

**NORTHFIELD TOWNSHIP PLANNING COMMISSION
NOTICE OF SPECIAL MEETING
August 3, 2016 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.** Request for Amendment of Master Plan Map: The applicant, Biltmore Land LLC requests that Northfield Township amend its Master Plan Map to change the Master Plan designation of nine parcels (A – I) from AG – Agricultural to MDR – Medium Density Residential.
- 9. REPORTS OF COMMITTEES**
 - A. Board of Trustees**
 - B. ZBA**
 - C. Staff**
 - D. Planning Consultant**
- 10. UNFINISHED BUSINESS**
 - A.** Receipt of McKenna Associates Review of Biltmore Land LLC Application to Amend the Northfield Township Master Plan and Tetra Tech Biltmore Development Requested Master Plan Amendment Sewer Capacity Opinion
 - B.** Request for Amendment of Master Plan Map: The applicant, Biltmore Land LLC requests that Northfield Township amend its Master Plan Map to change the Master Plan designation of nine parcels (A – I) from AG – Agricultural to MDR – Medium Density Residential.
- 11. NEW BUSINESS**
- 12. APPROVAL OF PRECEDING MINUTES:** July 20, 2016 Regular Meeting
- 13. FINAL CALL TO THE PUBLIC**
- 14. COMMENTS FROM THE COMMISSIONERS**
- 15. ANNOUNCEMENT:** Next Regular Meeting – August 17, 2016
- 16. ADJOURNMENT**

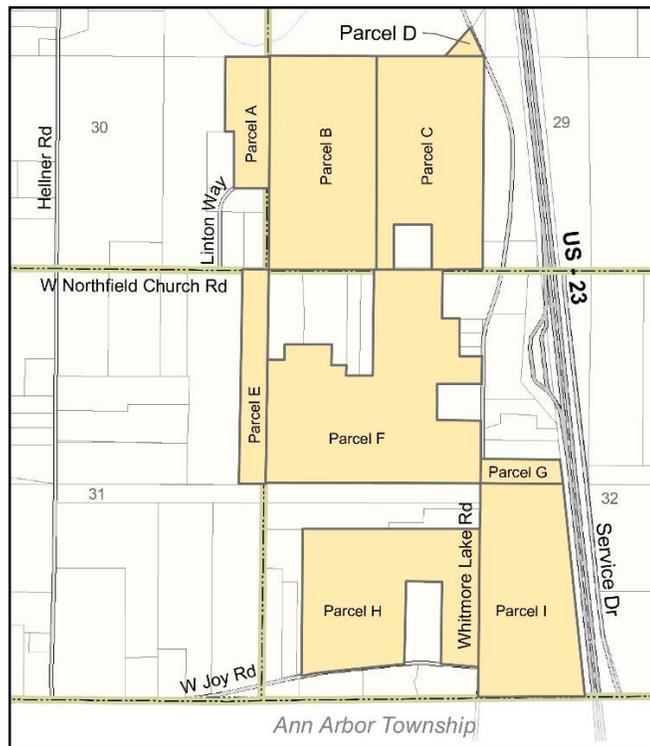
This notice is posted in compliance with PA 267 Of 1976 as amended (open meetings act) MCLA 41.7 2A (2) (3) and the Americans with Disabilities Act. (ADA) Individuals with disabilities requiring auxiliary aids or services should contact the Northfield Township Office, (734) 449-5000 seven days in advance.

**Northfield Township Planning Commission
NOTICE OF PUBLIC HEARING**

The Northfield Township Planning Commission will hold a public hearing on **Wednesday, August 3, 2016** at 7:00 P.M. at the Northfield Township Offices - Second Floor, 8350 Main Street, Whitmore Lake, Michigan 48189. The purpose for the public hearing is to receive comments on an application to amend the Northfield Township Master Plan Map, as summarized below.

Request for Amendment of Master Plan Map

The applicant, Biltmore Land LLC requests that Northfield Township amend its Master Plan Map to change the Master Plan designation of the nine parcels (A – I) on the map below from AG – Agricultural to MDR – Medium Density Residential.



The application is on file at the Northfield Township Building/Zoning Department, 8350 Main Street, Whitmore Lake, MI 48189 and may be reviewed between 8:00 A.M. and 4:30 P.M., Monday – Friday. The application also may be examined on the Northfield Township website at www.twp.northfield.mi.us. All persons are invited to attend and be heard. Written comments should be directed to the Northfield Township Planning Commission Chairman at the Northfield Township Building/Zoning Department before 12:00 P.M. on the day of the hearing.

In compliance with the Americans with Disabilities Act, accommodations can be made available with a 7-day advance notice. Individuals with disabilities requiring auxiliary aids or services should contact the Northfield Township Office at (734) 449-2880

Angela Westover, Clerk
Northfield Township

Newspaper: legalads@mlive.com

Published: July 10, 2016

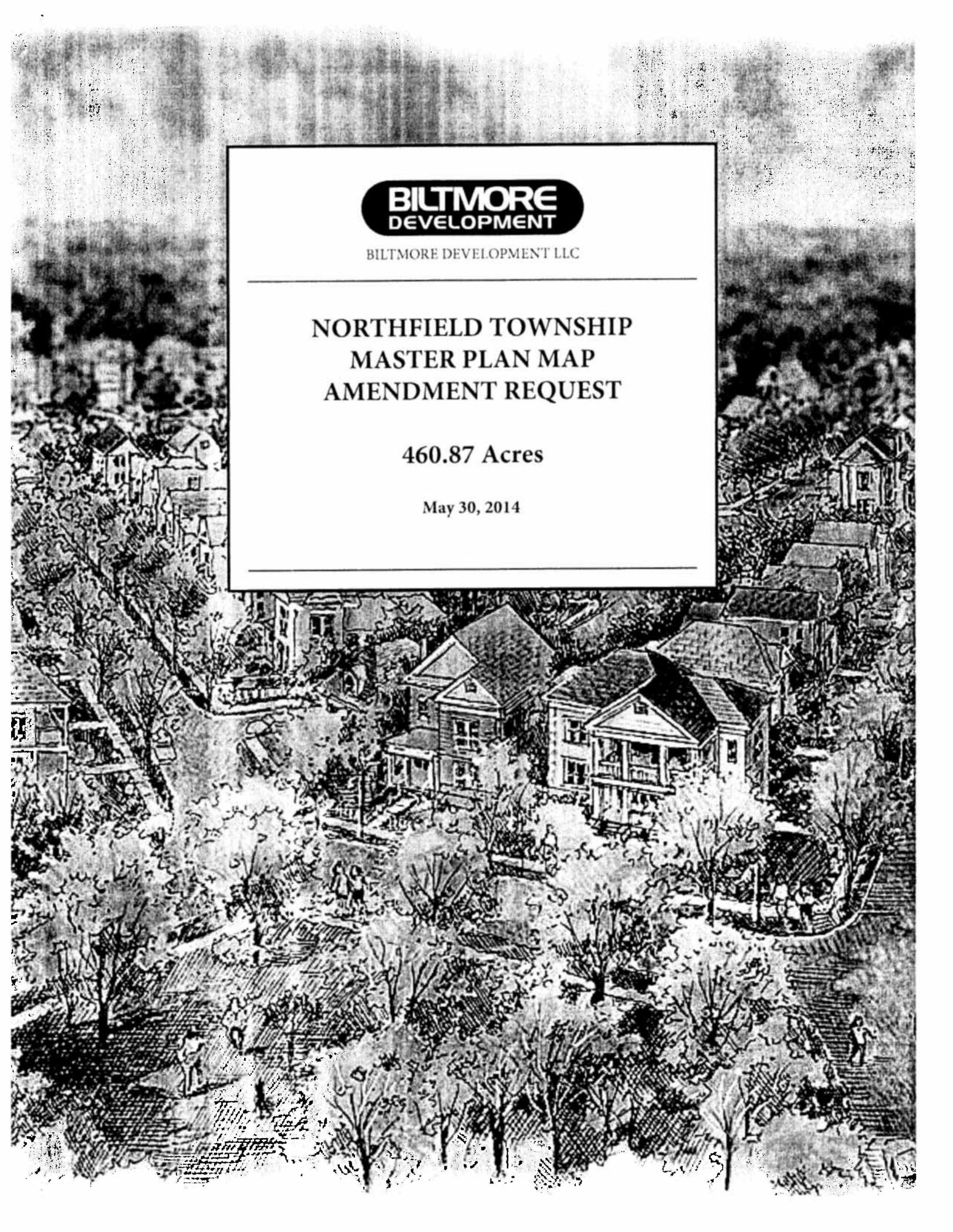


BILTMORE DEVELOPMENT LLC

**NORTHFIELD TOWNSHIP
MASTER PLAN MAP
AMENDMENT REQUEST**

460.87 Acres

May 30, 2014



BILTMORE LAND LLC

555 S. Old Woodward, #1409
Birmingham, Michigan 48009
Phone: 248.563.5800
Email: dstollman@me.com

May 29, 2014

Mr. Howard Fink
Township Manager
Northfield Township
8350 Main St.
Whitmore Lake, MI 48189

Re: ***Request for Amendment of Master Plan Map***

Dear Mr. Fink:

This letter is our formal request that Northfield Township amend its Master Plan map for future land use to designate the nine parcels depicted on Exhibit 1 (the "Parcels") as MDR - Medium Density Residential (1/4 to 1 Ac.). The Parcels are highlighted in yellow on Exhibit 1 and identified as Parcel A through Parcel I. The nine Parcels are owned by seven separate owners; two of the owners own two Parcels.

As shown on Exhibit 1, the Parcels are in Sections 29 and 32, west of US-23. The Parcel Identification Numbers for each Parcel, and the names and addresses of each Parcel owner, are attached as Exhibit 2. Biltmore Land LLC is the contract purchaser of each Parcel. Each Parcel owner has consented to Biltmore filing and processing for approval applications for the development of the Parcel. The consents are attached as Exhibit 3.

The amendment of the Northfield Township Master Plan map for future land use to designate the Parcels as MDR is supported by, without limitation, the following:

- Infrastructure capacity is available nearby, including sanitary sewer. The availability of municipal utilities directly supports MDR designation of the Parcels.
- The economic climate is improving, and demand for housing is steadily increasing. The development of the Parcels pursuant to the MDR designation will measurably increase the Township's tax base.
- Development of the Parcels pursuant to the MDR designation will provide additional population to support and strengthen the existing downtown area by increasing demand for the services and goods offered by the downtown area businesses.
- The MDR designation of the Parcels will also provide additional population to support and strengthen local farms and locally sourced production of agricultural products.

Mr. Howard Fink
Township Manager

Re: Master Plan Map Amendment

May 29, 2014

Page 2

- The MDR development of the Parcels, pursuant to Township ordinances, will preserve and enhance a quality living environment for existing and future residents of the Township.
- Clustering and other development options under the Township's ordinances provide the means to preserve open space and view corridors within the Parcels.

In summary, we ask that Northfield Township process for approval and approve the MDR designation of the Parcels, which will increase the Township's tax base, strengthen businesses in the downtown area as well as locally sourced agriculture and enhance the local economy.

