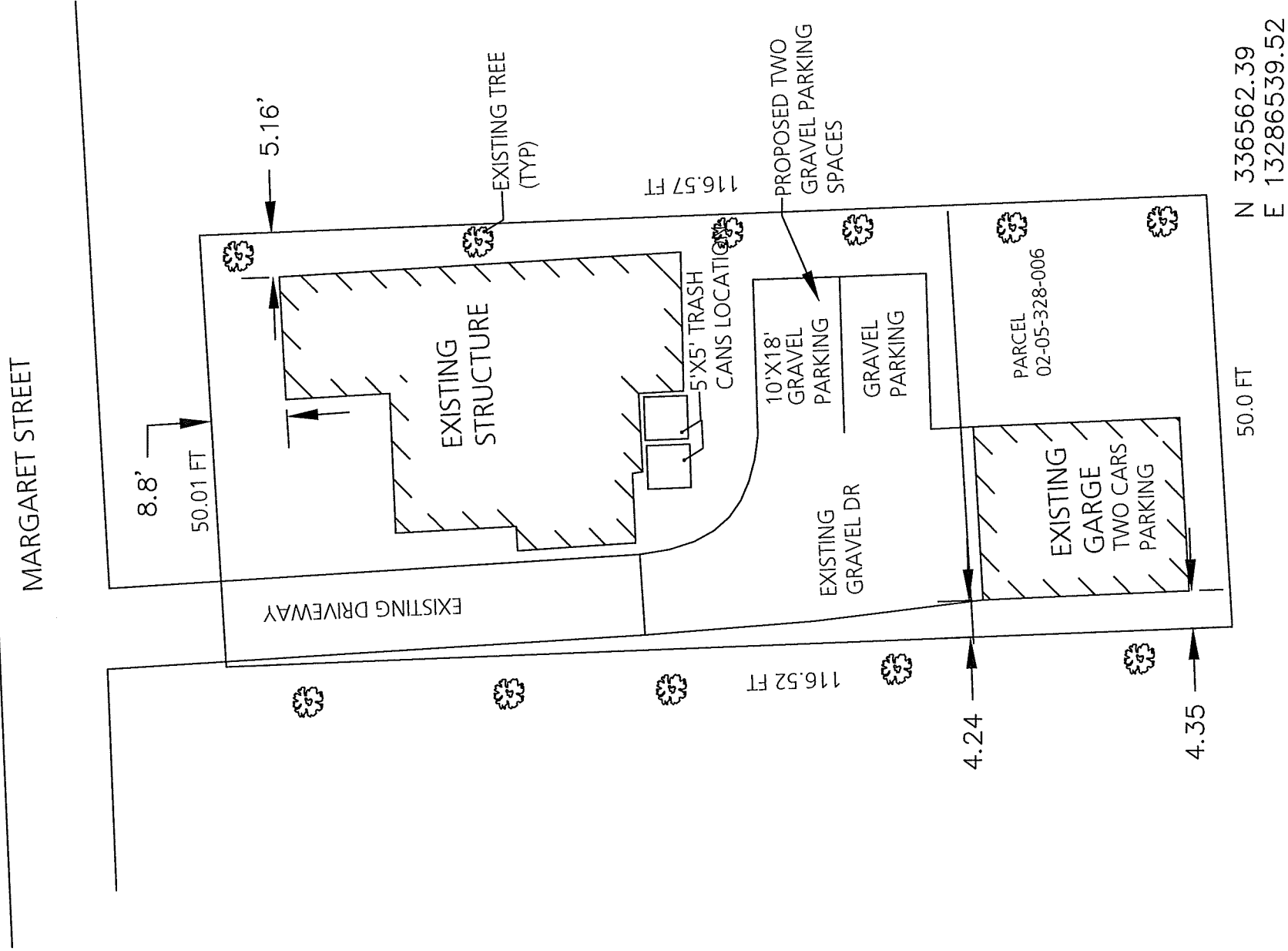
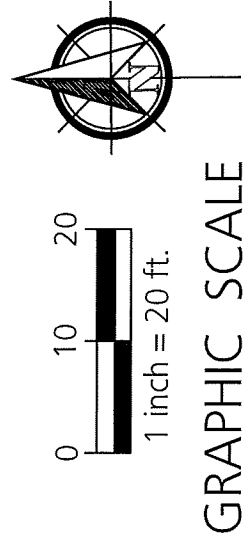
Sent by electronic transmission

Certificate Number: 19084619010

In testimony whereof, I have hereunto set my hand,
in the City of Lansing, this 5th day of August , 2019.

Julia Dale, Director

Corporations, Securities & Commercial Licensing Bureau



LEGAL DESCRIPTION:

Land located in the Township of Northfield, County of Washtenaw, and State of Michigan, described as follows:

So much of the Northwest 1/4 of the Southwest 1/4 of Section 5, Town 1 South, Range 6 East, as would be bounded by a line commencing ten rods South of and 403.0 feet East and the West 1/4 post of said Section 5, and running thence South 7 rods; thence East 50.0 feet; thence North 7 rods; thence West 50.0 feet to the Place of Beginning, Northfield Township, Washtenaw County, Michigan.

Commonly known as: 43 Margaret St., Whitmore Lake, MI 48189
Tax Parcel # 81-B -02-05-328-006

FAIRWAY ENGINEERING LLC LAND DEVELOPMENT - STRUCTURAL - GEOTECH 28525 BECK ROAD, SUITE 124, WIXOM, MI 48393 (248) 214-5913		DATE 11-21-19	CHK BY MDM	DATE	PROPRIETOR MAJI GROUP LLC 3017 WALNUT RIDGE DR ANN ARBOR, MI 48103 ph: (989) 745-5190	PROJECT SITE PLAN 43 MARGARET STREET WHITMORE LAKE, MI 48189 PARCEL ID 02-05-328-006	JOB No. FE 19-1025 SHEET C-1	SHEET 1 OF 1
--	--	------------------	---------------	------	---	--	---------------------------------------	--------------



MCKENNA

December 10, 2019

Planning Commission
Northfield Township
8350 Main Street
Whitmore Lake, MI 48189

**Subject: Northfield Township, Duplex at 43 Margaret Street, MI
Site Plan Review #1; Plans dated November 21, 2019 and received by McKenna on November 25, 2019**

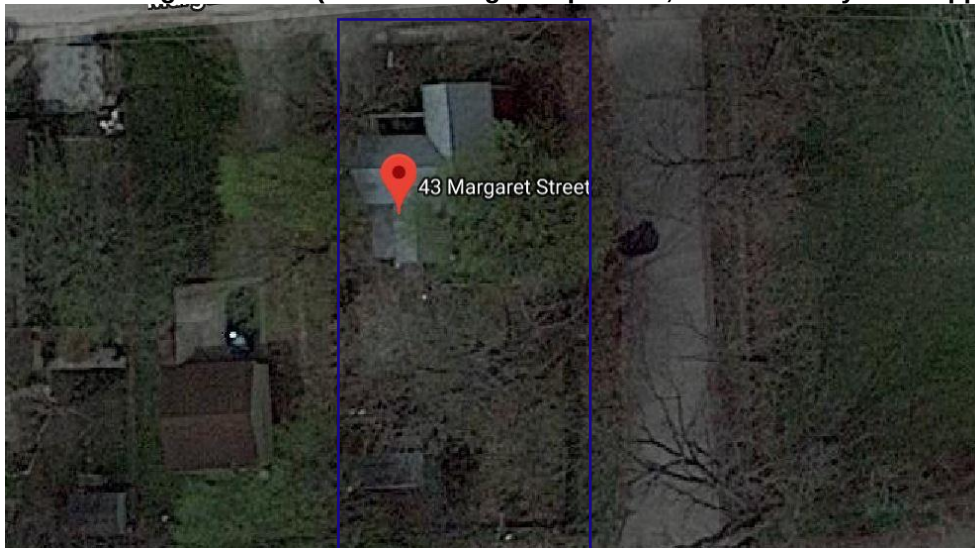
Dear Planning Commissioners:

The proposed duplex is located at 43 Margaret and no modifications are being proposed outside of the structure except for the addition of two gravel parking spaces. Jabeen Bukhari is the applicant and stated in the application there will be internal changes, upgrading/painting, and the addition of a ½ bath. The site currently has a single-family home located on it and the previous owner began converting the interior into a duplex. The site is 5827.25 square feet and zoned SR-2 (Single Family Residential). Duplexes are permitted as a conditional use under Section 36-247. Our comments on the Conditional Use application for the existing and proposed uses are in a separate letter.

The site is an existing nonconforming site. The minimum required lot area and width for a two-family dwelling is 12,5000 square feet and 120 feet. The existing lot has a width of 50' and depth of 115'. This would give the lot 5827.25 square feet. The proposal of a duplex requires conditional use approval and variances from the required minimum for lot width and area from the Zoning Board of Appeals.

We have reviewed the site plan for compliance with the Township's Zoning Ordinance and with sound planning and design principles, and we offer the following comments for your consideration (any items requiring correction or additional information are underlined):

Site Photo: 43 Margaret Street (Source: Google Maps 2019; site boundary is an approximate)



DETROIT
28 West Adams Street
Suite 1000
Detroit, Michigan 48226

O 313.888.9882
F 248.596.0930
MCKA.COM

Communities for real life.