If you have any questions regarding this request or if you need additional information, please call me at (248) 563-5800.

Very truly yours,

BILTMORE LAND LLC

By: 
David J. Stollman, its Manager

DJS/kk

cc: Douglas J. Lewan, Community Planner, PCP, AICP (w/ attachments)

Attachments

Exhibit 1 – Depiction of Parcels Proposed for MDR Designation

Exhibit 2 – List of Parcel Nos., with the name and address of each Parcel Owner

Exhibit 3 – Consents of the Owner of each Parcel

EXHIBIT 2

PARCEL A

OWNER: NOBLE, ROBERT L & ALAINA
PROPERTY ADDRESS: LINTON WAY
ANN ARBOR , MI 48105
PARCEL #: B -02-30-400-007
OWNER ADDRESS: 6124 SWAN LAKE
ROMULUS , MI 48174
ACREAGE: 19.04

PARCEL B

OWNER: BRAUN JOYCE M (TRUST)
PROPERTY ADDRESS: 370 W NORTHFIELD CHURCH RD
WHITMORE LAKE , MI 48189
PARCEL #: B -02-29-300-002
OWNER ADDRESS: 5155 JENNINGS RD
ANN ARBOR , MI 48105
ACREAGE: 80.00

PARCEL C

OWNER: KLEINSCHMIDT FAMILY LIMITED PTN
PROPERTY ADDRESS: W NORTHFIELD CHURCH RD
ANN ARBOR , MI 48105
PARCEL #: B -02-29-300-004
OWNER ADDRESS: 4638 MORNINGSTAR WAY
ANN ARBOR , MI 48103
ACREAGE: 74.0

PARCEL D

OWNER: KLEINSCHMIDT FAMILY LIMITED PTN
PROPERTY ADDRESS: 6107 WHITMORE LAKE RD
WHITMORE LAKE , MI 48189
PARCEL #: B -02-29-200-013
OWNER ADDRESS: 4638 MORNINGSTAR WAY
ANN ARBOR , MI 48103
ACREAGE: 1.96

PARCEL E

OWNER: RAUPAGH PAUL R & BRYNN W
PROPERTY ADDRESS: W NORTHFIELD CHURCH RD
ANN ARBOR , MI 48105
PARCEL #: B -02-31-100-010
OWNER ADDRESS: 5445 HELLNER RD.
ANN ARBOR , MI 48105
ACREAGE: 20.01

PARCEL F

OWNER: PHEASANT HOLLOW ASSOCIATES, LLC
PROPERTY ADDRESS: 5355 WHITMORE LAKE RD
ANN ARBOR , MI 48105
PARCEL #: B -02-32-200-012
OWNER ADDRESS: 451 E WILSON
PONTIAC , MI 48341
ACREAGE: 111.67

PARCEL G

OWNER: VACHHER S PREHLAD TRUST &
TOWNLEY S LOUISE LIVING TRUST
PROPERTY ADDRESS: WHITMORE LAKE RD
ANN ARBOR , MI 48105
PARCEL #: B -02-32-100-016
OWNER ADDRESS: 42814 OATYER CT
ASHBURN , VA 20148
ACREAGE: 6.63

PARCEL H

OWNER: KRAAY LIMITED PARTNERSHIP
PROPERTY ADDRESS: 80 W JOY RD
ANN ARBOR , MI 48105
PARCEL #: B -02-32-300-008
OWNER ADDRESS: 5021 GAMTON COURT
CHARLOTTE , NC 28226
ACREAGE: 76.35

PARCEL I

OWNER: VACHHER (PREHLAD S) & TOWNLEY S
LOUISE LIVING TRUST
PROPERTY ADDRESS: WHITMORE LAKE RD
ANN ARBOR , MI 48105
PARCEL #: B -02-32-400-002
OWNER ADDRESS: 47237 BEACHCREST CT
PLYMOUTH , MI 48170
ACREAGE: 71.12

TOTAL ACREAGE:	460.78
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EXHIBIT 3

PARCEL A

To Whom It May Concern:

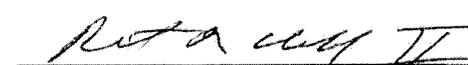
We own the property legally described as Parcel No B-02-30-400-007, comprising 19.04 +/- acres and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

This letter confirms that, pursuant to that Agreement of Sale, we have authorized Biltmore (and its agents and representatives) to undertake physical investigations of the above-referenced property (soil borings, environmental investigations, wetlands evaluations, etc.) site planning (including, without limitation, filing a formal proposed site plan and/or plats, rezoning, submitting a PUD application, submitting a special land use application, locating/relocating utilities, applying for demolition of existing structures and shutoff/removal of existing utilities, etc.) as well as pursuing such other approvals as may be necessary or desirable in connection with Biltmore's intended use of the property.

All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,





Date: May 29, 2014

EXHIBIT 3

PARCEL B

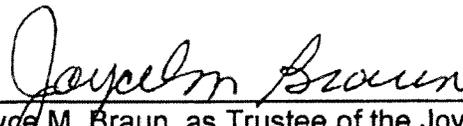
To Whom It May Concern:

We own the property whose address is 370 W Northfield Church Road, containing approximately 80 +/- acres, being Parcel No. B-02-29-300-002 and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

This letter confirms that, pursuant to that Agreement of Sale, we have authorized Biltmore (and its agents and representatives) to undertake physical investigations of the above-referenced property (soil borings, environmental investigations, wetlands evaluations, etc.) site planning (including, without limitation, filing a formal proposed site plan and/or plats, rezoning, submitting a PUD application, submitting a special land use application, locating/relocating utilities, applying for demolition of existing structures and shutoff/removal of existing utilities, etc.) as well as pursuing such other approvals as may be necessary or desirable in connection with Biltmore's intended use of the property.

All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,



Joyce M. Braun, as Trustee of the Joyce
M. Braun Trust under Trust Agreement
dated January 30, 1996, as amended

Date: *May 10, 2014*

EXHIBIT 3

PARCEL C & D

To Whom It May Concern:

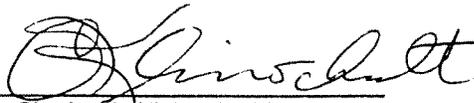
We own the property legally described as Parcel No(s). B-02-29-300-004 and B-02-29-200-013 comprising 75.96 +/- acres and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

This letter confirms that, pursuant to that Agreement of Sale, we have authorized Biltmore (and its agents and representatives) to undertake physical investigations of the above-referenced property (soil borings, environmental investigations, wetlands evaluations, etc.) site planning (including, without limitation, filing a formal proposed site plan and/or plats, rezoning, submitting a PUD application, submitting a special land use application, locating/relocating utilities, applying for demolition of existing structures and shutoff/removal of existing utilities, etc.) as well as pursuing such other approvals as may be necessary or desirable in connection with Biltmore's intended use of the property.

All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,

Kleinschmidt Family Limited Partnership

By: 
Charles A. Kleinschmidt
Its: Agent

Date: 5/8/14

EXHIBIT 3

PARCEL E

To Whom It May Concern:

We own the property legally described as Parcel No. B-02-31-100-010, comprising 20.01 +/- acres and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

This letter confirms that, pursuant to that Agreement of Sale, we have authorized Biltmore (and its agents and representatives) to undertake physical investigations of the above-referenced property (soil borings, environmental investigations, wetlands evaluations, etc.) site planning (including, without limitation, filing a formal proposed site plan and/or plats, rezoning, submitting a PUD application, submitting a special land use application, locating/relocating utilities, applying for demolition of existing structures and shutoff/removal of existing utilities, etc.) as well as pursuing such other approvals as may be necessary or desirable in connection with Biltmore's intended use of the property.

All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,

Bryan W. Rappaport
Paul R. Rappaport

Date: May 28, 2014

EXHIBIT 3

PARCEL F

To Whom It May Concern:

We own the property legally described as Parcel No. B-02-32-200-012 whose address is 5355 Whitmore Lake Road, Ann Arbor Michigan 48105, comprising 111.67 +/- acres and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

This letter confirms that, pursuant to that Agreement of Sale, we have authorized Biltmore (and its agents and representatives) to undertake physical investigations of the above-referenced property (soil borings, environmental investigations, wetlands evaluations, etc.) site planning (including, without limitation, filing a formal proposed site plan and/or plats, rezoning, submitting a PUD application, submitting a special land use application, locating/relocating utilities, applying for demolition of existing structures and shutoff/removal of existing utilities, etc.) as well as pursuing such other approvals as may be necessary or desirable in connection with Biltmore's intended use of the property.

All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,

By: 

Date: 5/24/14

EXHIBIT 3

PARCELS G & I

To Whom It May Concern:

We own the property legally described as Parcel Nos. B-02-32-400-002 and B-02-32-100-016 comprising 77.75 +/- acres and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

This letter confirms that, pursuant to the terms of that Agreement of Sale, we have authorized Biltmore (and its agents and representatives) to undertake physical investigations of the above-referenced property (soil borings, environmental investigations, wetlands evaluations, etc.) site planning (including, without limitation, filing a formal proposed site plan and/or plats, rezoning, submitting a PUD application, submitting a special land use application, locating/relocating utilities, applying for demolition of existing structures and shutoff/removal of existing utilities, etc.) as well as pursuing such other approvals as may be necessary or desirable in connection with Biltmore's intended use of the property.

All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,




Date: _____

EXHIBIT 3 PARCEL H

To Whom It May Concern:

We own the property legally described as Parcel No. B-02-32-300-008 whose street address is 80 W Joy Road, Ann Arbor, MI 48105, comprising 76.35 +/- acres and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

This letter confirms that, pursuant to that Agreement of Sale, we have authorized Biltmore (and its agents and representatives) to undertake physical investigations of the above-referenced property (soil borings, environmental investigations, wetlands evaluations, etc.) site planning (including, without limitation, filing a formal proposed site plan and/or plats, rezoning, submitting a PUD application, submitting a special land use application, locating/relocating utilities, applying for demolition of existing structures and shutoff/removal of existing utilities, etc.) as well as pursuing such other approvals as may be necessary or desirable in connection with Biltmore's intended use of the property.

All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,

KRADY LIMITED PARTNERSHIP
Dede & Tracy - Trustees
Spencer - Trustee

Date: 5/23/2014

A. Background. After the Master Plan amendment application was submitted, the Planning Commission asked the applicant to provide additional information on the anticipated impacts of the requested plan change in regard to traffic, sanitary sewer and fiscal impacts. The applicant did not submit that information, and the Planning Commission later withdrew its request for the traffic and fiscal impact analyses. The Township undertook a study of the sanitary sewer system to identify the capacity and limitations system-wide. The results of the sanitary sewer system analysis are reflected in the comments described later in this report, from the Township’s sanitary sewer engineers, Tetra Tech.

B. Review Area. At its August 6, 2014 meeting, the Planning Commission defined a Master Plan “Review Area” surrounding the Biltmore Land. The Review Area generally includes land from US-23 west, halfway to Hellner Rd., extending north to include parcels abutting the Master Plan’s Mixed Use South classification and south to the Township boundary (See Map 2).