COMMENTS

1. **Use.** The site is located in the SR-2 (Single Family Residential) zoning district. The intent of the Single-Family Residential District states that the primary use is and ought to be single-family dwellings on small sized lots. Land within this district is found primarily within the proximity of Whitmore Lake and Horseshoe Lake. There is no intent to rezone any additional lands of the township into this zoning district than are currently recognized by this district on the zoning map. The regulations of this district are designed to establish adequate minimum standards for further development or redevelopment of these areas, and to maintain a predominantly suburban character in those areas which are served by central sanitary sewer. In addition to dwellings permitted in this zoning district, certain residential and public uses are permitted which have been strictly regulated to make them compatible with the principal use of the district. Typical permitted uses in the Single-Family Residential District include, single-family dwelling, open space development, home occupations, child care homes and foster homes. Typical conditional uses in the SR-2 district include cemetery, church, **Two-family dwelling**, bed and breakfast, and commercial communications apparatus. A duplex is permitted as a conditional use in the SR-2 zoning district.
2. **Dimensional Requirements.** Section 36-248 of the Zoning Ordinance includes the dimensional requirements. For the minimum lot area (12,500 square feet) for lots with a central sanitary sewerage system, minimum lot width (150 feet) for duplexes service by a central sanitary sewerage system, maximum lot coverage (30%), front yard setback (30 feet) from right-of-way, side yard setback (10 feet), rear yard setback (20 feet), and height (35 feet). Many of these standards are not met. The minimum lot area is 5827.25 sq. ft. and will require a variance. The lot width is 50 feet and it is required to be 150 feet. This will also require a variance. The building has a front yard of only 8 feet and 30 feet is required. Both of the side yards are less than 10 feet. Based on our analysis of the site the lot is just under the required lot coverage at 29%. The accessory building is also within five feet of the property line. Below is list of dimensional requirements that are not met:
 - Front yard setback
 - Both Side yard setbacks
 - Setback for building accessory structure

We find that the existing non-conforming structures do not worsen the setback violations – any new structures or additions must comply.

 - Lot width
 - Lot area

To change the use from single family to multi-family, a variance is required from the minimum lot-dimensions.
3. **Access and Circulation.** The access for the parcel is on the north side which is connected to a driveway. If there will be fewer than 50 vehicle trips during the peak hour, then Section 36-717(c) of the Zoning Ordinance does not require a Traffic Impact Study. Based on the information provided, a Traffic Impact Study is not required.
4. **Parking and Loading.** Parking and loading requirements are defined in Article 25 of the Zoning



Ordinance. The parking requirements are specifically stated within the standards of the ordinance. The standards call for two spaces for each family or dwelling unit. The structure is being converted in to a duplex and requires a total of (4) four parking spaces. Requirements for single-family dwellings are two spaces for each family or dwelling unit. There is a two-car garage and the applicant is proposing two gravel spaces. Based on the information provided the quantity for parking spaces are met.

Section 36-762(12) of the Zoning Ordinance requires parking spaces to be at least 200 sq. ft. in area and at least 10 feet wide. The applicant is proposing two gravel parking spaces that area 10x18. The parking spaces must asphalt and be at least 10x20. The requirements to have gravel parking cannot to be met because the area is not in the Agricultural district.

The minimum required aisle width is 22 feet. This standard does not apply.

Finally, Section 36-762(b)(3) of the Zoning Ordinance allows for the parking lot to be gravel if all of the following conditions are met.

- a. The property under consideration is zoned AR, Agricultural.
- b. The existing or proposed use does not require more than 45 parking spaces for employee and customer parking.
- c. Potential problems arising from dust or scattered gravel will not impact neighboring properties.
- d. The township engineer provides an analysis that the gravel surface will be drained appropriately and will not impose adverse impacts on adjacent properties.

All of the standards to have gravel parking are not met. Therefore, gravel parking is not permitted.

5. Landscaping and Screening. Our comments on the landscaping requirements are as follows:

- a. **Parking Lot Landscaping.** Section 36-722(m) of the Zoning Ordinance requires 1 canopy tree per 8 parking spaces. There are less than eight parking spaces. Canopy trees are not required.
- b. **Tree Mitigation.** For any landmark trees that are removed, Section 36-723(g) requires replanting of 100% of the original diameter at breast height (DBH) removed. The applicant is not constructing a new building and no trees are being removed from the site.

6. Natural Features. Section 36-723 requires a natural features impact statement to be provided with the site plan application. There is no natural features impact statement on the plan. Based on the review of the use there does not appear to an impact on the natural features. *There will be no impact to natural features because all construction will take place within the building.*

7. Stormwater Management. Currently, there are no plans showing drainage patterns on the site. A note shall be placed on the plan stating that the gutters and driveway drainage will not be directed to flow toward neighboring properties or the public right-of-way. If further review is suggested by Planning Commission, we will defer storm water management comments to the Township Engineer.

8. Lighting. Section 36-728 of the Zoning Ordinance requires site plans to include the light fixture specifications and cut sheets for the site, as well as a photometric plan. Based on the site plan it appears that there is no exterior lighting.



9. **Trash Enclosure.** There are two trash cans located behind the building. The trash cans are five feet by five feet. Section 36-701 requires screening for dumpsters located outside in multiple family districts. Based on the standards of the ordinance a trash enclosure is not required in this scenario.
10. **Building Façade and Floor Plans.** The applicant has indicated that there will be no changes in the foot print of the property.
11. **Signs.** No signs are proposed.
12. **Fire Suppression.** We defer to the Fire Chief on issues concerning public safety.

RECOMMENDATION

At this time, we recommend Planning Commission approve the site plan with the following conditions to be addressed on a revised site plan and approved administratively.

1. The applicant must provide parking spaces that are a minimum of 200 square feet.
2. The parking spaces shall be concrete or asphalt.
3. All variances required must be obtained before issuance of Zoning Compliance.
4. A note is added to the plan regarding site drainage.

We look forward to reviewing these findings with you. If you have any questions about this report or require additional information, please contact us.

Respectfully submitted,

MCKENNA

Paul Lippens, AICP
Director of Transportation and Urban Design



November 26, 2019

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

Regarding: 43 Margaret

There are no improvements proposed with the above-mentioned project that would necessitate an engineering plan review.

If you have any questions please feel free to contact me at 734.368.5746 or marcus.mcnamara@ohm-advisors.com.

Sincerely,
OHM ADVISORS

Marcus J McNamara

cc: File

P:\0126_0165\SITE_NorthfieldTwp\2019\Duplex\43_Margaret.docx

Northfield Township Fire Department

8350 Main Street
Phone (734) 449-2385

Whitmore Lake, MI 48189
Fax (734) 449-2521

Fire Chief
William E. Wagner, Jr.

To: Mary Bird
From: Lieutenant Rennells
Date: December 7, 2019
Subject: Site Plan Review for 43 Margaret

After meeting with the owners of 43 Margaret they have been informed of the requirements per the *International Fire Code 2012*.

This approval is subject to field inspection. This approval does not exempt the project from complying with all applicable codes. Additional submittals and approvals may be required.

NORTHFIELD TOWNSHIP MICHIGAN

8350 Main Street • Whitmore Lake, Michigan 48189-0576

Telephone: (734) 449-2880 • Building Dept. (734) 449-5000 • Fax: (734) 449-0123 • Web Site: www.twp-northfield.org

ZONING COMPLIANCE APPLICATION / CERTIFICATION

Zoning Compliance is required prior to new construction, alterations to an existing structure, or change of use.

This application must be accompanied by two (2) copies of scaled site plans meeting the information requirements of the Zoning administrator. Plans must be dated (mo., day, yr.), including revisions, notate scale, and include a directional 'North' arrow.

Proposed and existing structures must be included in plans. For non-residential uses in any zoning district, all buildings and structures, utilities, parking area, dumpsters, landscaping, sidewalks, paved drives, fences, sign locations, etc. must be clearly visible on plans.

Site plans must also list the name, address, and parcel number of the property being reviewed on the Zoning Application.

Applications for zoning compliance certificates shall be deemed abandoned (6) months after the date of filing unless diligently pursued or a building permit or certificate of occupancy is issued. Any certificate shall become invalid if the authorized work is suspended or abandoned for a period of six (6) months after commencement of work.

PROJECT NAME:

PROJECT ADDRESS: 43 Margaret Street, Northfield Township MI-48189

PARCEL ID(S): 81-B-02-05-328-00 IS THIS PROPERTY IN A FLOOD PLAIN: ☐ Yes ☐ No

Applicant Information:

Proprietor/Owner Information:

Name: Jabeen Bukhari

Name: MAJI Group LLC

Address: 3017 Walnut Ridge Drive

Address: Same

Phone: 989-745-519

Phone:

Email: J.medic8@hotmail.com

Email:

If application is made by anyone other than the owner in fee, it shall be accompanied by a duly verified affidavit of the owner or agent thereof that the application and the proposed work or operation is authorized by the owner in fee. If the owner or lessee is a corporate body, the full name and address of the responsible officers shall also be provided.

Proof of Ownership Attached: ☒

Non-Owner Affidavit Attached: ☐

If applicant is not the owner, describe applicants interest in the property: _____

PROPERTY DESCRIPTION

Description of Proposed Use: This property has two entrances, wants to change the property to duplex. Car parking is ample.

Sanitary Facilities: ☒ Sewer; Sewer Tap Permit #: _____

☐ Septic; WCHD Permit #: _____

Zoning Classification(s):

AR LR MR MHP SR1 (SR2) LC HC GC LI GI RTM ES PUD PSC RC RO WLD-____ W.L./N.T. Overlay OTHER: _____

Type of Construction/Alteration: Internal Changes, up gradup / Painting 1/2 bath addition.

Project Start Date: 8/27/19

Project Completion Date: 3/27/20.

AUTHORIZED SIGNATURE

In the case of a false statement or misrepresentation of fact in the application or on the plans on which the certificate is based, any zoning compliance certificate issued thereto shall be null and void.