The Review Area extends beyond the land controlled by Biltmore, to include the “in-holdings” (parcels surrounded or partially surrounded by Biltmore Land), and other land that abuts the freeway or land currently planned for higher intensity uses. The Review Area encompasses additional land that would be considered similarly situated with the Biltmore land, and that consistent with sound planning principles, would need to be planned MDR or another non-agricultural or higher intensity category if the classification on the Biltmore were to be changed as requested. The impacts of Biltmore’s amendment would extend beyond the site, and absent any special circumstances, it would be difficult for the Township to deny similar rezoning of those parcels.

For the purposes of this review, we have assumed that any amendment to the Master Plan would ultimately re-classify the entire Review Area as Medium Density Residential on the Township’s Future Land Use Map.

Map 2: Review Area



II. BASIS OF REVIEW

Planning and zoning law provides that government has a legitimate interest in maintaining compatibility of surrounding areas, protecting and preserving natural resources, and ensuring adequate infrastructure such as roads, water supply and sanitary sewage disposal. Adoption of a master plan and imposition of zoning restrictions to accomplish those interests, as well as to avoid overcrowding, preserve open space, and protect the aesthetics of an area of land are consistent with the Michigan Planning and Zoning Enabling Acts (P.A. 33 of 2008 and P.A. 110 of 2006).

Our review is based on consideration of accepted planning principles provided in State law regarding community master plans, the Township's adopted Master Plan and Zoning Ordinance, observation of the site and vicinity, recommendations of the Township's sanitary sewer engineer, review of other documents, plans and information. To change a community's adopted master plan, our review determines whether conditions or Township priorities have changed to the extent that amendment of the Master Plan is necessary, appropriate and reasonable. Further, how would the amendment affect the reasonableness of the Plan?

A. Consistent with General Purposes of State Planning Act. At the time of its adoption, the Plan met all four of the general purposes of the Michigan Planning Enabling Act ("the Act"), "Purpose" section, i.e. Section 7.(2), to guide and accomplish within the Township development that satisfies all the following criteria:

1. *It is coordinated, adjusted, harmonious, efficient and economical;*
2. *It considers the character of the planning jurisdiction and its suitability for particular uses, judged in terms of such factors as trends in land and population development;*
3. *It will, in accordance with present and future needs, best promote public health, safety, morals, order, convenience, prosperity, and general welfare; and*
4. *It includes, among other things, promotion of or adequate provision for 1 or more of the following:*
 - a) *a system of transportation to lessen congestion on streets and provide for safe, efficient movement of people and goods by motor vehicles, bicycles, pedestrians, and other legal users;*
 - b) *safety from fire and other dangers;*
 - c) *light and air;*
 - d) *healthful and convenient distribution of population;*
 - e) *good civic design and arrangement and wise and efficient expenditure of public funds;*
 - f) *public utilities such as sewage disposal and water supply and other public improvements;*
 - g) *recreation;*
 - h) *the use of resources in accordance with their character and adaptability.*

B. State Planning Act Procedures. The State Act also provides procedures for preparing a master plan. The Plan was adopted by the Township in accordance with the process and procedures identified in Sections 39, 41 and 43 of the Act. It was reviewed at a public hearing, and was based in part upon a comprehensive community survey, two public workshops, and after considerable input from community stakeholders and the public. Further, the Master Plan includes those elements required under Section 33 (1) and (2) of the Act.

C. Basic Tenets of the Master Plan. The Township Master Plan lists several goals, each with policies as a framework for action. However, in considering Biltmore's specific request and the Township's Future Land Use map, the applicable Master Plan goals and policies can be summarized into the following basic tenets:

1. Encourage and guide concentration of residential development in the north part of the Township in and around Whitmore Lake which is near existing investment in public utilities and transportation, and to be in accordance with the character of that area which is generally in excess of 1 to 4 dwelling units per acre.

2. Limit residential growth in, and guide residential growth away from, those parts of the Township which do not have existing investment in public utilities (including sewage disposal) and transportation as would be necessary to accommodate development at 1 to 4 dwelling units per acre, and to be in accordance with the existing character of those areas which are more rural, less than 1 dwelling unit per acre.

These tenets describe the Township's Plan and the guiding principles which the applicant is asking to have modified.

III. IMPACTS OF THE AMENDMENT ON THE MASTER PLAN

This portion of our review describes the Review Area, an area that would be expected to change if the Plan were amended as requested. Have any of the factors such as demographics, traffic, land uses, density character of the area, natural features, public utilities, etc., considered in the Master Plan changed since the Township Plan was adopted? Are these changes contrary to the basic tenets? Do any changes support amending the Plan? What would be the impacts if the Master Plan were amended as requested?

- A. **PROJECTED POPULATION, HOUSING UNITS AND VEHICLE TRIPS.** The defined Review Area is 787.75 acres in area, 164.5 acres of which are wetlands according to Washtenaw County 2016 GIS.
 1. **MDR Scenarios.** Removing wetlands from the total acreage leaves 623.25 acres developable under MDR. Of the non-wetland acres, approximately 20% will typically be used for infrastructure (roads, stormwater management, etc.) and/or common open space, leaving an estimated 500 acres that can be developed.
 2. **AG Scenario.** For a comparable AG scenario, 50% of the wetland area will be included as part of the residential lots, which is more feasible on the 5-acre minimum lot area envisioned by AG. In this case, only 10% would be set aside for roads, making the developable acreage an estimated 635 acres.
 3. **AG to MDR.** If the Master Plan is amended from AG to MDR, the following scenarios are projected:
 - a. If public sanitary sewer is not available, then the maximum permitted density is one dwelling unit per acre, permitting 500 units. The U.S. Census estimates report Northfield Township's average household size is 2.54 persons. Assuming that the new households are the same size as the rest of the Township, approximately 1,270 new residents can be expected.
 - b. If public sanitary sewer is made available for the Review Area, then the maximum permitted density would be four dwelling units per acre, or nearly 2,000 units. Those 2,000 units, at 2.54 persons per unit, would generate about 5,000 new residents.
 - c. Under a potential PUD with public sanitary sewer, the Planning Commission would have discretion to increase the density by up to 25%, allowing 5 units per acre, or nearly 2,500 units, around 6,300 new residents.

The Institute of Transportation Engineers (ITE) estimates that single family homes in rural/suburban communities average 9.57 automobile trips per day, meaning that the potential new development would generate an estimated 4,600 to 25,000 new cars on the roads.

*Table 1: Density Scenarios (MDR vs. AG)**

Density Scenario	Maximum Housing Units Per Acre	Potential Housing Units	Potential Population	Potential Additional Auto Trips Per Day
a. No Public Sanitary Sewer	1	400 - 500	1,100 – 1,300	4,600 – 4,800
b. Public Sanitary Sewer	4	1,800 – 2,000	4,900 – 5,100	18,000 – 20,000
c. Public Sanitary Sewer Plus PUD Density Bonus	5	2,300 – 2,500	6,200 – 6,400	23,000 – 25,000
a. Existing AG per Master Plan	0.20	115 - 140	310 - 340	1,200 – 1,400

* All projections are given as ranges with rounding to reflect they are based on averages and estimates

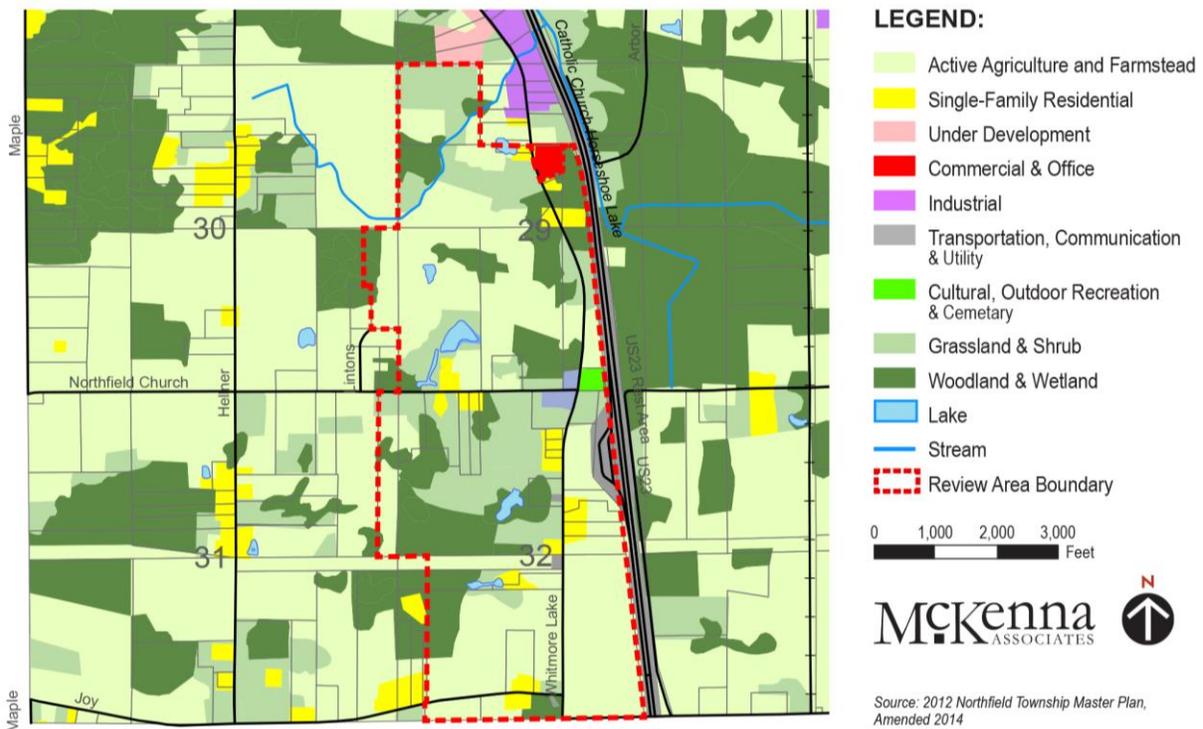
Impacts: MDR Density vs. AG Density Conclusions

- The requested MDR Master Plan amendment, because of its higher density, could result in approximately 3 times to more than 15 times as many housing units, residents, and vehicle trips per day than are planned under the existing AG land use category. The impacts of such a dramatic change would not be harmonious. The change would generate densities extremely inconsistent with the guiding principles and basic tenets of the adopted Master Plan.

B. CHARACTER OF THE AREA

- Existing Land Use.** The Master Plan’s Existing Land Use Map describes the Review Area as primarily grassland and scrub, woodland and wetland, active agriculture and farmsteads, with some scattered single family dwellings.

Map 3: Existing Land Use, 2012 Master Plan



* Single family homes on Linton Way existed but are not shown on 2012 Existing Land Use Map.

To determine the character of the Review Area, McKenna Associates conducted a land use survey of existing uses in March, 2016 and reviewed aerials taken in 2013 and in 2015. The current distribution of land uses remains essentially the same as reported on the 2012 Existing Land Use map. Development is typically single family residential on lots ranging from 1 to 5 acres and larger, open space, and agricultural uses (crops, raising of animals, etc.), or a combination.

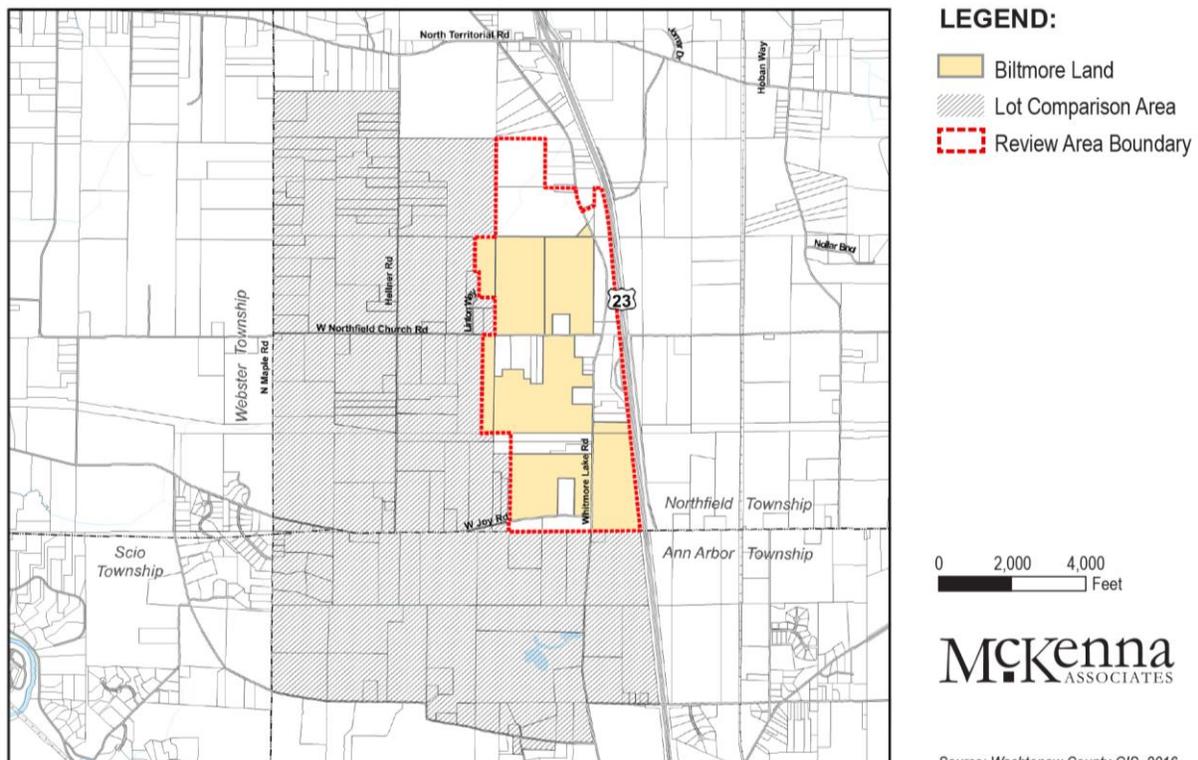
Natural features within the area are predominantly wetlands, scrub/brush wetlands, forested land or wooded wetlands, some with mature trees. St. Patrick's Church and associated uses near the corner of Whitmore Lake Rd. and Northfield Church Rd. are notable non-residential uses. Since 2012 a school has been built along Whitmore Lake Rd., south of Northfield Church Rd.

Existing Land Use Conclusions

- The Review Area's character remains rural residential with agriculture and open space, and has not changed.
- The requested Master Plan amendment would permit development that significantly changes the character of the Review Area by encouraging and allowing single family dwelling subdivisions at 4 - 5 d.u. per acre. As an aside, the impacts of farming (dust, noise, odors, chemicals, etc.) tend to conflict with higher density residential neighborhoods. The amendment would be incompatible with the existing land uses which establish the rural character, and further would be contrary to the basic tenets.

- 2. Existing Character - Lot Area Analysis.** To gain additional insights into the development character of the Review Area, we used County GIS to compare existing lot sizes in the Review Area to surrounding areas within and outside of Northfield Township.

Map 4: Lot Comparison Area



Of the 39 parcels in the Review Area, more than 2/3 are 5 acres or larger. The surrounding Lot Comparison Area (not including the Review Area) with 142 lots, has an even higher proportion of large lots – approximately 82% are 5 acres or larger.

Of the 181 total lots in the Review Area and Lot Comparison Area, 4 (approximately 2%) are less than one acre, which is the largest lot area envisioned under the requested Medium Density Residential category. It is clear the existing character of the Review Area and beyond is incompatible with amendment to MDR, as shown in the table below.

Table 2: Lot Area Comparison

Lot Area	Review Area		Lot Comparison Area* (Not Including Review Area)	
	Number of Parcels	Percentage of Parcels	Number of Parcels	Percentage of Parcels
Less than 1 Acre	1	2.6%	3	2.11%
1 - 2 Acres	4	10.3%	13	9.15%
2 - 5 Acres	7	17.9%	10	7.04%
5 - 10 Acres	8	20.5%	42	29.58%
10-20 Acres	10	25.6%	33	23.24%
Over 20 Acres	9	23.1%	41	28.87%
Total:	39	100%	142	100%

* Includes abutting portions of Ann Arbor Township

The analysis of lot areas above, shows that lots proximate to the Review Area are similar in size and compatible with the density of lots to the south in Ann Arbor Township. If the proposed amendment results from trying to capitalize on the Ann Arbor School District, the area’s character is not exclusive to Northfield Township, rather it is larger and continues in Ann Arbor Township to the south. Both Ann Arbor Township and Northfield Township have zoned areas of similar character and plans to keep that character. A logical progression of density to avoid leap-frogging would have development first in Ann Arbor Township, closer to the City of Ann Arbor.

Existing Character Conclusions

- The Review Area’s AG density is consistent with the surrounding character in Northfield Township and areas beyond, and are a logical progression of decreasing density north from the City of Ann Arbor urban area. MDR would unreasonably change that character. To amend the Plan for MDR density would encourage sprawl, leap-frogging similar areas to the south.
- The lot areas envisioned by the Northfield Township’s AG Future Land Use classification are more consistent with the neighboring land in Ann Arbor Township than the lot areas envisioned by Northfield’s MDR Future Land Use classification.

3. Natural Features. McKenna’s land use survey confirmed the presence of large wetland areas throughout the Review Area. Other natural feature characteristics are described below.

- Bio-Reserves.** The Huron River Watershed Council (HRWC) Bio-Reserve Project has assessed the woodlands, wetlands and open spaces in the Township, including the Review Area, and identified several “Bio-Reserves”. Bio-Reserves are woodlands, wetlands, or open fields that are important to the health of groundwater and the Huron River. The Review Area contains most of a 212.58-acre Medium Rank Bio-Reserve natural feature area and other Bio-Reserve natural features are also present within the Review Area.

Map 5: Natural Features



LEGEND:

- Emergent Wetland
- Scrub-Shrub Wetland
- Forested Wetland
- Woodland
- Review Area Boundary

0 1,000 2,000
 Feet



Source: 2012 Northfield Township Master Plan, Amended 2014

Map 6: HRWC Bio-Reserve Areas



LEGEND:

- Low Rank Bioreserves
- Medium Rank Bioreserves
- High Rank Bioreserves
- Biltmore Land
- Review Area Boundary

0 1,000 2,000
 Feet

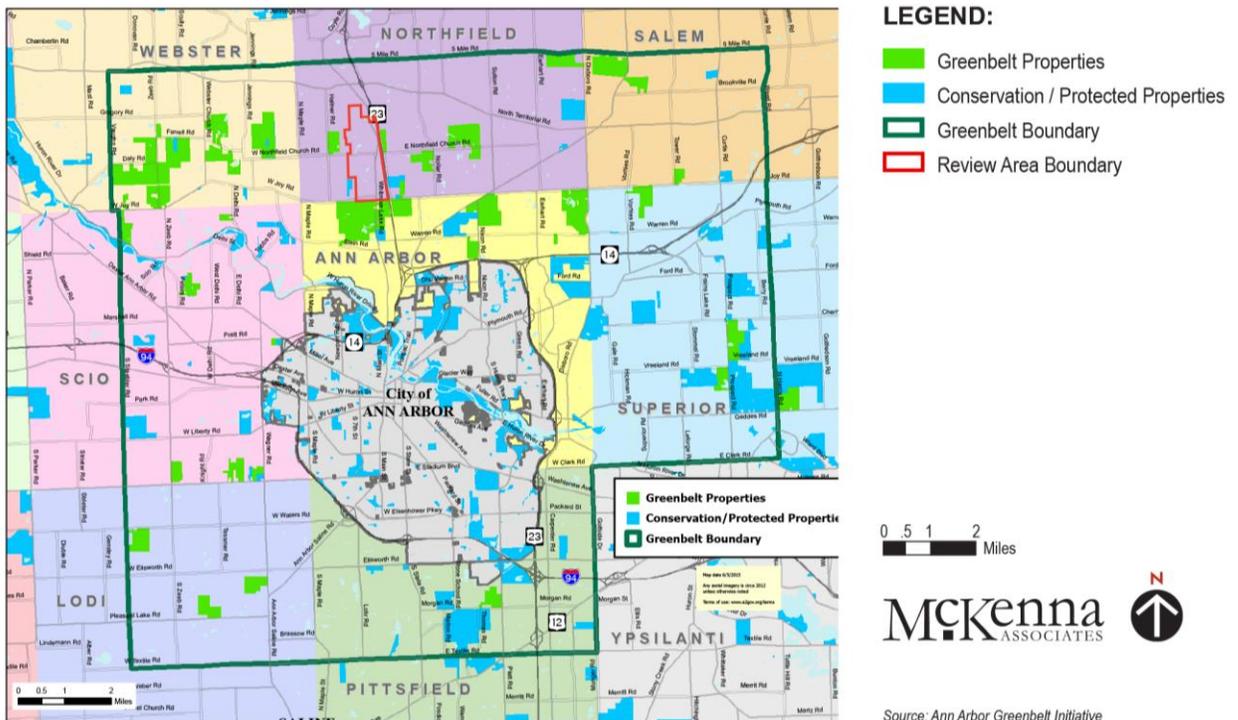


Source: Carlisle-Wortman Associates Report to Northfield Township, July 23, 2014. Information presented confirmed by maps from Huron River Watershed Council.

- b. Greenbelt.** In November 2003, residents of Ann Arbor approved the Greenbelt Program for the purpose of protecting farmland, open spaces, natural areas and the City’s source waters within portions of eight townships surrounding Ann Arbor, as well as to add parkland and recreational opportunities within the City limits. The program has focused on forming large blocks (1,000 acres or greater) of protected farmland and open space through the acquisition of easements, protecting land within the Huron River Watershed, and capitalizing on partnership opportunities.

More than 1,500 acres are protected in Northfield and Ann Arbor Townships, most notably more than 600 acres just south of the Review Area in Ann Arbor Township. Several parcels in Northfield Township west of the Review Area are also protected. The Review Area is entirely located within the Ann Arbor Greenbelt target area for open space preservation.