I hereby acknowledge the above facts and those on the attached site sketch and prints to be true to the best of my knowledge and state that said construction and/or occupancy of the structure and/or site shall occur in accordance with this certificate. Further, I agree to give permission for officials of Northfield Township, Washtenaw County and the State of Michigan to enter the property for the purposes of inspection.

Jabeen Bukhari
Applicant(s) Signature

8/27/19.
Date Pg. 1 of 2

RECEIVED
AUG 27 2019
NORTHFIELD TOWNSHIP

FOR OFFICE USE ONLY

Received Date:

Paid Date:

PAID

AUG 27 2019

NORTHFIELD TOWNSHIP TREASURER

Existing Legal Non-Conformities:

☒ Yes ☐ No

If yes, explain below:

New conforming lot
area & lot width

ZONING COMPLIANCE CERTIFICATE:

☐ Approved: Date _____

☐ Denied: Date _____

☒ Approved As Noted: Date 8/28/19

☒ Conditional Use Required

☒ Site Plan Approval Required

COMMENTS: See attached comment sheet.

ZBA action required first.

Nicholas

Zoning Administrator Signature

Date

8/28/19

AREA OF CONCERN

Landscaping:

	Complies	Does Not Comply	N/A
1 Greenbelt	☐	☐	☐
2 Parking lot islands, etc.	☐	☐	☐
3 Site Landscaping	☐	☐	☐
4 Foundation Planting	☐	☐	☐
5 Dumpster Screening	☐	☐	☐
6 Comments:			

Signs:

7 Number of Signs	☐	☐	☐
8 Size and area	☐	☐	☐
9 Comments:			

Comments:

Engineering: _____

Utilities: _____

☐ Connection fee's paid

Fire Chief: _____

☐ Inspection Complete

Access: _____

Other Conditions of Approval: _____

Additional Comments: _____

43 Margaret Street

Applicant: Jabeen Bukhari/ MAJI Group LLC
Zoning: SR-2 (Single Family Residential District)
Request: Use of property as duplex
Action: **Approved – ZBA action/Site and Conditional Land Use Approval Required**
(See comments below)

Comments:

The subject site is zoned SR-2 (Single Family Residential). Per the applicant, the structure has 2 entrances and the previous owner had made modifications to the structure to convert it to a duplex, but never obtained permits or completed the change. Duplexes are permitted as a conditional land use in the district per Section 36-247 (1) of the Zoning Ordinance.

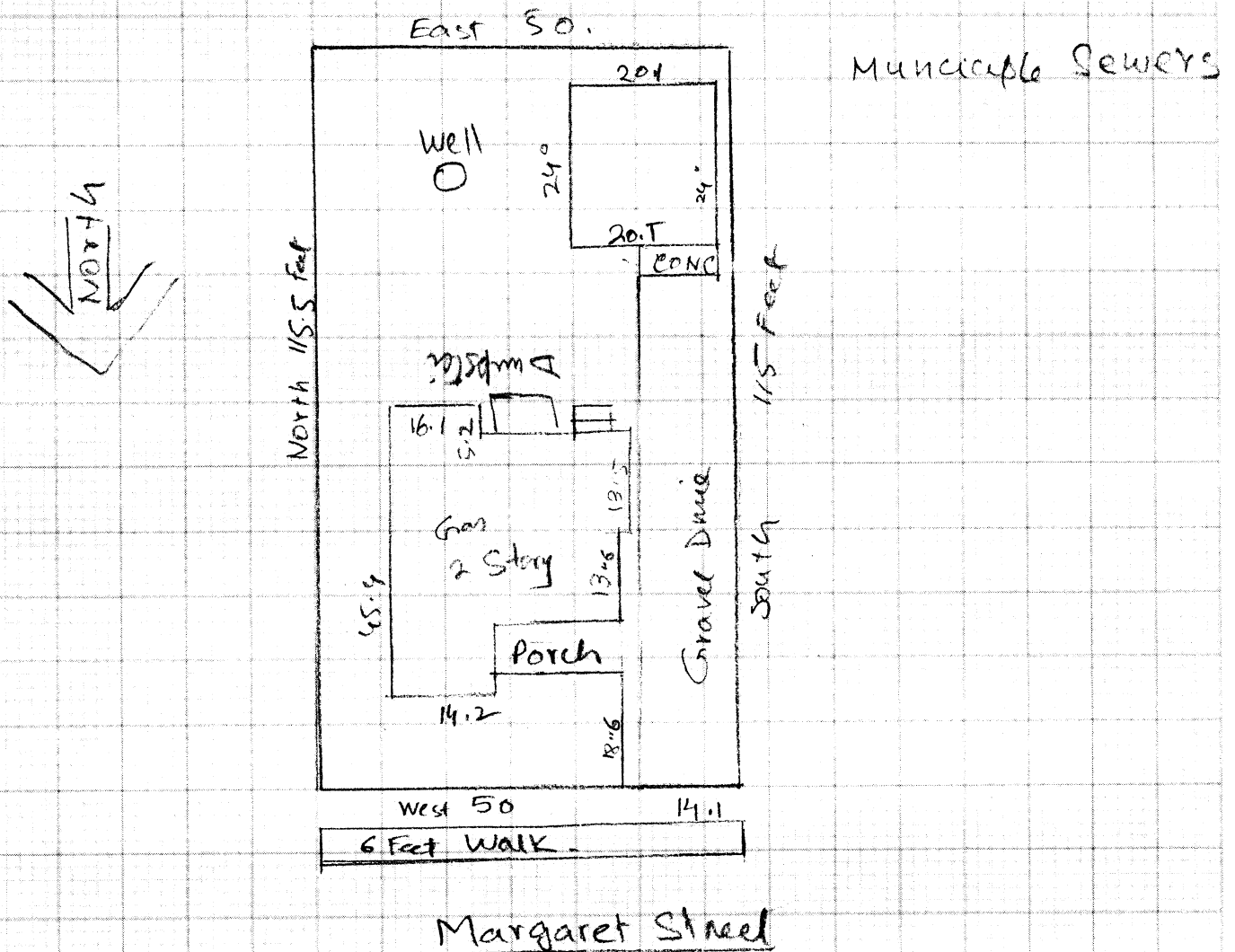
The minimum required lot area and width for a two-family dwelling/duplex is 12,500 square feet and 120 feet, respectively. The existing lot has a width of 50' and depth of 115', resulting in a lot area of approximately 5,750 square feet. This makes it a non-conforming lot. While the single family residential use would be allowed on a non-conforming lot of record, the use of the property as a duplex will require approval of variances from the Zoning Board of Appeals for lot area and lot width.

If the ZBA grants approval of the variances, the applicant will then need to apply for site plan and conditional land use approval from the Planning Commission and Board of Trustees. Conditional uses require a recommendation from the Planning Commission and are subject to final approval by the Township Board of Trustees, and cannot be administratively approved.

The next step would be to submit an application and fees for consideration of variances by the Zoning Board of Appeals.

Zoning Administrator
8-28-2019

43 Margaret Street Whitman Lake, MI



1 square 10 feet

Page 30 of 54

I Tabeen Bukhari MAJ Group^{LLC} (property owner(s) name) hereby
give authorization to Tabeen Bukhari (applicant(s) name)
to act on my behalf in filing a Zoning Compliance application regarding property
located at 43 Margaret Street, Whitmore Lake,
_____ MI _____

Printed Property Owner(s) Name Tabeen Bukhari

Printed Property Owner(s) Name _____

Signed Property Owner(s) Name Tabeen Bukhari

Signed Property Owner(s) Name _____

Date: _____

NORTHFIELD TOWNSHIP MICHIGAN

8350 Main Street • Whitmore Lake, Michigan 48189-0576

Telephone: (734) 449-2880 • Building Dept. (734) 449-5000 • Fax: (734) 449-0123 • Web Site: www.twp-northfield.org

ZONING BOARD OF APPEALS HEARING APPLICATION

Applicant Information:	Proprietor/Owner Information:
Name: <u>Tabeen Bukhari / MAJI Group</u>	Name: <u>Maji Group LLC CEO: Tabeen Bukhari</u>
Address: <u>3017 Walnut Ridge Drive, Ann Arbor</u>	Address: <u>Same</u>
Phone: <u>989-745-5140</u>	Phone: <u>Same</u>
Email: <u>bukhari.tabeen@gmail.com</u>	Email: <u>Same</u>
If application is made by anyone other than the owner in fee, it shall be accompanied by a duly verified affidavit of the owner or agent thereof that the application and the proposed work or operation is authorized by the owner in fee. If the owner or lessee is a corporate body, the full name and address of the responsible officers shall also be provided.	
Proof of Ownership Attached: ☒	Non-Owner Affidavit Attached: ☐
If applicant is not the owner, describe applicants interest in the property:	
1. PROPERTY DESCRIPTION:	
A.) PROJECT ADDRESS: <u>43 Margaret Street, Whitmore Lake, MI, 48189</u>	
B.) PARCEL ID(S): <u>81-B-02-05-328-006</u>	IS THIS PROPERTY IN A FLOOD PLAIN: ☐ Yes ☒ No
C.) LEGAL DESCRIPTION: <u>At the bottom of page.</u>	
2. PRESENT ZONING CLASSIFICATION:	
AR LR MR MHP SR1 <u>(SR2)</u> LC HC GC LI GI RTM ES PUD PSC RC RO WLD-___ W.L./N.T. Overlay OTHER:	
3. PRESENT USE OF PROPERTY: <u>Property has two separate units with two entrances, 2 Electricity Meters, 2 separate furnaces.</u>	
4. NON-CONFORMING STATUS:	
A.) Please describe briefly the Non-Conformities which exist for this property (lot, structure or use):	
<u>Lot is 50' wide & 11.5 Feet deep, making it a non conforming lot for duplex requirement.</u>	
B.) State year/month Non-Conformity began (to the best of your knowledge):	
5. VARIANCE REQUEST:	
A.) Is a denial letter attached from the Zoning Administrator? ☐ Yes ☒ No	
If no, identify each section of ordinance from which Variance is requested: <u>With 50' width & 11.5' deep, it does not meet the minimum lot size or width requirement for duplex.</u>	

Variance request information continued, page 2

So much of the Northwest 1/4 of the Southwest 1/4 of Section 5, Town 1 South, Range 6 East as would be bounded by a line commencing ten rods south of and 403.0 feet East and the west 1/4 Post of said section 5, and running thence South 7 rod then East 50 feet; thence North 7 rod; then West 50 feet to the place

B.) Describe reason/need for Variance: As the house is already set up as two units variance approval will result in 2 updated 2 units which will provide residence to two young families. There are more duplex present in the neighborhood area. 4-5 car parking spaces are available in the back.