Map 7: Ann Arbor Greenbelt



Natural Features Conclusions

- The Review Area is characterized by an interconnected system of wetlands and woodlands, including marshy areas and forested wetlands. To build at MDR densities would likely negatively impact natural features, contrary to the basic tenets of the Plan.
- Nearly one quarter of the land in the Review Area, including Biltmore Land, is Bio-Reserve. Higher density development would be inconsistent with the preservation of these natural features.
- The large lots, woodlands, wetlands and open spaces in the Review Area are compatible with the Ann Arbor Greenbelt’s goals and objectives. Encouraging retention of these features, whether as part of the program or not, is consistent with the surroundings, character of the area and basic tenets of the Master Plan. Higher density MDR development would be inconsistent with the preservation of these important natural features and contrary to the Master Plan’s guiding principles.

C. TRANSPORTATION

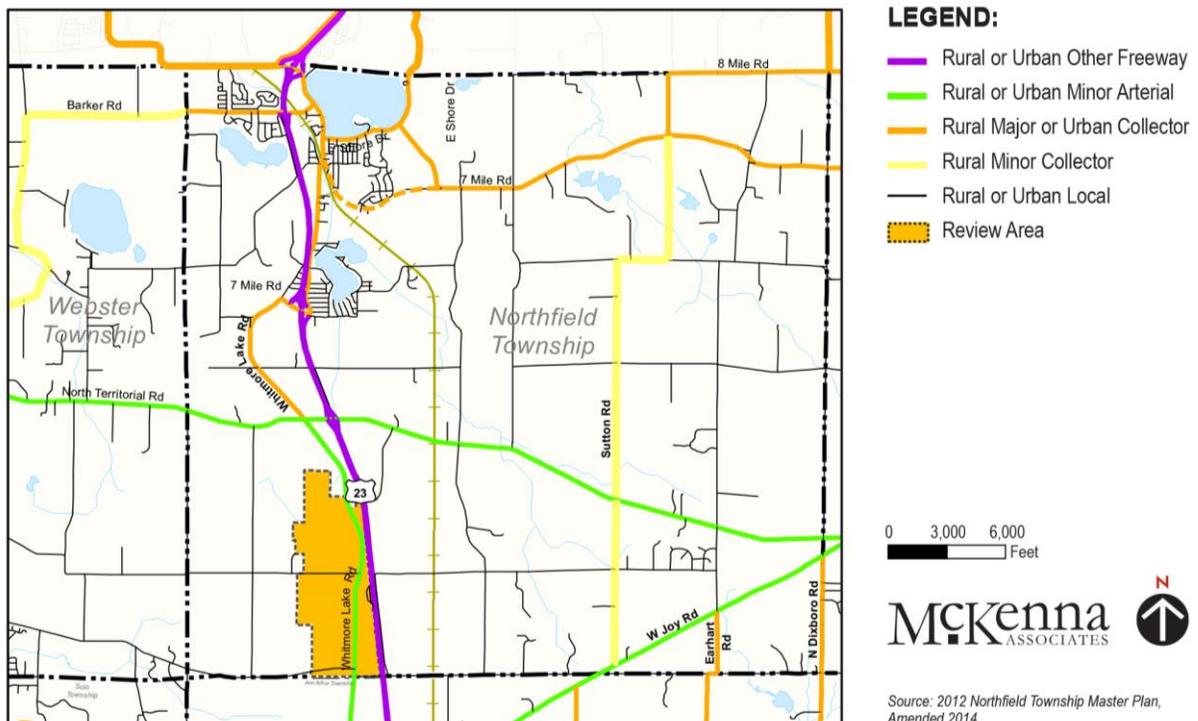
1. **Roads and Traffic.** The following is an overview of the potential impacts of a plan change in the Review Area on the road system in the Township and affected communities; it is not a substitute for a traffic impact study.

Map 8 below, from the Northfield Township Master Plan, presents the functional classification of roads in and around the Review Area. Whitmore Lake Rd. in the Review Area, is a Rural Minor Arterial. Rural Minor Arterials provide a higher level of service than Rural Collectors and Local Roads and ensure that developed areas are within a reasonable distance of an arterial. All other roads in the Review Area are classified as Rural Local Roads. No capacity improvements are in evidence around the Review Area since the Master Plan was adopted.

- a. **Projected Traffic.** Development of the Review Area under MDR density would generate new daily vehicle trip estimates in the range of 4,600 (in a non-public-sewer scenario) to an estimated 25,000 (25,000 assumes the maximum discretionary density bonus).

- b. **Impact on Internal Roads.** SEMCOG traffic counts report Whitmore Lake Rd. carries approximately 3,700 cars per day (total in both directions, as counted in 2014) between North Territorial Rd. and Joy Rd. If the Review Area were to develop at MDR density, Whitmore Lake Rd. would likely be the main thoroughfare for that additional traffic and traffic on it would increase by 30% to more than 500%.

Map 8: Functional Road Classifications, 2012 Master Plan



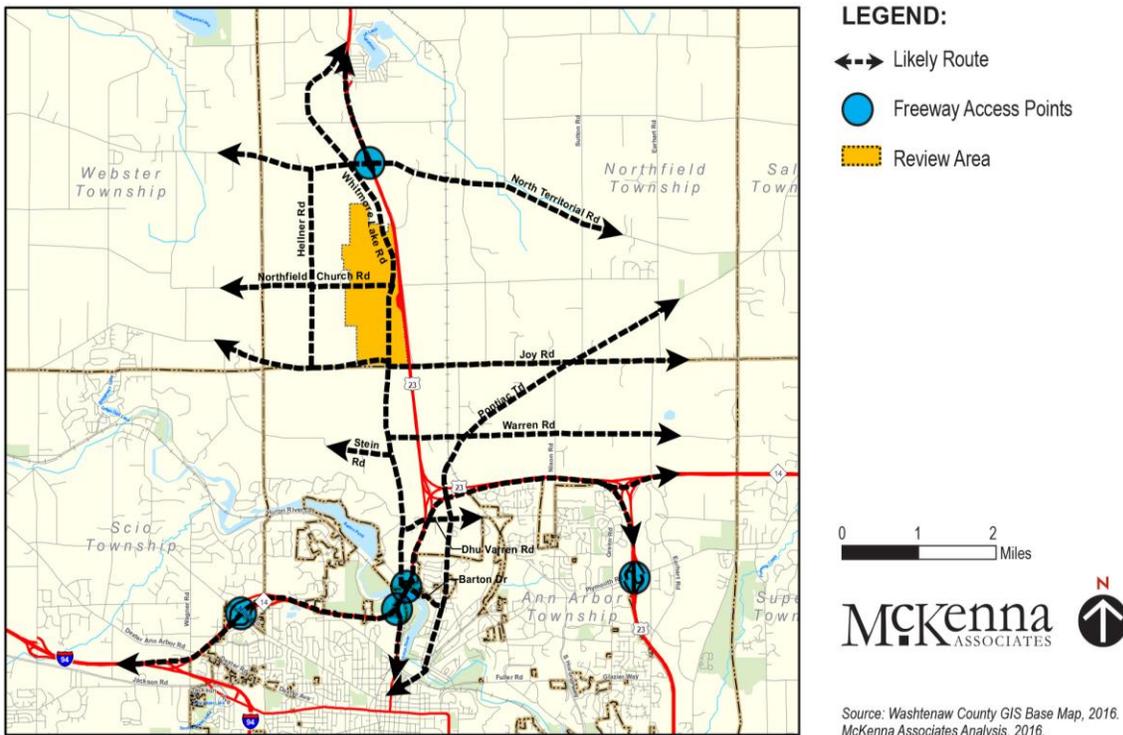
We believe increases in projected traffic on Whitmore Lake Rd. would likely require improvements to the road, such as additional lanes and traffic control devices. MDOT standards change with approximately every 5,000 cars of additional daily traffic, so the projected increase would almost certainly trigger needed improvements. The exact nature of the improvements would depend on the design of the new development, as well as the actual traffic patterns that result.

Traffic counts are not available for the other roads around the Review Area (Northfield Church, Joy, Hellner, etc.). Those roads are not currently paved, so paving and intersection improvements are expected to be necessary in the event of development in the Review Area.

- c. **Impact on Road Network.** US-23 is immediately east of the Review Area. The closest interchange is North Territorial Rd., roughly 2 miles from the center of the Review Area, and is expected to be the major route for new traffic to access the interstate system. US-23 is a barrier for east-west traffic from the Review Area because there are no bridges over the freeway between North Territorial Rd. and Joy Rd.

Outside of the immediate Review Area, the additional traffic would use existing roads, as illustrated on the map below.

Map 9: Likely Travel Patterns for Traffic from the Review Area



Roads and Traffic Conclusions

- No changes are apparent in the area's road network since 2012 that would support the level of traffic anticipated from MDR density development.
- The road network in and around the Review Area is unchanged and remains consistent with the current AG planned density. This network is not sufficient to serve the projected number of cars from development under the proposed category. Upgrades would very likely be needed, including paving roads, design improvements to Whitmore Lake Rd., intersection upgrades, and potentially bridge(s) over US-23.

D. PUBLIC UTILITIES

- 1. Sanitary Sewer.** Public sanitary sewer service is not currently available in the Review Area, nor are there plans to extend and expand public sanitary sewer infrastructure to the Review Area. None of the Review Area or the applicant's site is included in the Township sewer boundary. Also, public sanitary sewer capacity sufficient to support MDR density is not available in the Review Area. According to Tetra Tech, the Township sanitary sewer engineer, in a letter to the Township Manager dated May 13, 2016, the system's wastewater treatment plant does not have the capacity in wet weather conditions to support any of the MDR density range in the Review Area. The sewer system will also be a restricting factor for the higher densities possible under the MDR classification, although some capacity may be available to support the lowest densities envisioned.

The Master Plan specifically discourages the extension of sewer to the Review Area: *"In order to promote orderly growth within the Township, only areas adjacent to and contiguous to the current municipal service boundary should be considered as the preferred area for expansion of services. The "leapfrogging" of Township areas to provide municipal services which create an island of services in the Township should be strongly disfavored. The idea of contiguous development requires that municipal services expand from one fully-developed area to the next adjacent area."* (page 20, emphasis added).

Also, the Master Plan's development strategies for the Southwest Sub-Area (of which the Review Area is part) specify *"Discourage extension of public sewer or water service into rural areas of the Township ideally situated and conditioned for open space and natural features preservation and agriculture."*

Without public sanitary sewer, development would be limited to a density that can be supported by on-site septic systems. According to the Washtenaw County Sanitarian, typically a minimum of a one-acre lot is required to support a private septic system in this area (email dated 5/24/16).

Sanitary Sewer Conclusions

- The applicant's site is outside the sewer boundary and does not have access to public sanitary sewer.
- There are no plans to extend sanitary sewer infrastructure to the Review Area. There have been no changes to the sanitary sewer access of the Review Area since the Master Plan was adopted.
- Public sanitary sewer capacity is not available to support MDR density in the Review Area.
- The Master Plan discourages extension of public sewer to the area, thus amendment to MDR is contrary to the Plan. If private or on-site community sewer were approved, MDR density still would not be consistent with the Plan.

- 2. Water.** The Review Area is served by individual private wells. There is no public water service in the Township. Further, the Master Plan does not support the extension of public water to the Review Area. See Sanitary Sewer, above.

According to the Washtenaw County Sanitarian, the typical minimum lot size for a private well in this area is one half acre, with the actual requirement depending on the individual site conditions. Given that the minimum lot area for a septic system is one acre, it is likely that lots in the Review Area would have to be larger than one acre if public water and sewer are not available.

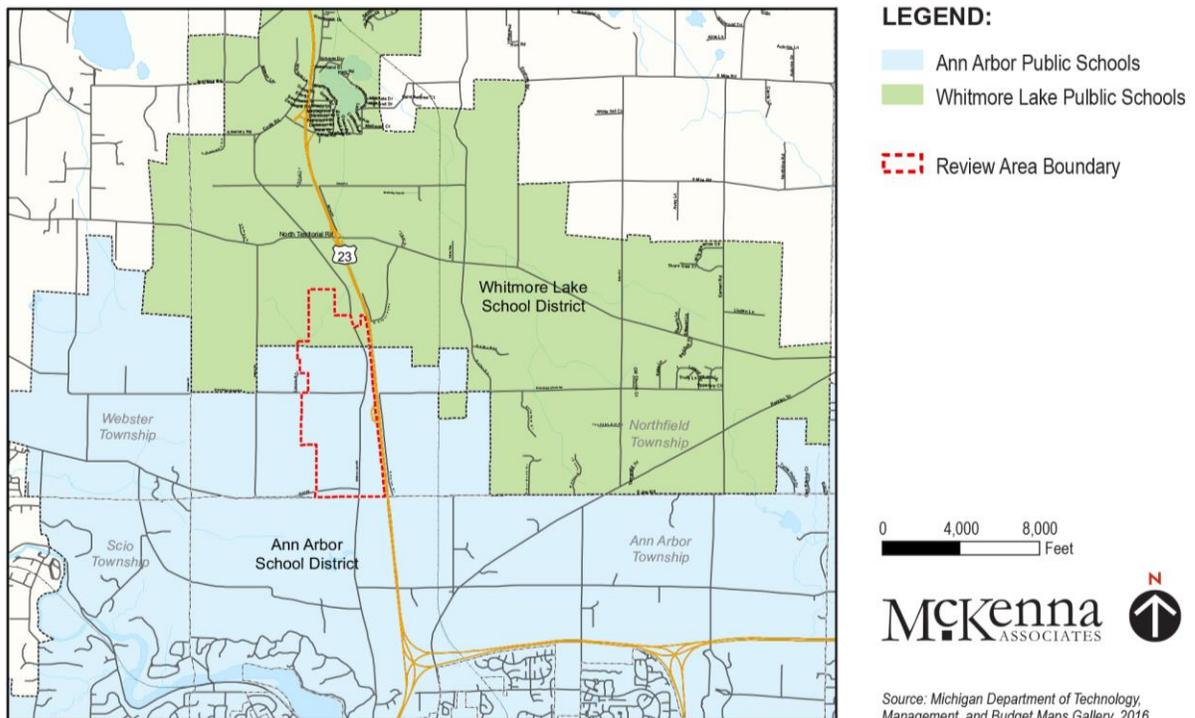
Water Conclusions

- There are no plans to provide public water infrastructure to the Review Area, and the Master Plan discourages such an extension. Further, there have been no changes to water service in the Review Area since the Master Plan was adopted.

E. PUBLIC SERVICES IMPACTS

- 1. School Districts.** The Review Area is in two different school districts, Whitmore Lake Public Schools and Ann Arbor Public Schools; the majority of the land is within the Ann Arbor Public School District. The map below shows school district boundaries in the wider region. Both districts include a variety of urban, suburban and rural areas, and both have a variety of lot areas, housing types and sizes.

Map 10: School Districts



- 2. Public Safety.** The Township's Public Safety building (including general government, police and fire services) is located at 8350 Main Street, near Horseshoe Lake. Northfield Township also has a second fire station at 2727 North Territorial Rd., between Spencer and Sutton Roads. Because both facilities are east of US-23, public safety responders have to cross the freeway at overpasses to access the Review Area. The North Territorial Rd. bridge, the closest freeway crossing to the Review Area is antiquated, only two lanes in width and frequently congested.

Public Services Conclusions

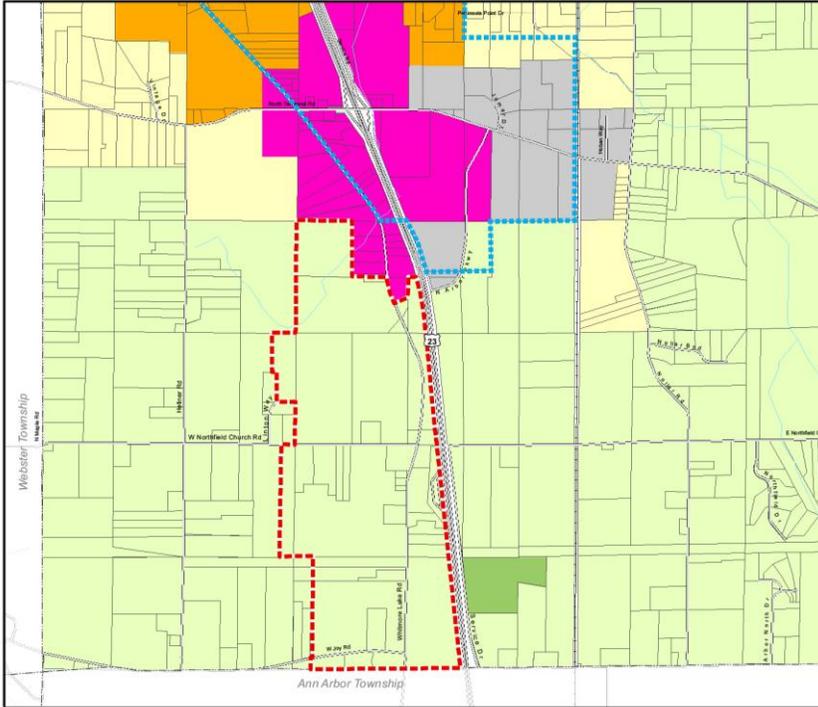
- The Review Area lies mostly within the Ann Arbor School District, with the north portion in the Whitmore Lake District. No impacts on the schools were determined.
- The Township's public safety facilities are located east of US-23, limiting the number of routes available to the Review Area for emergencies. The separation of public safety facilities from the Review Area may negatively impact the ability of public safety responders to protect the requested higher density of residents from fire and other dangers, contrary to the Master Plan.
- Should Review Area MDR development build-out at its maximum (a 75% increase in Township population), a case could be made for added public safety facilities and service west of US-23.

- F. TOWNSHIP AND COUNTY LAND USE PLANS.** We have reviewed 1) the Township's 2012 Master Plan which is less than 5 years old, and the Land Use plans for 2) adjacent Ann Arbor Township and 3) Washtenaw County. Each of them supports keeping the Review Area at its current planned density. The more recent 2014 amendment to Northfield Township's Plan also left the Review Area unchanged. Each of these plans is supported by public input and established principles of planning and design, and cause us to form the following conclusions:

Township and County Land Use Plan Conclusions

- There are no Master Plan goals that support designating additional land for MDR residential development in the southern, rural, open space and agricultural planned portion of the Township, or reclassifying the Review Area to MDR.
- The Master Plan includes 1,487.86 acres classified as MDR in the northern part of the Township, but does not include any of the applicant's site. Although the area has typical wetland limits, MDR land is available.
- If additional land is needed for MDR, it should be in the north part of the Township, close to existing density and services, not in rural areas planned for protection.
- The 2012 Northfield Township Master Plan, amended in 2014, specifically designates northern portions of the Township for denser development. The Master Plan's goals and objectives support this.
- No changes are evident since the 2012 Plan that would make the Review Area a more appropriate place for MDR than the parts of the Township already planned for that type of development.
- The Ann Arbor Township Master Plan also envisions the land around the Review Area as agricultural and preserved open space, and in its 2015 Master Plan update, renewed its commitment to preserving the rural character in its northwest corner.
- The Washtenaw County Comprehensive Plan (prepared in 2004) is consistent with the Northfield Township Master Plan. The County Plan designates part of the Review Area for more intense uses, but not the applicant's site. The Township's 2014 Master Plan amendment considered the County Plan and refined the boundaries for more intense uses to be closer to the North Territorial Rd. interchange.
- The Washtenaw County Comprehensive Plan was last updated in 2004 and has not changed since the Northfield Township Master Plan was adopted.

Map 11: Northfield Master Plan Future Land Use Map



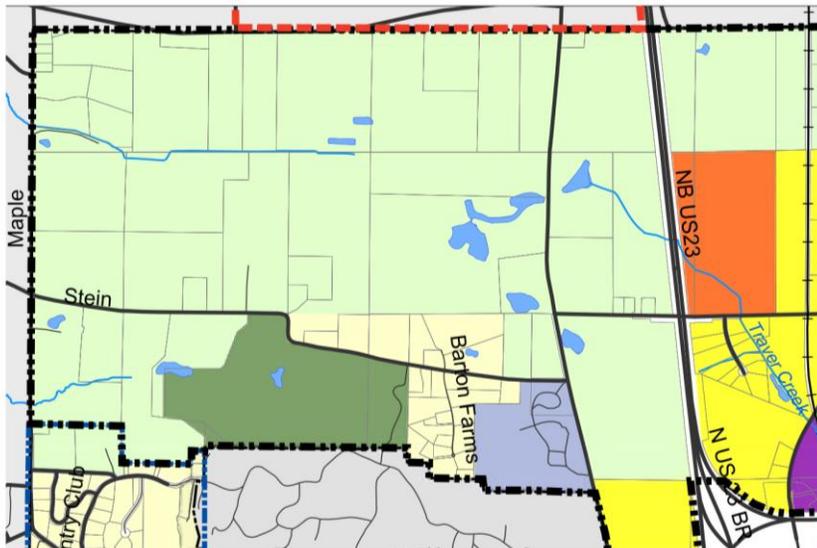
LEGEND:

- AG - Agricultural (5 acres)
- LDR - Low Density Residential (2 acres)
- MDR - Medium Density Residential (1/4 - 1 acre)
- HDR - High Density Residential (6 to 14 Units / Acre and Sewer)
- MHP - Manufactured Home
- VC - Village Center - Mixed Use
- MU - Mixed Use
- HC - Highway Commercial
- I - Industrial
- RC - Recreation / Conservation
- Sewer Boundary
- Review Area Boundary