C.) Explain existing special conditions or circumstances that are unique to the land or buildings involved which are not applicable to similar land or building in the same district:

It is already divided into two units.

D.) Did the special condition or circumstances arise from your actions?

☐ Yes ☒ No

Describe:

E.) Explain why interpretation of the ordinance would deprive you of rights commonly enjoyed by other property owners in the same district: None.

F.) Explain why this is the minimum variance necessary to allow for a reasonable utilization of the land or structure:

As it is already divided into two units. There are car parking 4 spaces are present in the back including garage spaces.

G.) Explain how this variance would be in harmony with the intent of the ordinance and not injurious to the neighborhood or neighbors or otherwise detrimental to the public interest:

There are more duplex present in the neighborhood.

H.) I, the applicant, request the Zoning Board of Appeals grant the following:

To allow 2 units on this lot. This lot does not meet the requirement for a duplex. As 2 units are already present so there will be no change in the foot print or building area.

Pg. 2

6. REQUIRED DOCUMENTS: (10 copies of application & site plans and 1 pdf file for large scale plans)

Attach a scaled and accurate drawing with the legal description and showing:

- All lot dimensions
- Dimensions and locations of all existing and proposed buildings/additions and drives
- Other improvements and easements of record
- Show distances between existing and proposed buildings and/ or additions
- Show locations and distances of wells, septic and/or sewer lines
- Locations, size, and distances of buildings/structures on adjoining lots
- All additional pertinent information as listed on the checklist on page 3

All documents must be submitted at time of application. If further information is needed, the Zoning Board of Appeals reserves the right to postpone the hearing to review new information.

7. If applicable, all lot lines and building corners must be staked out a minimum of 10 days before the hearing date.

8. The address of the property must be clearly marked and visible from the road.

9. A fee of dollars as established by the township board is attached to the application. Applicant understands that the fee will not be refunded in whole or in part regardless of the outcome of the decision.

* \$595.00 - Single unit (excludes subdivisions, site condo plans, commercial or apartment buildings greater than 4 units.)

\$795 = All others

10. THE APPLICANT:

- A.) Has received and read the attached provisions of the Township Zoning Ordinance in regards to Article XXX "Zoning Board of Appeals" and understands that a public hearing will be established within 45 days of the filing date and
- B.) Has also read the sections of the Township Zoning Ordinance that to pertain to this request and
- C.) Has complied with the above requested information and understands that the Zoning Board of Appeals reserves the right to adjourn a meeting if the above stated information is not provided and to re-schedule it when the information is provided and
- D.) Understands that any approval or denial of this application shall not relieve the applicant of compliance with all other applicable provisions of the Township Zoning Ordinance or Building Code and each variance approved shall be null and void unless authorized activity commences within 180 days after the date of approval.

AUTHORIZED SIGNATURE

All information provided in this application is, in all respects, true and correct to the best of my knowledge, and I understand that incorrect information may be grounds for denying the application or voiding any approval granted hereunder.

Tabeen Bukhari CEO MAJI Group LLC
Applicant(s) Signature

9/24/19.
Date

APPLICANT CHECKLIST

The following information must be submitted to the Northfield Township Clerk prior to the application being scheduled for a public hearing:

- ☒ Completed application form
- ☐ Statement authorizing variance application if not the owner
- ☒ Proof of ownership property
- ☒ Legal description of property
- ☒ 8 copies of site plan and required information
- ☒ Review Fee

FOR ZONING BOARD OF APPEALS USE ONLY

APPEAL OF DECISION

1.) Name and Office of Official/Commission: _____

2.) Date of Decision: _____

3.) Describe Decision that is being appealed: _____

4.) Describe alternate interpretation or reason for the relief requested: _____

ACTION TAKEN

The Northfield Township Board of Appeals reviewed the above requested variance or appeal and;

☐ Approved: Date _____ ☐ Denied: Date _____

Comments: _____

Signature of ZBA Chair _____

Signature of ZBA Secretary _____

Public Hearing date and time: _____

Notice sent to Newspapers: _____ for publication on: _____

(Notice shall be given not less than fifteen (15) days nor more than thirty (30) days before the date of public hearing.)

Notice sent to neighboring owners / occupants: _____

(Notice shall be sent to all persons to whom real property is assessed and to the occupants of all structures within 300 feet of the property.)

Notice sent to Zoning Board of Appeals Members: _____

Copies of Minutes sent to: _____ File _____

Applicant: _____

Building Department: _____

Ordinance Enforcement Officer: _____

Received Date: RECEIVED OCT 30 2019 NORTHFIELD TOWNSHIP	Paid Date: PAID SEP 24 2019 NORTHFIELD TOWNSHIP TREASURER	Existing Legal Non-Conformities: ☐ Yes ☐ No If yes, explain below:
--	--	--

ZONING COMPLIANCE CERTIFICATE:

☐ Approved: Date _____

☐ Approved As Noted: Date _____

☐ Denied: Date _____

☐ Conditional Use Required

☐ Site Plan Approval Required

COMMENTS: _____

Zoning Administrator Signature

Date

AREA OF CONCERN

Landscaping:	Complies	Does Not Comply	N/A
1 Greenbelt	☐	☐	☐
2 Parking lot islands, etc.	☐	☐	☐
3 Site Landscaping	☐	☐	☐
4 Foundation Planting	☐	☐	☐
5 Dumpster Screening	☐	☐	☐
6 Comments:			

Signs:

7 Number of Signs	☐	☐	☐
8 Size and area	☐	☐	☐
9 Comments:			

Comments: _____

Engineering: _____

Utilities: _____ ☐ Connection fee's paid

Fire Chief: _____ ☐ Inspection Complete

Access: _____

Other Conditions of Approval: _____

Additional Comments: _____

Receipt# 19-20959 6484585
08/29/2019 Washtenaw Co, Michigan
Real Estate Transfer Tax
Tax Stamp # 450465
County Tax: \$121.00 State Tax: \$825.00



6484585 L: 5317 P: 842 D

Total Pages: 2 08/30/2019 09:42 AM

Lawrence Kestenbaum

Washtenaw County, Michigan



WARRANTY DEED

282552 TAA

KNOW ALL PERSONS BY THESE PRESENTS: That Lauren Kenny whose address is 43 Margaret St. Northfield Township, MI 48189 Convey(s) and Warrant(s) to MAJI Group LLC whose address is 3017 Walnut Ridge Dr., Ann Arbor, MI 48103 the following described premises situated in the Township of Northfield, County of Washtenaw, and State of Michigan to-wit:

So much of the Northwest 1/4 of the Southwest 1/4 of Section 5, Town 1 South, Range 6 East, as would be bounded by a line commencing ten rods South of and 403.0 feet East and the West 1/4 post of said Section 5, and running thence South 7 rods; thence East 50.0 feet; thence North 7 rods; thence West 50.0 feet to the Place of Beginning, Northfield Township, Washtenaw County, Michigan.

Commonly known as: 43 Margaret St., Whitmore Lake, MI 48189
Tax Parcel # 81-B -02-05-328-006

for the consideration of: One Hundred Ten Thousand and 00/100 Dollars (\$110,000.00)

subject to easement, use, building, and other restrictions of record, if any.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than 132,000.00, 120% of short sale price, until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

This property may be located within the vicinity of farmland or farm operations. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan right to farm act.

The grantor grants to the grantee the right to make 0 division(s) under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

Dated: August 26, 2019

Signed and Sealed:

A handwritten signature of Lauren Kenny, consisting of a stylized 'L' and 'K'.

Lauren Kenny

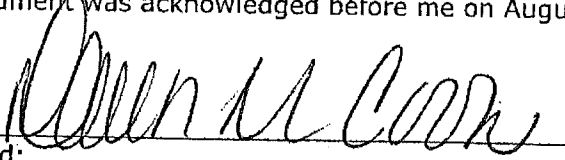
A Lauren
CS Kenny

(Warranty Deed (page 2) dated: August 26, 2019
between Lauren Kenny, Seller(s) and MAJI Group LLC, Purchaser(s).)

STATE OF MICHIGAN

COUNTY OF Washtenaw

The foregoing instrument was acknowledged before me on August 26, 2019, by Lauren Kenny.