Source: 2012 Northfield Township Master Plan, Amended 2014

Map 12: Ann Arbor Township Master Plan Future Land Use Map



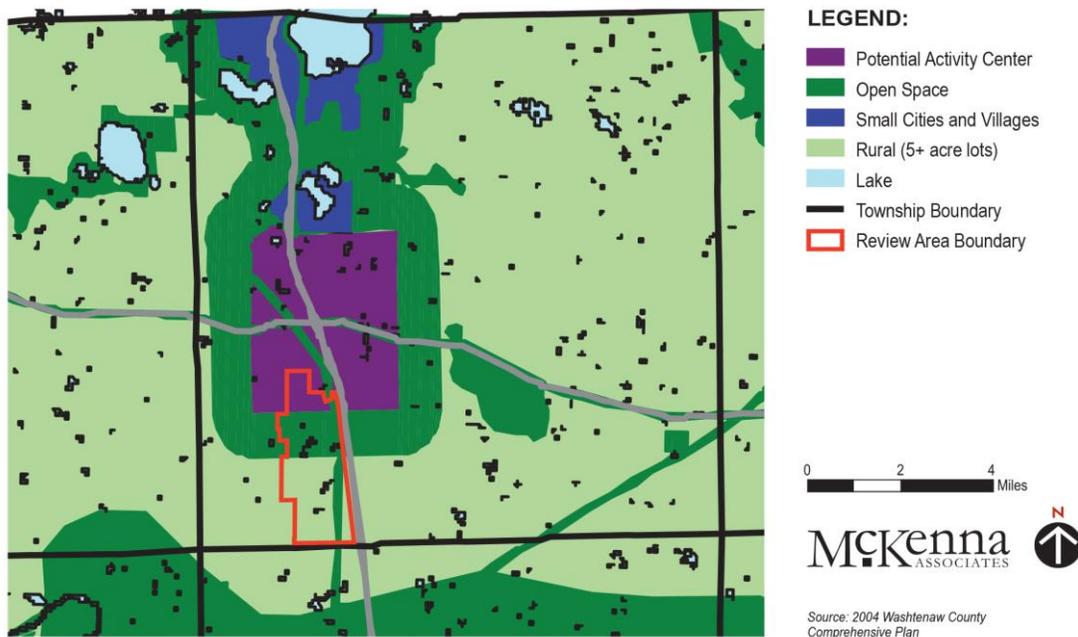
LEGEND:

- Agricultural Production
- Residential (0.2-0.5 D.U./acre)
- Residential (0.5-1.0 D.U./acre)
- Residential (4-6 D.U./acre)
- Recreation
- Public Institutions
- Industry
- Agricultural Preservation Overlay
- Review Area Boundary



Source: 2015 Ann Arbor Township Master Plan

Map 13: Washtenaw County Comprehensive Plan Recommended Potential Future Landscapes



Section 45.(2) of the Act provides that *at least every 5 years after adoption of a master plan, a planning commission shall review the master plan and determine whether to commence the procedure to amend the master plan or adopt a new master plan.* The next statutorily required 5-year review is in 2017.

G. ZONING

The table below summarizes the existing land use, zoning, and master plan designations in and around the Review Area, according to the Northfield and Ann Arbor Township Master Plans and Zoning Ordinances.

Table 3: Existing Land Use, Zoning and Master Plan

	Review Area	North	South	East	West
Land Use	Agriculture/ Large Lot Single Family Residential	Agriculture/ Large Lot Single Family Residential	Agriculture/ Large Lot Single-Family Residential Ann Arbor Township: Agriculture	Agriculture/ Large Lot Single Family Residential	Agriculture/ Large Lot Single- Family Residential
Zoning	AR Agriculture (min. 5 acre lots)	AR Agriculture (min. 5 acre lots); LC Local Commercial (1 parcel)	AR Agriculture (min. 5 acre lots) Ann Arbor Township: A-1 General Agriculture (min. 10 acre lots)	AR Agriculture (min. 5 acre lots)	AR Agriculture (min. 5 acre lots)
Master Plan	AG Agriculture (1 unit per 5 acres)	AG Agriculture (1 unit per 5 acres)	AG Agriculture (1 unit per 5 acres) Ann Arbor Township: Agricultural Production/Agricultural Preservation Overlay	AG Agriculture (1 unit per 5 acres)	AG Agriculture (1 unit per 5 acres)

Zoning Conclusions

- In the event of a Master Plan amendment re-classifying the Review Area to MDR, the Master Plan would support a rezoning to SR-1 Single Family Residential, which permits up to 4 dwelling units per acre. The Master Plan could also support a Planned Unit Development or Open Space Preservation development, under either AR or SR-1 zoning, further increasing the permitted density. Such an amendment is also incompatible with the A-1 General Agricultural zoning in Ann Arbor Township, immediately south.
- The current AR-Agriculture zoning is consistent with the Master Plan, both its Future Land Use designation of AG (1 unit per 5 acres) and goals and objectives.

RECOMMENDATION

We recommend that the Planning Commission deny the application to amend the Master Plan by re-classifying the Biltmore Land to MDR, Medium Density Residential, for the reasons given in this report, including but not limited to:

1. The applicant has provided no new information that suggests that re-classifying the Review Area as MDR is necessary or appropriate.
2. The land use survey shows there have been no major changes in the Township or in adjacent Ann Arbor Township that affect the Master Plan's underlying principles, strategies, or land use needs in the Review Area. The Master Plan remains current.
3. Residential development at MDR density is addressed in the Plan, is provided for elsewhere and is highly discouraged in the Review Area and other AG-planned parts of the Township. Amendment would be contrary to the basic tenets of the Master Plan.
4. The plan change for the Biltmore Land will establish the policy for higher density in comparable areas in the Township to the detriment of the Plan's basic principles and tenets.
5. The amendment would be contrary to one of the basic tenets of the Plan – that higher densities should be located in and around Whitmore Lake and existing higher density development. If additional land is needed for MDR, it should be located in the north part of the Township, close to established existing density and services, not in rural areas planned for protection.
6. The Master Plan shows land planned for MDR elsewhere in Northfield Township that has yet to be developed. Applicants are not precluded from development at the MDR density.
7. According to the Township's engineer, sanitary sewer service and capacity is not adequate to accommodate MDR density. The impacts of the Master Plan amendment would require major changes to the infrastructure, contrary to the Master Plan goals to limit extensions and expansion to the existing sewer service district and the village area. There is no sewer plan in place to support such a change.
8. Our road analysis has shown that the impacts of the Master Plan amendment would require major changes to the infrastructure, and there is no plan in place to support those changes.
9. The Northfield Township Master Plan is compatible and coordinated with the plans of Ann Arbor Township and Washtenaw County. The requested change to the Plan would be contrary to sound planning principles, because it would leap-frog 100's of acres, creating a hodge-podge of development, contrary to an orderly and efficient plan as expressed in the Michigan Planning Enabling Act, P.A. 33 of 2008.

10. The requested amendment would be a betrayal of the Plan's major goals and objectives, which were developed based on extensive and substantial public input, based on our review of the planning process.
11. As shown in the natural features analysis, the current Master Plan density in the Review Area is consistent with the environmental features of the area.
12. There is evidence of investment throughout the Review Area at the planned density.

Respectfully Submitted,

McKENNA ASSOCIATES



Phillip C. McKenna, AICP
President



Sara J. Hodges, AICP
Senior Vice President



TETRA TECH

June 3, 2016

Mr. Howard Fink
Northfield Township Manager
8350 Main Street
Whitmore Lake, MI

**Re: Biltmore Development Requested Master Plan Amendment
Sewer Capacity Opinion**

Dear Mr. Fink:

We understand that the Biltmore Development, LLC has petitioned to change the Township's master plan in the area of Whitmore Lake and Northfield Church Road to create a land use of medium density residential. The Township Planning Commission has requested the Township Manager to obtain a report outlining the ability of the Township to provide sanitary sewer service to this development. This letter is prepared to summarize Tetra Tech's opinion on this subject.

BACKGROUND

Tetra Tech understands the following about the application:

- o Location – Near Whitmore Lake Road and Northfield Church Road
- o Land Use Requested – Medium Density Residential (MDR)
- o Size – 420 to 460 acres

We understand that a land use change in the master plan would result in more area than quoted above being changed so that the land use from this area would be contiguous to similar land uses. The Township Planner has determined that up to 623 acres could be revised with 499 of those acres being developable.

The Township Planner has stated that as many as 2,500 dwelling units could be created from this land use change. For the purpose of this analysis, Tetra Tech has reviewed the impacts of between 1,000 and 2,500 residential equivalent units (REUs).

SEWER SYSTEM

The land in question is located in the very southern portion of the Township. The Township's wastewater treatment plant is located north of the Township within Green Oak Township. Therefore, the wastewater needs to be conveyed a long distance before reaching the wastewater treatment plant.

The nearest existing sewer is located west of US-23 and immediately south of North Territorial Road. This sewer is served by the North Territorial Pump Station located on the eastern side of US-23. Tetra Tech's recent trunk sewer analysis concluded that there was 1,251 REUs of capacity remaining in the existing station. Therefore, the low end of the range of 1,000 REUs may be accommodated but the high end of 2,500 REUs could not be accommodated.

Tetra Tech

710 Avis Drive, Ann Arbor, MI 48108

Tel 734.665.6000 Fax 734.213.3003 www.tetrattech.com



WASTEWATER TREATMENT PLANT

The wastewater treatment plant (WWTP) has a rated capacity of 1.3 mgd and average flows of 0.7 to 0.9 mgd which vary seasonally. Therefore, approximately 0.4 mgd of capacity remains during the high seasons. Using the Township's standard of 260 gal/cap/day, the dry weather flow from the new development would range from 0.26 mgd to 0.65 mgd. This analysis indicates that the wastewater treatment plant can accommodate the low end of the development range (1,000 REUs) during dry weather. However, the wastewater treatment plant cannot accommodate the high end of the development range (2,500 REUs) during dry weather.

During wet weather, the Township WWTP experiences peak flows up to and surpassing 3 mgd. During these times, the wastewater plant cannot fully treat the peak flow through all processes. Therefore, during wet weather, the WWTP can only accommodate a modest amount of additional connections.

Peak flows from new development will be higher than average flows. Assuming a ratio of peak to average of 4, the proposed land use change could add a peak flow of approximately 1 mgd to 2.6 mgd during wet weather. It is Tetra Tech's opinion that 1 mgd or more of added peak flow cannot be reliably treated by the WWTP during wet weather.

CONCLUSION

WWTP capacity during wet weather is the limiting factor in determining sewer/treatment capacity for southern part of Northfield Township. The WWTP does not have the capacity to accept wastewater from a development resulting from the proposed master plan amendment. The sewer system will also be a restricting factor for the higher levels of development analyzed.

We trust that this letter adequately addresses your request of Tetra Tech. We are happy to present this letter to a future meeting of the Planning Commission.

Sincerely,

Brian M. Rubel, P.E.
Vice President

Ann Arbor Charter Township

3792 PONTIAC TRAIL
ANN ARBOR, MICHIGAN 48105-9656
734-663-3418
FAX 734-663-6678

Michael Moran, Supervisor
Rena Basch, Clerk
Della DiPietro, Treasurer

John Allison, Trustee
Randolph Perry, Trustee
Claudia Sedmak, Trustee
Kenneth Kohrs, Trustee

July 26, 2016

Northfield Township
8350 Main Street
Whitmore Lake, MI 48189

Re: Public Hearing Scheduled for August 3, 2016 re Master Plan Change

To Whom It May Concern:

I am Ann Arbor Charter Township's Supervisor. On September 3, 2014, I presented our Township Board's significant concerns regarding this proposed Master Plan change to your Planning Commission. I reviewed the video of that presentation this week and ask that any Northfield Township Planning Commission member or Board Member who was not then in office or attendance watch that presentation. I present this letter of opposition to the proposed change for those who cannot do so.