Notary Signature: 

Notary Name Printed:

Notary County, Michigan

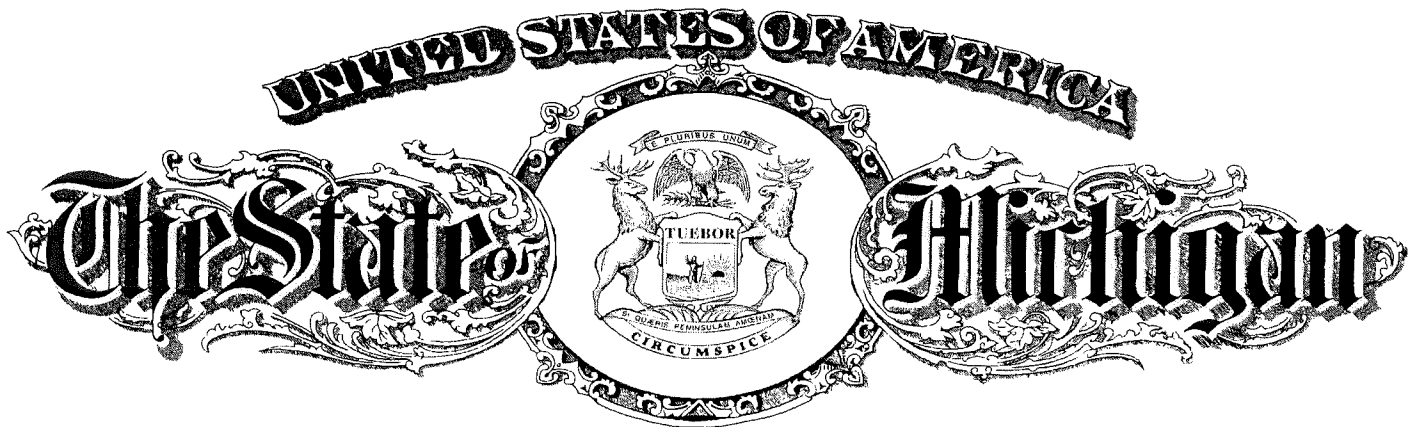
Acting in County

My commission expires:

DAWN M. COOK
Notary Public, State of Michigan
County of Oakland
My Commission Expires 10-06-2024
Acting in the County of *Washtenaw*

File No. 282552TAA

Drafted by:	Return to:
William F. Ager, III P33742 2750 S. State Street Ann Arbor, MI 48104	MAJI Group LLC 3017 Walnut Ridge Dr. Ann Arbor, MI 48103
County Treasurer's Certificate	City Treasurer's Certificate



Department of Licensing and Regulatory Affairs

Lansing, Michigan

This is to Certify That

MAJI GROUP LLC

was validly authorized on October 2 , 2018, as a Michigan DOMESTIC LIMITED LIABILITY COMPANY, and said limited liability company is validly in existence under the laws of this state and has satisfied its annual filing obligations.

This certificate is issued pursuant to the provisions of 1993 PA 23 to attest to the fact that the company is in good standing in Michigan as of this date.

This certificate is in due form, made by me as the proper officer, and is entitled to have full faith and credit given it in every court and office within the United States.



Sent by electronic transmission

Certificate Number: 19084619010

In testimony whereof, I have hereunto set my hand,
in the City of Lansing, this 5th day of August , 2019.

Julia Dale, Director

Corporations, Securities & Commercial Licensing Bureau

Verify this certificate at: URL to eCertificate Verification Search <http://www.michigan.gov/corpverifycertificate>.



ID Number: 802241721

[Request certificate](#)[New search](#)

Summary for: MAJI GROUP LLC

The name of the DOMESTIC LIMITED LIABILITY COMPANY: MAJI GROUP LLC

Entity type: DOMESTIC LIMITED LIABILITY COMPANY

Identification Number: 802241721

Date of Organization in Michigan: 10/02/2018

Purpose: All Purpose Clause

Term: Perpetual

The name and address of the Resident Agent:

Resident Agent Name: JABEEN BUKHARI

Street Address: 3017 WALNUT RIDGE DRIVE

Apt/Suite/Other:

City: ANN ARBOR

State: MI

Zip Code: 48103

Registered Office Mailing address:

P.O. Box or Street Address:

Apt/Suite/Other:

City:

State:

Zip Code:

Act Formed Under: 023-1993 Michigan Limited Liability Company Act

Acts Subject To: 023-1993 Michigan Limited Liability Company Act

Managed By:

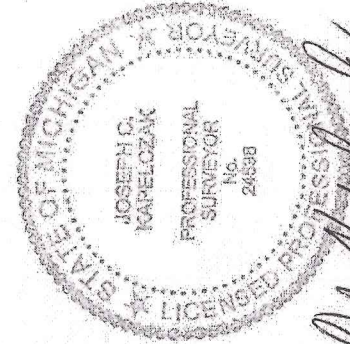
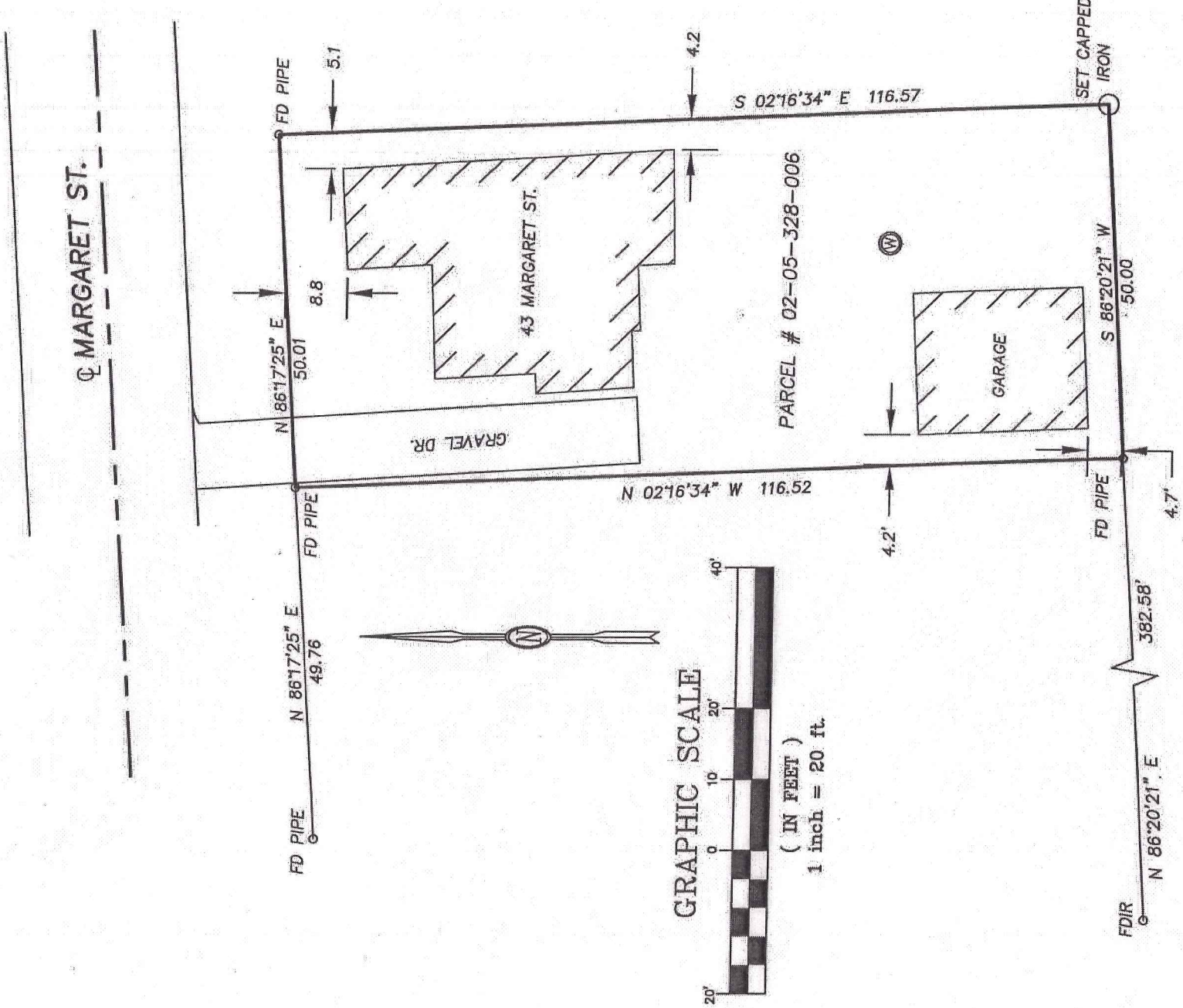
Members

View filings for this business entity:

ALL FILINGS
ANNUAL REPORT/ANNUAL STATEMENTS
CERTIFICATE OF CORRECTION
CERTIFICATE OF CHANGE OF REGISTERED OFFICE AND/OR RESIDENT AGENT
RESIGNATION OF RESIDENT AGENT
CERTIFICATE OF ASSUMED NAME

[View filings](#)

Comments or notes associated with this business entity:



Joseph D. Kapeleczak

RECEIVED
OCT 30 2019
NORTHFIELD TOWNSHIP

Scale: 1"=20' Date: 10/15/19 Job No.: 10742 Sheet No.: 1 of 1	43 MARGARET ST. WHITMORE LAKE MICHIGAN 48189	P.I. 02-05-328-006 EXISTING STRUTURE LOCATIONS	TRI-COUNTY SURVEYING, INC. 8615 RICHARDSON RD COMMERCE TWP., MICHIGAN 48390 248-363-2550
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November 12, 2019

Zoning Board of Appeals
Northfield Township
8350 Main Street
Whitmore Lake, MI 48189-0576

Subject: Jabeen Bukhari/Maji Group/43 Margaret; Variance Review #1 (Application and materials dated 9/24/2019).