I have attached a map used in that presentation that shows the location of the proposed area of change which borders approximately 1100 acres in our Township that we have placed in Agricultural Preservation after we, with assistance from Ann Arbor's Green Belt program and the Federal Farm and Ranchland Preservation Program, payed about \$9,300,000 dollars to purchase the development rights in order to limit the use of that property to agricultural preservation. In conjunction with the purchase of those development rights, we are actively promoting farming on the preserved lands, including ordinance changes to permit those properties to have commercial kitchens in order to add value to the raw farm goods grown and raised there. Our farmland program has been more than 20 years in the making, including planning and ordinance changes.

As I explained in more detail in the September presentation, we have serious concerns about the effect of placing such dense development in the study site on Whitmore Lake Road and the farming operations on our preserved farmland.

Such an abrupt change of use is not good planning. I note that since my presentation you have commissioned and received a report from your planner McKenna Associates. That report substantiates our earlier-expressed concerns: On page 5, McKenna reviews the additional traffic that would be generated on Whitmore Lake Road and opines that "the impacts of such a dramatic change would not be harmonious [and would] generate densities extremely inconsistent with the guiding principle and basic tenets of the adopted Master Plan." After

reviewing the surrounding uses in Northfield and Ann Arbor Townships, McKenna opined on page 6-7 that such a dense residential development adjacent would be incompatible with farming activities that generate dust, noise, odors, chemicals, etc. and would be inconsistent with the basic tenets of the Master Plan. On page 9, the McKenna report notes that "higher density MDR development would be inconsistent with the preservation of ... important natural features and [again] contrary to the Master Plan's guiding principles." Again, addressing traffic on Whitmore Lake Road, where farm vehicles related to the farming activities in Ann Arbor Township would be present, noted on page 10-11 that "if the Review Area were to develop at MDR density, Whitmore Lake Rd. would [see] traffic ... increase by 30% to more than 500% ... [and] would likely require improvements to the road, such as additional lanes and traffic control devices." In its section recommending denial of the proposed Master Plan change, McKenna reports that "the [current] Northfield Township Master Plan is compatible and coordinated with the plans of Ann Arbor Township and Washtenaw County. The requested change to the Plan would be contrary to sound planning principles, because it would leap-frog 100's of acres, creating a hedge-podge of development, contrary to an orderly and efficient plan as expressed in the Michigan Planning Enabling Act, P.A. 33, of 2008." Id., at 17.

For all of those reasons and those previously expressed in my presentation of September 3, 2014, we state our objections to the proposed amendment and urge you to deny it.

Sincerest regards,

A handwritten signature in cursive script, appearing to read "Michael Moran".

Michael Moran
Ann Arbor Township Supervisor

Northfield Township

Study Area

Biltmore Properties

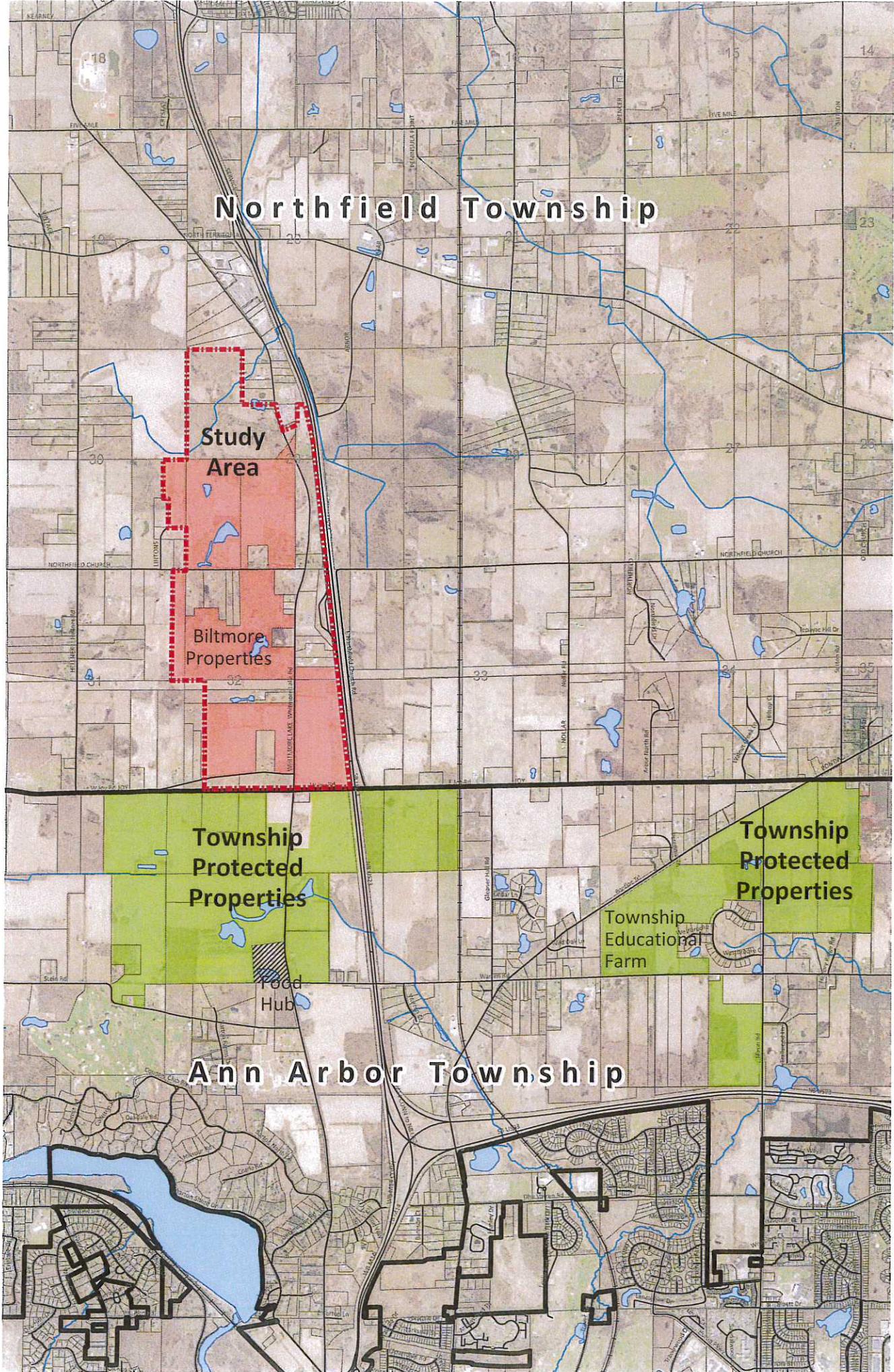
Township Protected Properties

Township Protected Properties

Township Educational Farm

Food Hub

Ann Arbor Township



**NORTHFIELD TOWNSHIP
PLANNING COMMISSION
Minutes of Regular Meeting
July 20, 2016**

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

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

Roll call:

Janet Chick	Present
Marlene Chockley	Absent with notice
Brad Cousino	Present
Kenneth Dignan	Present
Sam Iaquinto	Present
Larry Roman	Absent with notice
Mark Stanalajczo	Absent with notice

Also present:

Township Manager Howard Fink
Assessing & Building Assistant Mary Bird
Planning Consultant Patrick Sloan, McKenna Associates
Recording Secretary Lisa Lemble
Members of the Community

4. ADOPTION OF AGENDA

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

5. FIRST CALL TO THE PUBLIC

No comments.

6. CLARIFICATIONS FROM THE COMMISSION

No comments.

7. CORRESPONDENCE

None.

8. PUBLIC HEARINGS

None.

9. REPORTS

9A. Board of Trustees

Chick reported that the Board approved a tax abatement agreement for Arvin Sango, too further actions toward purchased of the Van Curler property, and approved the Whitmore Lake/Horseshoe Lake overlay district with a 20 foot rear yard setback and the amendment regarding the granting of variances.

9B. ZBA

No report.

9C. Planning Consultant

The Commission discussed the status of the Goya Trucking site plan and possible enforcement actions.

- ▶ **Motion:** Iaquinto moved, Chick supported, that staff send Goya Trucking a letter to notify them that they are in breach of the site plan review process, and request that they appear at the August 17, 2016, Planning Commission meeting.
Motion carried 4—0 on a roll call vote.

Sloan noted the Board approved an agreement for McKenna to assist the Township in developing a master plan for the Van Curler property

9D. Staff Report

No comments.

10. UNFINISHED BUSINESS

10A. Discussion of the existing uses in the ES-Enterprise Services District, and consider the characteristics of uses that should or should not be permitted in a revised ES District.

Planning Consultant Patrick Sloan provided an inventory map of current land uses along Main Street between Horseshoe and Whitmore Lakes as requested by the Planning Commission. He noted there is a wide array of uses from a variety of residential types through commercial and industrial. Fink recalled that this request came out of a discussion about making zoning regulations more business-friendly. Sloan added that as part of that the Commission had discussed making changes to permitted, conditional, and special uses, including (a) making some permitted uses conditional uses (auto businesses, contractor/wholesale supply) and (b) adding more permitted uses (including offices and schools).

Commissioners discussed:

- barriers to making it easier for businesses to be established in this area (the cost of the CUP process, not allowing outdoor storage, etc.),
- whether to invite business operators in this area to have a discussion with the Commission,
- concerns about the appearance of legal but non-conforming outdoor storage.
- The difficulty with enforcement of regulations in small communities.
- what the overall vision for the hamlet is.

Sloan recommended focusing discussion at a future meeting on outdoor storage standards in the ES district. He said a new subsection for the ES district could be added to Section 36-701 to address this. Fink said there is not enough flexibility in this district, and that could be preventing desirable businesses from locating in it. He said he is reluctant to enforce outdoor storage violations which may not be reasonable for the existing uses.

Sloan said he can be prepared to provide proposals for discussion at the August 17th meeting.

11. NEW BUSINESS

None.

12. MINUTES

- ▶ **Motion:** Dignan moved, Iaquinto supported, that the minutes of the July 6, 2016, regular meeting be approved as presented, and to dispense with the reading. **Motion carried 7—0 on a voice vote.**

13. SECOND CALL TO THE PUBLIC

No comments.

14. COMMENTS FROM THE COMMISSIONERS

Cousino urged everyone to vote in the August 2nd primary election.

15. ANNOUNCEMENT OF NEXT MEETING

August 3, 2016, at 7:00 P.M. at the Public Safety Building was announced as the next regular Commission meeting time and location.

16. ADJOURNMENT

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

The meeting was adjourned at 7:58 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 _____, 2016.

Kenneth Dignan, Chair

Mark Stanalajczo, Secretary

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