Dear ZBA Members:

We have reviewed the above referenced variance application submitted by Jabeen Bukhari to develop an existing structure on the subject site as a duplex. The parcel is zoned SR-2 Single Family Residential district and has a parcel number B-02-05-328-006.

The subject site is an existing non-conforming lot of record with a legal non-conforming single family dwelling. However, duplexes are permitted as a conditional land use in the SR-2 district per Section 36-247 (1) of the Zoning Ordinance, and are subject to specific requirements.

VARIANCES

The proposal will require the following variances from the Zoning Ordinance:

1. Article IX. SR-2 Single Family residential District, Section 36-248 Regulations and Standards, sub-section (1):

Minimum Lot Area for two-family dwelling - 12,500.00 square feet minimum required
- 5,827.25 square feet existing and proposed
- 6,672.75 square feet variance requested

2. Article IX. SR-2 Single Family residential District, Section 36-248 Regulations and Standards, sub-section (2) b:

Minimum Lot Width for two-family dwelling - 120.00 feet minimum required
- 50.00 feet existing and proposed
- 70.00 foot variance requested

COMMENTS

Per Section 36-943 (d) of the Northfield Township Zoning Ordinance, the Board must, prior to acting on a proposed variance, consider and make findings regarding several factors, listed in bold type below. A variance shall not be granted by the ZBA unless all the following conditions are met:

- (1) **Strict compliance with restrictions governing area, setback, frontage, height, lot coverage, density or other non-use matters will unreasonably prevent the owner from using the property for a permitted purpose or will render conformity with those restrictions unnecessarily burdensome.** The subject property is located in the SR-2 district which has minimum required lot area and width for single family residential uses of 7,500 square feet and 60 feet, respectively. The minimum lot area and width for two-family dwellings increases to 12,500 square feet and 120 feet,

respectively. With a lot area of 5,827 square feet and lot width of 50 feet, the parcel is a non-conforming lot of record. The site has an existing single family dwelling, which is a non-conforming structure.

Per the applicant and verified by the Building Official, the existing structure has two (2) separate entrances, 2 separate units, 2 electric meters and 2 separate furnaces, essentially making it a duplex. However, all of those modifications were made by the prior owner with no approvals. The applicant intends to make changes to comply with required building codes and establish the duplex use legally.

Compliance with Ordinance standards would let the structure remain as is, but to be used only as a single family dwelling. The existing code violations would likely remain uncorrected. To our knowledge as long the use was not a duplex, there is nothing the Township could do to force the removal of a second meter, furnace, entrance etc. While such a limitation is not preventing the use of the property as zoned, it is not in the interest of sound planning. The applicant is proposing no changes to the footprint of the structure and no expansion of the structure. The proposal would result in changes to the structure to comply with any Building Codes and site design requirements.

- (2) ***The variance will provide substantial justice to the applicant, as well as other property owners in the district.*** Approval of the variances will provide substantial justice to the applicant and is not adverse to the interest of other property owners. As noted above, the existing structure is already set up as a duplex, but without approvals. Approval of the variances will still require the applicant to apply for site plan and conditional land use approval from the Planning Commission and Board of Trustees. The subject site is in close proximity to Downtown, and the provision of additional housing opportunities for young families is in keeping with the vision of the WLD-D to create a more pedestrian friendly and walkable district.
- (3) ***The variance requested is the minimum variance needed to provide substantial relief to the applicant and/or be consistent with justice to other property owners.*** The variance requested is the minimum possible. The applicant is seeking approval for an established lot area and width with no scope for expansion of lot area or size at this time.
- (4) ***The need for the variance is due to unique circumstances that are peculiar to the land, structure or building involved and not generally applicable in the area or to other properties in the same zoning district.*** There are no unique circumstances peculiar to the subject site by itself. The subject site is a smaller non-conforming lot; however, this is common to many parcels on Margaret Street. There are other SR-2 zoned areas within the Township that have complaint lot sizes; however, some areas like the subject size are characterized by non-conforming lot sizes which were likely established before the Ordinance standards were adopted.
- (5) ***The problem and resulting need for the variance has been created by strict compliance with the Zoning Ordinance, and not by the applicant or applicant's predecessors; it is not self-created.*** The non-conforming lot size and width likely pre-dates the Zoning Ordinance regulations. The existing duplex situation was created by the prior owner of the dwelling. The applicant is attempting to correct an existing non-conforming use by getting approval through the proper process and also attempting to bring the building up to code.
- (6) ***The variance will be in harmony with the spirit and intent of this ordinance, will not be injurious to the neighborhood, or otherwise detrimental to the public health, safety and welfare.*** The proposed variances are not likely to have any adverse impacts on the neighborhood or



on public health, safety and welfare. Making changes to the structure to comply with applicable building codes is in the interest of safety and welfare of future residents of the structure.

RECOMMENDATION AND FINDINGS

Based on the findings below, and subject to any additional information presented and discussed by the applicant, Board, and/or the public during the public hearing and incorporated into the record prior to any findings being made, we recommend that the Zoning Board of Appeals **approve** the requested variances for the property located at 43 Margaret:

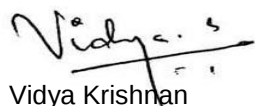
1. The existing structure is already set up as a duplex with no approvals, which the applicant is attempting to correct.
2. Compliance with ordinance standards would let the structure remain as is, with no corrections, which is not in the interest of sound planning.
3. The variances will provide substantial justice to the applicant and is not adverse to the interests of other property owners.
4. The variances requested are the minimum possible.
5. The non-conforming lot size and width likely pre-date the Zoning Ordinance standards.
6. Approval of the variances will allow the applicant to make changes to bring the structure into compliance with applicable building codes.
7. The site is in close proximity to Downtown, which encourages more pedestrian traffic.
8. Approval of the variances is not contrary to public health, safety and welfare.

The variances are recommend for approval subject to the following condition:

1. The applicant shall apply for and seek site plan and conditional land use approval.

Respectfully,

McKENNA



Vidya Krishnan
Principal Planner

cc: Township Manager: Steven Aynes, Northfield Twp., 8350 Main St., Whitmore Lake, MI 48189
Assessing/Building Asst. Mary Bird, Northfield Twp., 8350 Main St., Whitmore Lake, MI 48189
Applicant: Jabeen Bukhari, via e-mail: bukharijabeen@gmail.com,



NORTHFIELD TOWNSHIP ZONING BOARD OF APPEALS

Minutes of Regular Meeting November 18, 2019

1. CALL TO ORDER

The meeting was called to order by chair Kenneth Dignan at 7:07 P.M. at 8350 Main Street.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL AND DETERMINATION OF QUORUM

Brad Cousino	Absent
Kenneth Dignan	Present
Scott Gustafson	Present
Greg Kolecki	Present
Jacki Otto	Present (arrived at 7:12 P.M.)
Alternate: James Balsillie	Presence not required

Also present:
Recording Secretary Lisa Lemble
Building/Planning/Zoning Coordinator Mary Bird
Planning Consultant Vidya Krishnan, McKenna
Members of the public

4. ADOPT AGENDA

- **Motion:** Dignan moved, Kolecki supported, that the agenda be adopted as presented.
Motion carried 3—0 on a voice vote.

5. CORRESPONDENCE

None.

6. PUBLIC HEARINGS

- **Motion:** Dignan moved, Kolecki supported, that the public hearing be opened.
Motion carried 3—0 on a voice vote.

6A. Case #JZBA190008; Paul VanBuhler;
Location: 985 Seven Mile Road and vacant;
Request for variance from Chapter 14, Section 14.23, Land Divisions and Subdivisions to split into five parcels. Two parcels require depth to width ratio variances. Parcel 02-04-300-008;
Zoned SR-1, Single Family Residential.

Planning Consultant Vidya Krishnan read her report dated November 12, 2019. She explained that this action will resolve the issue of a landlocked parcel by combining it with a the parcel fronting on Seven Mile Road, and while two of the lots require depth to width ratios, all five parcels being created will have road frontage and meet all other requirements of the SR-2 district. Based on the findings of fact, including that the larger lots will be more compatible with development in the area that required by SR-2 zoning, she recommended approval.

Dignan noted that the only reason there are two separate parcels here is because the land is in two different school districts.

Paul Van Buehler, applicant, said Ms. Krishnan's report described the situation accurately and he had nothing to add.

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

6B. Case #JZBA190010; Lauralyn Bottom;
Location: 8036 Lakeshore Drive;
Request for variance from Article IX,
Section 36-248(4)(a) for deck setback variances from Lakeshore and Maple. Parcel 02-08-395-005;
Zoned SR-1, Single Family Residential.

Planning Consultant Vidya Krishnan read her report dated November 12, 2019. She recommended approval of the requested variance of 22.30 feet for the front deck to be located at a setback of 7.70 feet from the Lakeshore frontage, and of a reduced variance of 12.30 feet (rather than the 14 feet requested) for the rear deck to be located at a setback of 17.70 feet from the Maple frontage, unless the applicant can provide adequate justification on the need for a 14 foot deep deck.

Lauralyn Bottom, applicant, said the reason for the size of the back deck is because it faces the lake and will function as an extension of their living room. In answer to a question from Otto, Bottom said she also owns the property across Maple Road.

Dignan called for comments from the public. Mike Bottom thanked the Township staff and planners for their help with this project and said they are willing to do what is best for the community.

6C. Case #JZBA190009; Jabeen Bukhari (Maji Group);
Location: 43 Margaret Street;
Request for variance from Article IX,
Section 36-248(1) and (2)(b) to develop the existing structure as a duplex. Parcel 02-05-328-006;
Zoned SR-2, Single Family Residential.

Planning Consultant Vidya Krishnan read her report dated November 12, 2019. She noted the applicant has purchased the property with the intent of rectifying code violations and improving the property, which the Township has no legal mechanism to require, and the applicant is attempting to bring the status of the house—which was converted to duplex use by a previous owner—into compliance with Township ordinances. She said based on the findings of fact she recommends approval of the requested variances,

subject to the applicant obtaining site plan and conditional land use approval.

Applicant Jabeen Bukhari said she had nothing to add to the information

Dignan called for comments from the public. Sayed Habib, Bukhari's husband, 3017 Walnut Drive, Scio Township, thanked Krishnan for her presentation and said this proposal would be an improvement for the area.

- **Motion:** Dignan moved, Otto supported, that the public hearing be closed.
Motion carried 4—0 on a voice vote.

7. OLD BUSINESS

None.

8. NEW BUSINESS

- 8A. Case #JZBA190008; Paul VanBuhler;**
Location: 985 Seven Mile Road and vacant;
Request for variance from Chapter 14, Section 14.23, Land Divisions and Subdivisions to split into five parcels. Two parcels require depth to width ratio variances. Parcel 02-04-300-008; Zoned SR-1, Single Family Residential.

There was discussion about how the proposed splits will affect the school district boundaries. VanBuhler said parcels 1 and 5 will be split between the South Lyon and Whitmore Lake school districts, and the other three will be wholly within the Whitmore Lake District. Scott Schmocker, GLA Surveyors and Engineers, said all houses will be built on the Whitmore Lake District side of the lots because the property at the rear of lots 1 and 5 is unbuildable.

- **Motion:** Dignan moved, Otto supported, that in Case JZBA190008, Parcel 02-04-300-008, in accordance from a memo from McKenna dated November 12, 2019, and based on the findings of fact documented in that memo, that the Zoning Board of Appeals approve the requested variances for 985 Seven Mile Road from Section 14.23, Minimum Requirements for approval of land divisions (a)(5), of 8.23:1 for parcels 1 (A and B), and per Section 14.23, Minimum Requirements for approval of land divisions (a)(5) of 5.02:1 for parcels 5 (A and B).
Motion carried 4—0 on a roll call vote.

- 8B. Case #JZBA190010; Lauralyn Bottom;**
Location: 8036 Lakeshore Drive;
Request for variance from Article IX, Section 36-248(4)(a) for deck setback variances from Lakeshore and Maple. Parcel 02-08-395-005; Zoned SR-1, Single Family Residential.

Dignan noted that a deck only 8 foot in width is not very usable, and he has little issue with a width of 14'. Otto said Maple Avenue, which the larger deck will

face, will likely never be developed. Gustafson said he also has no problem with a 14 foot deck.

- **Motion:** Dignan moved, Otto supported, that in Case #JZBA190010 variances from Article IX, SR-2 Single Family Residential District, Section 36-248(4)(a), Regulations and Standards, be granted, as follows: for the Lakeshore Drive frontage a variance of 22.30 feet be granted, and for the front yard setback on Maple Avenue a variance of 18.3 feet be granted, based on findings of fact as documented in the November 12, 2019 report from McKenna, striking the second item #4 from the findings of fact, and based upon the facts that the rear yard of the applicant continues all the way to the lake in single ownership, Northfield Township is a recreational community where lakeside living is as essential a component as indoor living, where the size of the deck proposed by the applicant is not an unreasonable size considering that they have no immediate neighbors, and Maple Road being developed is unlikely. **Motion carried 4—0 on a roll call vote.**

- 8C. Case #JZBA190009; Jabeen Bukhari (Maji Group);**
Location: 43 Margaret Street;
Request for variance from Article IX, Section 36-248(1) and (2)(b) to develop the existing structure as a duplex. Parcel 02-05-328-006; Zoned SR-2, Single Family Residential.

- **Motion:** Dignan moved, Otto supported, in Case JZBA190009, that as outlined in the November 12, 2019, memo from McKenna, variances be granted as follows: a variance of 6,672.75 square feet be granted from the requirements of Article IX, SR-2 Single Family Residential District, Section 36-248(1), Regulations and Standards; and a variance of 70 feet be granted from the requirements of Article IX, SR-2 Single Family Residential District, Section 36-248(2)(b), Regulations and Standards, based on the findings of fact, subject to the applicant applying for site plan and conditional use approval through the Planning Commission.

Dignan asked when DTE installed the second meter on this house. Ms. Bukhari and Krishnan said no information could be found out about this. Krishnan noted the house appears to have been split and used as a duplex, but Bukhari said only one portion of it was recently being lived in.

Dignan thanked the applicants for working with the Township to bring the property into compliance with ordinances.

Motion carried 4—0 on a roll call vote.

Dignan thanked all of the applicants for making an investment in the community and thanked Krishnan for her assistance to applicants.

10. MINUTES

- **Motion:** Otto moved, Kolecki supported, that the minutes of the July 15, 2019, regular meeting be approved as presented.
Motion carried 4—0 on a voice vote.

10. CALL TO THE PUBLIC

No comments.

11. ZBA MEMBER COMMENTS

Krishnan referred to her two most recent Zoning Administrator quarterly reports included in the packet. She noted that in some cases people she has met with have proceeded with projects without approvals, which is discouraging, and she commended applicants who comply or seek variances and necessary approvals.

Dignan noted that quite a few homes are being built in the Whitmore Lake School District, which is great for the district and also good for the Township.

12. ANNOUNCEMENT OF NEXT MEETING

December 16, 2019, at 7:00 PM at the Public Safety Building was announced as the date and time of the next regular meeting of the Zoning Board of Appeals.

13. ADJOURNMENT

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

The meeting was adjourned at 8:16 P.M.

Prepared by Lisa Lemble.

Corrections to the originally issued minutes are indicated as follows:

Wording removed is ~~stricken through~~;

Wording added is underlined.

Adopted on _____, 2019.

Kenneth Dignan, Chair

Greg Kolecki, Secretary

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



MCKENNA

December 10, 2019

Board of Trustees and Planning Commission
Northfield Township
8350 Main Street
P.O. Box 576
Whitmore Lake, Michigan 48189

Subject: 2019 Annual Report of Activities by the Planning Commission

As required per the Michigan Planning Enabling Act, Section 125.3819 (2) (Act 33 of 2008, as Amended), the Planning Commission respectfully submits a report of its 2018 activities.

“A planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development.”

MEETINGS

1. Thursday, January 3, 2019
2. Wednesday, January 16, 2019
3. Wednesday, February 6, 2019
4. Wednesday, February 20, 2019
5. Wednesday, March 6, 2019
6. Wednesday, March 20, 2019
7. Wednesday April 17, 2019
8. Wednesday, May 1, 2019
9. Wednesday, May 15, 2019
10. Wednesday, June 5, 2019
11. Wednesday, June 19, 2019
12. Wednesday, July 17, 2019
13. Wednesday, August 7, 2019
14. Wednesday, August 21, 2019
15. Wednesday, September 4, 2019
16. Wednesday, September 19, 2019
17. Wednesday, October 2, 2019
18. Wednesday, October 16, 2019
19. Wednesday, November 6, 2019
20. Wednesday, November 20, 2019
21. Wednesday, December 4, 2019
22. Wednesday, December 18, 2019

DETROIT

28 West Adams Street
Suite 1000
Detroit, Michigan 48226

○ 313.888.9882
F 248.596.0930
MCKA.COM

Communities for real life.

PLANNING COMMISSIONERS

1. Janet Chick, Trustee
2. Brad Cousino
3. Eamon Dwyer
4. Sam Iaquinto
5. Cecilia Infante
6. Larry Roman, Chair
7. John Zarzceki, Secretary

CONDITIONAL USE

1. **Small Potatoes**, (Parcel B-02-05-368-006) approved – May 15, 2019.
2. **National Fiber**, (Parcel B-02-20-300-026) approved with the conditions of site plan approval, the inclusion of a cyclone fence for the outdoor storage and evergreen screening is waived by Planning Commission. – June 5, 2019.
3. **The Dog House**, (Parcel B-02-27-200-002) approved – August 21, 2019
4. **Whitmore Lake Climate Storage**, (Parcel B-02-20-300-018) tabled pending on applicant working with Township Engineer and Township Planner to formalize site plan process. – August 21, 2019
5. **Hardscape Solution**, (Parcel 02-19-300-012) tabled because of lack of stormwater, and additional information needed for storage
6. **TerraFirma**, (Parcels 02-29-200-003 and 02-29-200-004) approval of conditional use with the conditions that items 1 through 6 of Mckenna report dated November 6 are addressed.
7. **43 Margaret**. Application for a duplex in the SR-2 District.

SITE PLANS

1. **National Fiber Construction**, (02-20-300-026) approved with the condition that 50% of the elevation are Masonry and the conditions are met in the Mckenna and OHM reports. – January 16, 2019
2. **LittleFish, 8425 Main Street Graphic Design Studio**. Approved with the condition that the building elevations are provided to Planning Commission. – March 20, 2019
3. **Small Potatoes**, (Parcel B-02-05-368-006) approved with the condition a new site plan submitted showing the potential of a future garage. – May 15, 2019.
4. **National Fiber (resubmittal)**, (Parcel B-02-20-300-026) approved with the conditions listed on Mckenna's report. – June 5, 2019.
5. **Hardscape Solution**, (Parcel 02-19-300-012) tabled because of lack of stormwater, and additional information needed for storage. October 16, 2019
6. **TerraFirma**, (Parcels 02-29-200-003 and 02-29-200-004) site plan tabled because of multiple missing requirements including stormwater plan.
7. **43 Margaret**. Application for a duplex in the SR-2 District.

PRIVATE ROAD REVIEW

1. **Paul Van Buhler**; approval of the request based on Mckenna and OHM reports. – February 6, 2019
2. **Speedway**, approved with conditions that the paved surface must be centered in the right of way August 15, 2018



ZONING ORDINANCE AMENDMENTS

1. **Mary Czech-Aldrin, Requested Amendment to Section 36-340, Uses Permitted in the Whitmore Lake Downtown District and the Whitmore Lake Downtown North Village District.** The amendment was approved and will allow residential on the first floor as a conditional use. – February 20, 2019

OTHER ITEMS

1. **Rezoning of Parcel 02-05-368-006 from (SR-2) to Whitmore Lake Downtown-Waterfront (WLD-W).** The rezoning was approved.
2. **Rezoning of Parcel 02-29-200-003 and 02-29-200-004 from AR to LI.** The rezoning was approved.

Proposed 2019 Work Plan

As 2020 begins, we would like to recommend the following work plan for the Township Planner and Planning Commission.

1. **Zoning ordinance:** Continue work with Planning Commission to finish update to Master Plan and Zoning Ordinance.
2. **Code Enforcement.** Continue to support Township efforts to formalize code enforcement procedures and support the implementation of the Master Plan and Zoning Ordinance.
3. **Revise Development Packet and Procedures.** Continue work to update Township Development procedures and services. Develop a monthly log of inquiring and report procedure for Township Boards and Planning Commission.
4. **North Village Site Development.** Continue for work with potential developers to achieve the Township's vision for North Village. Consider parks acquisitions grants, for acquiring additional lake frontage, and DNR grants for developing park amenities.
5. **Downtown Parking Study.** Develop a parking plan for downtown that includes provisions for encouraging shared parking and providing a payment in lieu of parking for developing Township parking lots.
6. **Continue Support on Growth Management and Policy Evaluation.** Provide support to Planning Commission and Township Board on sustainable growth management practices; including evaluating funding sources, financing options, and impacts of development. Assist as needed with evaluation of the proposed equalization basin. Provide assistance in developing fact sheets, presentations, and facilitating discussions.
7. **Parks & Recreation Master Plan Update.** The Parks & Recreation Master Plan was adopted in 2015, so it will not expire until 2020. However, in order to remain eligible for many State and Federal grants, the Plan must stay up-to-date as grant opportunities arise. To implement the North Village Plan, we





recommend incorporating it into the Parks & Recreation Master Plan so that the Township is able to take advantage of any grant opportunities for recreation, water access, and trail connections.

8. **DDA Meetings Ongoing Assistance and update to the DDA Plan.** Continue to work with the DDA to foster more activities and development in the downtown area by implementing the goals and objectives of the Whitmore Lake Downtown Strategic Action Plan and Design Framework. The DDA is in need of an updated plan that includes redefining the DDA district boundaries and contributing parcels.
9. **Capital Improvement Program (CIP) Assistance.** The Michigan Planning Enabling Act requires that any community with water or sewer facilities shall annually approve a CIP. The CIP process allows for the Township and its departments to predictably budget for capital expenses in coming years, such as water and sewer improvements, park improvements, roads and non-motorized infrastructure, and other large capital expenses.
10. **Secure MDNR Recreation Grants.** The Parks and Recreation Master Plan can be used to apply for grants. The grants can be used to update park facilities and begin implementing objectives and goals outlined in the Parks and Recreation Master Plan.

A proactive work program can help build a quality community, and we look forward to working with the Township as it actively seeks to preserve its rural character and sense of place.

Respectfully submitted,

MCKENNA



Paul Lippens, AICP
Director of Transportation and Urban Design



Irvin Wyche,
Assistant Planner



Northfield Township Planning Commission Calendar

January	8	2020
January	22	2020
February	5	2020
February	19	2020
March	4	2020
March	18	2020
April	1	2020
April	15	2020
May	6	2020
May	20	2020
June	3	2020
June	17	2020
July	1	2020
July	15	2020
August	5	2020
August	19	2020
September	2	2020
September	16	2020
October	7	2020
October	21	2020
November	4	2020
November	18	2020
December	2	2020
December	16	2020

NORTHFIELD TOWNSHIP PLANNING COMMISSION

Minutes of Regular Meeting December 4, 2019

1. CALL TO ORDER

The meeting was called to order by Chair Roman at 7:00 P.M. at 8350 Main Street.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL AND DETERMINATION OF QUORUM

Roll call:

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

Also present:

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

4. ADOPTION OF AGENDA

- **Motion:** Roman moved, Chick supported, to adopt the agenda as presented.
Motion carried 5—0 on a voice vote.

5. FIRST CALL TO THE PUBLIC

None present.

6. CLARIFICATIONS FROM THE COMMISSION

None.

7. CORRESPONDENCE

A. Charter Township of Lyon Amendment to Master Plan

No comments.

8. PUBLIC HEARINGS

None.

9. REPORTS

9A. Board of Trustees

Chick reported that on November 26th the Board:

- extended the sunset clause for the marijuana ordinance to coincide with the delayed effective date of the ordinance.
- A subcommittee was created to make recommendations on the marijuana business permit procedures.

- Proposals from two developers were reviewed and plans made to provide a legal description of the area to be preserved as park.
- Four offers for the purchase of 75 Barker Road were tabled pending receipt of additional information, including whether the parking area—or use of it—can be retained by the Township.
- The resignation of Paul Burns as Township attorney was received, and an RFQ for legal services authorized.
- The CUP for Whitmore Lake Climate Storage was approved.

9B. ZBA

No report.

9C. Staff Report

Nothing to report.

9D. Planning Consultant

Lippens said the redevelopment proposals for North Village and the marijuana business application process are expected to be on the next Board agenda.

9E. Parks and Recreation

No report.

9F. Downtown Planning Group

Infante reported that on November 20th the DDA discussed concerns about parking downtown and their interest in enrolling in the Michigan Economic Development Corporation's Redevelopment Ready Community.

10. UNFINISHED BUSINESS

10A. Case #JPC190008; Hardscape Solutions; 1301 W. North Territorial Road; Conditional Use to operate a landscape supply company. Parcel 02-19-300-012; Zoned AR—Agricultural.

10B. Case #JPC190008; Hardscape Solutions; 1301 W North Territorial Road; Site Plan for landscape supply company. Parcel 02-19-300-012; Zoned AR—Agricultural.

Lippens referred to his report dated December 2nd and recommended approval of the conditional use permit (CUP) subject to some items which can be handled administratively, such as the trash enclosure and a clearer listing of details regarding landscaping materials. Regarding outdoor storage of materials, Lippens noted this is shown on the plan, but it is not permitted in this district and should be removed from the plan.

In answer to a question from Roman, Lippens said outdoor storage of materials was allowed for another landscaping business in the Township because the zoning is Limited Industrial. Dwyer asked what can be done about this application since the applicant wishes

to have a landscaping business that requires outdoor storage given that the business is already operating on this site which is zoned Agricultural (AR).

Lippens said the Township's ordinance does not allow outdoor storage in AR, which is an agricultural and residential district. He said the application is before the Planning Commission because the Township would like to help this applicant operate legally on this site, but storage of materials must be "completely within a building" per Section 36-7 of the zoning ordinance. He said this can include barns or sheds.

Thomas Rogowski, applicant, said from the conversation at the October 16th meeting it was his understanding that the Commission wanted the storage labeled and wanted barriers to hide the materials from view. He said they store leftover materials from jobs to use later or resell, but they do not store large amounts of the materials.

In answer to questions, Rogowski said after any job is complete they may have up to a couple pallets of materials left, but they do not usually have delivery of gravel or similar materials to this site for projects. He noted there was one recent project where there was no storage space available on the construction site, so they had gravel delivered to the subject site and hauled it in several loads to the work site.

Rogowski said storage bins are on the drawing because the Commission asked him to put them there, but they have not been built. He said he would not be happy if he was told he could not have outdoor storage, but he understands it is not allowed on the site and he is willing to remove reference to it from the plan.

Roman asked if an enclosed structure that a truck can be driven through would meet the requirement for storage of materials. Lippens said that is something that can be explored, but that would be something the Planning Commission would have to see. Rogowski said he would prefer to have his request tabled to allow him to further revise the site plan to remove the bins and come up with a structure that would be acceptable.

- **Motion:** Roman moved, Chick supported, to table the requests for conditional use permit and site plan approval in Case #JPC190008.
Motion carried 5—0 on a roll call vote.

11. NEW BUSINESS

None.

12. MINUTES

- **Motion:** Roman moved, Zarzecki supported, that the minutes of the November 20, regular meeting be approved as presented and to dispense with the reading. **Motion carried 5—0 on a voice vote.**

13. SECOND CALL TO THE PUBLIC

None present.

14. COMMENTS FROM THE COMMISSIONERS

None.

15. ANNOUNCEMENT OF NEXT MEETING

December 18, 2019, at 7:00 P.M. at the Public Safety Building was announced as the next regular Commission meeting time and location.

Roman asked that 2020 meeting dates be placed on the next meeting agenda. Lippens noted he will also have a list of annual activities and program for next year ready for that agenda.

16. ADJOURNMENT

- **Motion:** Roman moved, Chick supported, that the meeting be adjourned.
Motion carried 5—0 on a voice vote.

The meeting was adjourned at 7:35 P.M.

Prepared by Lisa Lemble.

Corrections to the originally issued minutes are indicated as follows:

Wording removed is ~~stricken through~~;

Wording added is underlined.

Adopted on _____, 2019.

Larry Roman, Chair

John Zarzecki, Secretary

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